

Land Auction

Busey Farm Brokerage

December 1st, 2021 at 10:00 A.M.

In Person Location: Heyworth American Legion 203 E Main St, Heyworth, IL 61745

Online Location: Busey.BidWrangler.com

McLean County — Farms For Sale — By Auction

Lois Deatruck Trust & EL Deatruck Trust Farms

156.53 Total Surveyed Acres

Funks Grove Township, McLean County, Illinois



Location

Located on the corner of Rt 136 & 1100 N Rd, 4 miles west of Heyworth, IL

Abbreviated Legal Description

The South East 1/4 of Section 35 (Excluding building site located in SW corner), T22N, R1E of the Third Principal Meridian, McLean County, Illinois

Lease/Possession

The 2021 crop is being retained by the seller. There is no lease in place for 2022.

Contact Information



Steve Myers	Alex Rhoda
Managing Broker	Broker
309-962-2901	217-425-8821
Cell: 309-275-4402	Cell: 309-530-8677

busey.com

301 E Cedar St. LeRoy, IL 61752
Phone: 309-962-2901 Fax: 309-962-6026

Real Estate Tax Information

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable 2021
27-35-400-002	80.0	\$41,591.00	\$3,789.80
27-35-400-003	72.8	\$34,520.00	\$3,145.48

McLean County FSA Data (Comingled)

Farm #2100	Tract # 4586
Total Acres:	161.82 Cropland Acres: 155.92
Corn Base:	114.9 Soybean Base: 38.3
Farm Program:	ARC-County Soy/PLC Corn

Price Loss Coverage (PLC) Yields

Corn Yield:	191	Soybean Yield:	66
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Yield History

	Corn	Soybeans
2021	X	80.8
2020	224.4	X
2019	X	76.6
2018	244.8	X
2017	X	83.3
2016	242.3	X
2015	X	80.5
2014	251.6	X

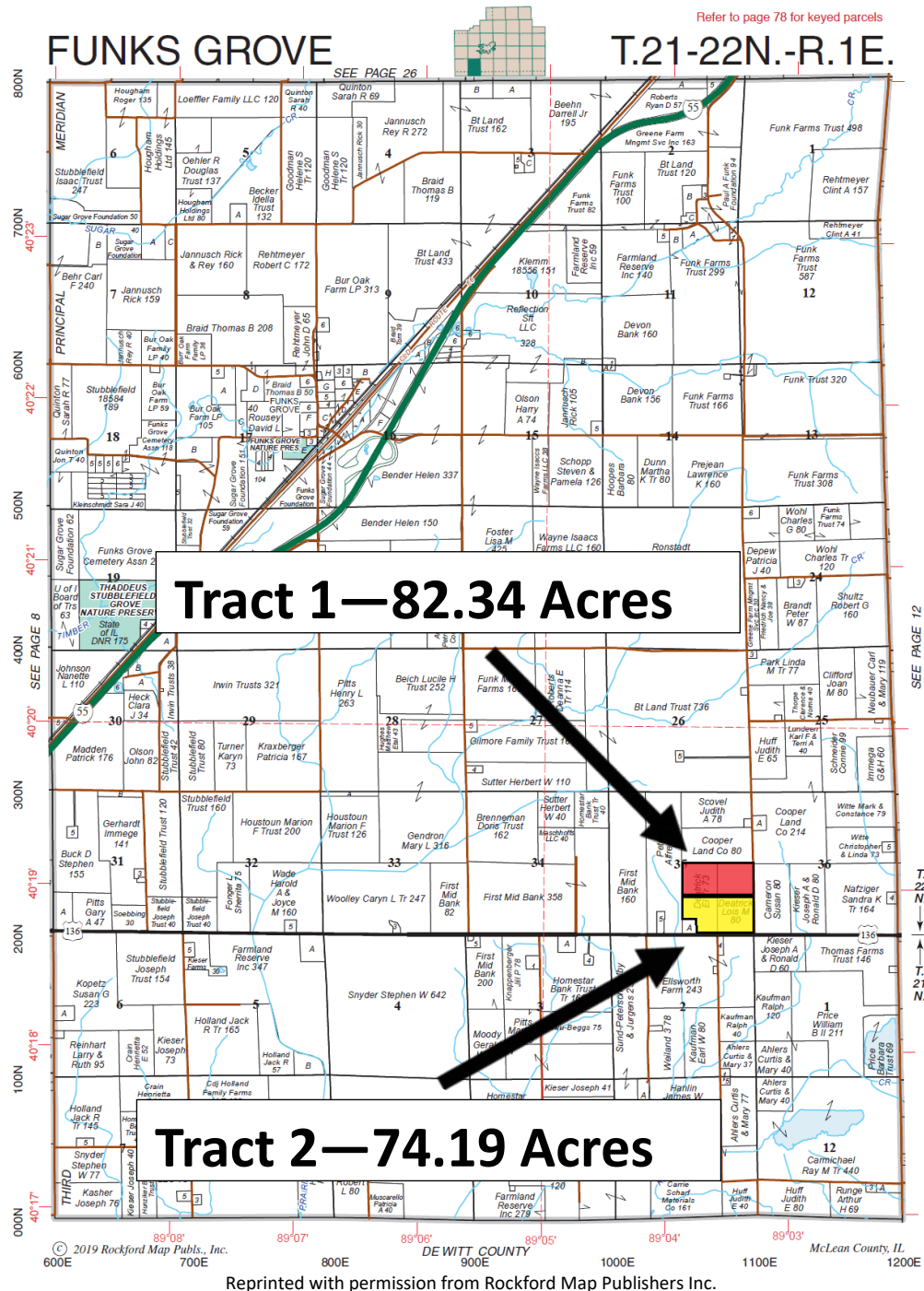
Soil Test Results (2020)

2020	pH: 6.8	P1: 119	K: 655
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

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Plat Map — The Deatrack Farm — 156.53 Surveyed Acres

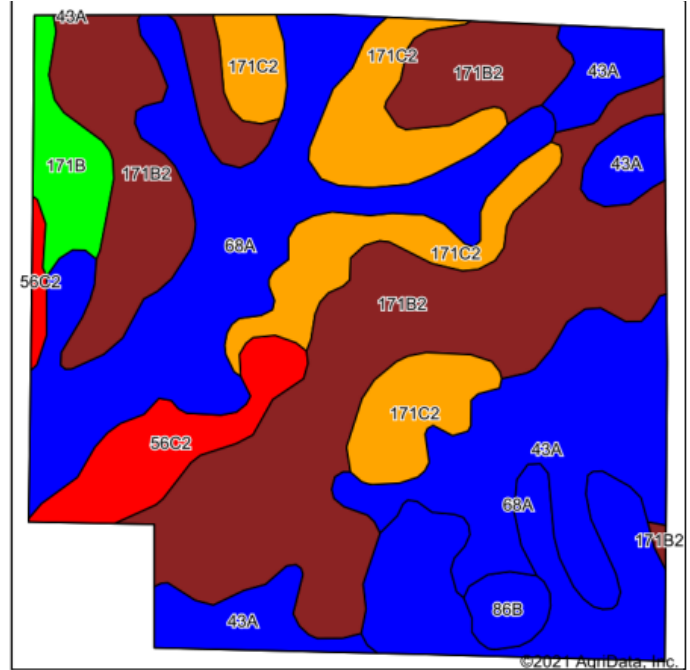


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Aerial Map & Soil Information



Area Symbol: IL113, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	52.71	33.7%		**178	**56	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	40.47	25.9%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	27.88	17.8%		191	62	142
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	21.00	13.4%		**174	**55	**128
**56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	7.71	4.9%		**167	**52	**122
**171B	Catlin silt loam, 2 to 5 percent slopes	4.64	3.0%		**185	**58	**137
**86B	Osco silt loam, 2 to 5 percent slopes	2.12	1.4%		**189	**59	**140
Weighted Average					183.2	58.6	135.5



Licensed Real Estate Broker Corporation

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Alex Rhoda, Broker

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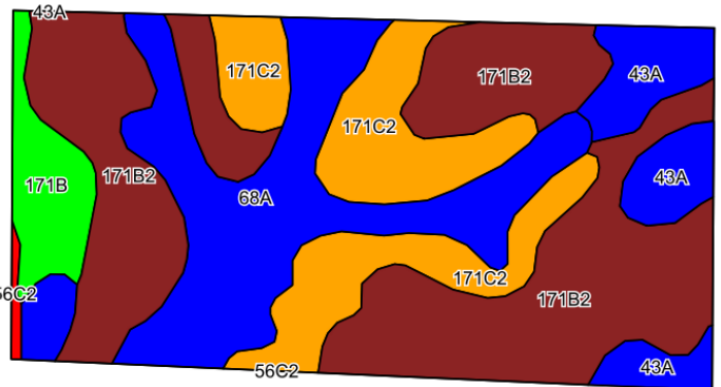
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Alex.Rhoda@busey.com

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Tract 1 — 82.34 Surveyed Acres (North) View from East Looking West



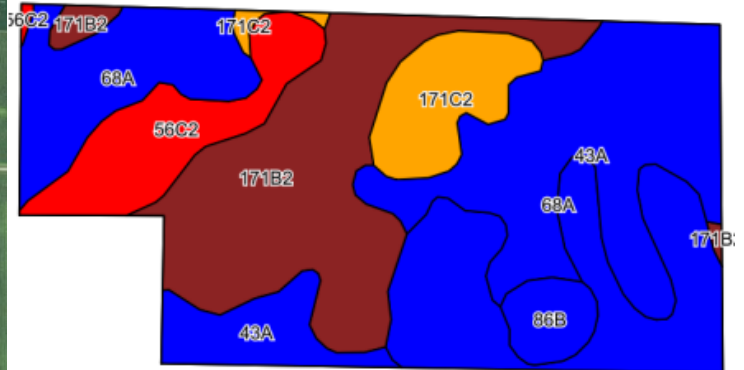
Area Symbol: IL113, Soil Area Version: 16								
Code	Soil Description	Acres	Percent of field	State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	34.15	42.7%		**178	**56		**131
68A	Sable silty clay loam, 0 to 2 percent slopes	19.02	23.8%		192	63		143
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	15.25	19.1%		**174	**55		**128
43A	Ipsava silt loam, 0 to 2 percent slopes	6.98	8.7%		191	62		142
**171B	Catlin silt loam, 2 to 5 percent slopes	4.25	5.3%		**185	**58		**137
**56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	0.35	0.4%		**167	**52		**122
Weighted Average					182	58.1		134.5

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Tract 2 — 74.19 Surveyed Acres (South) View from East looking West



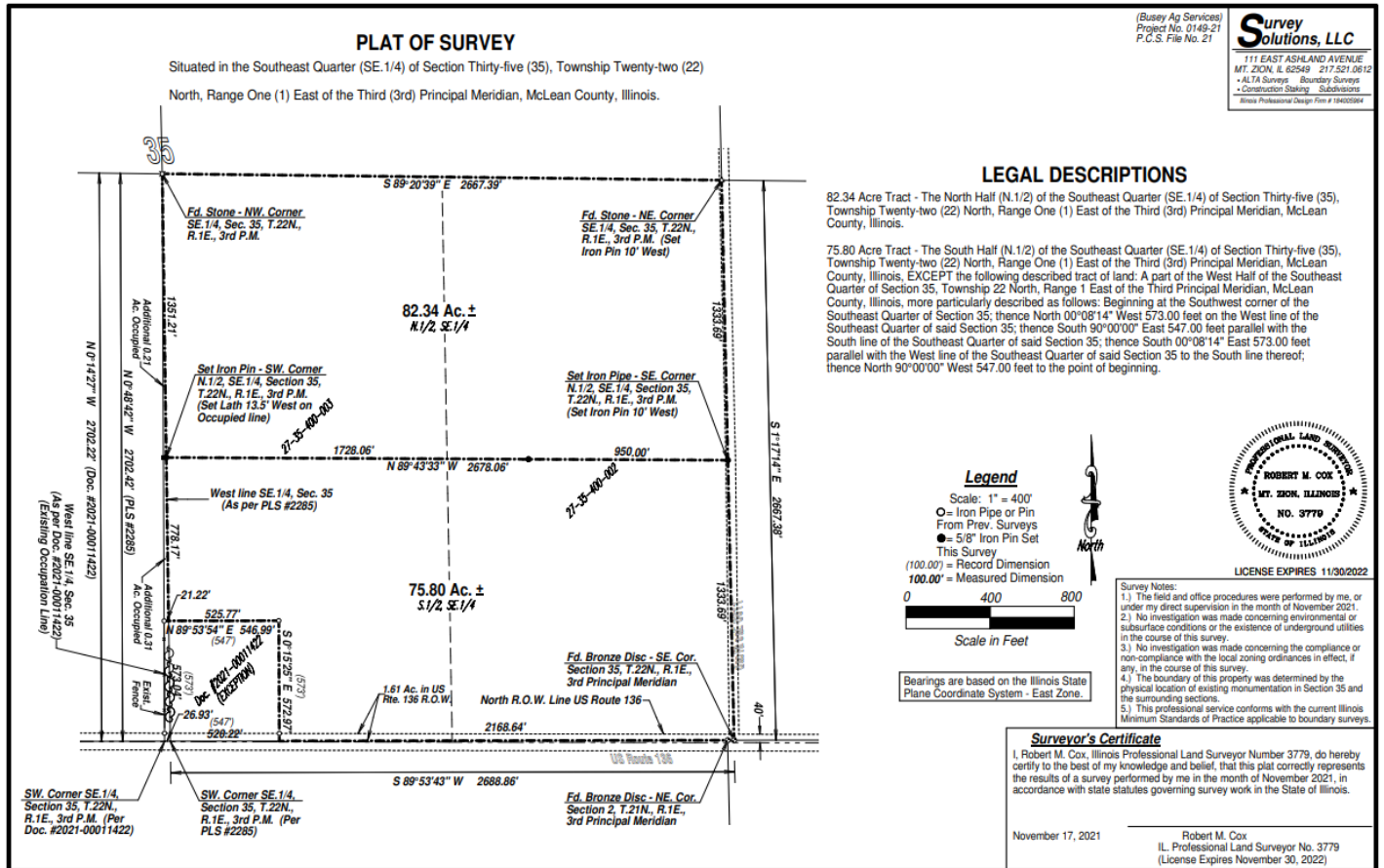
Area Symbol: IL113, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipsava silt loam, 0 to 2 percent slopes	20.28	27.9%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	20.26	27.8%		192	63	143
**171B2	Cattin silt loam, 2 to 5 percent slopes, eroded	18.01	24.7%		**178	**56	**131
**56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	6.73	9.2%		**167	**52	**122
**171C2	Cattin silt loam, 5 to 10 percent slopes, eroded	5.40	7.4%		**174	**55	**128
**86B	Osco silt loam, 2 to 5 percent slopes	2.12	2.9%		**189	**59	**140
Weighted Average					184.5	59.3	136.6

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Plat of Survey



Busey FARM BROKERAGE

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Auction Terms

Procedures: Tracts 1 & 2 will be sold in an offering in 2 individual parcels or in combination via the bidder's choice and privilege auction system. The high bidder in the first round of bidding can take their choice of one or any combination of tracts for that offering at the high bid amount. If a tract remains after high bidder's selection, the runner-up bidder can take any remaining tracts of that offering at the high bid amount. If any tract are remaining, another round of bidding occurs until all tracts for that offering are sold. All bidding will be on a dollars per acre basis and subject to Seller's acceptance.

Down Payment: 10% down payment due on the day of the auction, upon signing a contract to purchase. The down payment can be paid in cash or by personal check, corporate check, or cashier's check.

Financing: Keep in mind that YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be certain that you have arranged financing if you need it and are capable of paying cash on the day of the auction and at closing.

Closing: Closing will take place on or before December 30, 2021, or as soon thereafter as acceptable closing documents are completed.

Possession: Ownership and legal possession shall pass to buyer or buyer's nominee at closing. Operating possession will pass upon completion of harvest. Outgoing tenant has authorized access for Fall work.

Taxes: The Seller shall credit the Buyer(s) at closing for the 2021 taxes payable in 2022, based on the most recent ascertainable tax figures. All subsequent years shall be the responsibility of the Buyer(s).

Income/Expenses: The Seller/Tenant will retain all income attributable to the 2021 crop year and before and will pay all expenses for the same.

Acceptance of Bid Prices: The successful bidder(s) will sign a contract to purchase immediately following the close of bidding at the auction. Copies of the contract will be available for review before the auction. Every bid is made subject to the terms of the Contract without revision other than particulars of (i) buyer's name and address; (ii) identifying tract (s) sold; and (iii) auction price. The final bid is subject to approval by the Seller, and Seller reserves the right to withdraw the property from sale at any time prior to receiving an acceptable bid. Bidders are advised that all bids to be made assume prior advance approval of both the title commitment and sales contract

Title: Seller will furnish the successful bidder(s) an Owner's title insurance policy in the amount of purchase price at closing. Copies of the preliminary title commitment are available for review from Seller's attorney or the Auction Company, and copies will be available at auction. Every bid is made subject to acceptance of the state of title as disclosed in that title commitment.

Agency: Steve Myers, Auctioneer, and Busey Farm Brokerage Services representatives are exclusive agents of the Seller.

Easements and Leases: Sale of said property is subject to any and all easements and leases of record.

Disclaimer and Absence of Warranties: The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or the Auction Company. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the auction and do so at their own risk. Neither the Seller nor the Auction Company are making any representations or warranties regarding fitness for any particular use, access, water quantity or quality, or physical or environmental condition. Diagrams and dimensions in this brochure are approximate. All acres are estimates. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions of the auctioneer are final. The Seller and the Auction Company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

New Data, Corrections, and Changes: Please arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

Note: Videotaping, photography, and/or announcements will be allowed on auction day ONLY with PRIOR approval from Steve Myers, Auctioneer.

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Online Bidding Information

Date: Wednesday , December 1st, 2021

Time: Auction Starts at 10:00 a.m.

Website: Busey.BidWrangler.com

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder **at least one hour before** the auction starts.
- A bidder must receive a bidder number prior to bidding. This is completed through our online registration process.
- A bidder must meet satisfactory identification in order to be authorized to bid in person or online. We reserve the right to require you to satisfy us of your legal capacity and financial ability to perform on this transaction prior to or after bidding has occurred. As an online bidder, you consent to receiving phone calls, text messages or emails from Busey Farm Brokerage personnel.
- We encourage you to access the auction from a desktop or laptop computer located in an area where you know you will have a good internet connection on auction day.
- As an online bidder, if you are the successful buyer, you are agreeing to return a signed contract to purchase property and pay the required stated down payment in the form of a personally delivered good check, certified cashier's check or wire transfer of funds by 4:00 PM the day following the end of the auction.
- It is also highly encouraged to register and browse the website to familiarize yourself with the platform well before the auction starts. If you have any problems or questions, please contact Alex Rhoda at the phone number provided below.

Auction Live-Stream

- If you would like to spectate the auction online, you do not need to be a registered bidder. Simply click on the property link and view the live-stream.

Steve Myers, Managing Broker

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Steve.Myers@busey.com

Online Bidding Procedure

- All bids on these tracts will be visible online, but the identity of bidders is confidential. Auctioneer reserves the right to set the increments at which bids may be advanced. Any bid you place during the auction is a legally binding offer to purchase real property being auctioned. Your bid may be accepted by the auctioneer and the terms and conditions for the auction will be part of the foregoing agreement. All bids shall be deemed "pending" unless and until they are accepted by the auctioneer and no bid shall be deemed a valid bid unless and until it is accepted by the auctioneer. This includes the discretion to reject any bid which the auctioneer believes does not advance the auction or is injurious to the auction. Bids that appear to the auctioneer to be nominal, suspicious or suspect may be rejected by the auctioneer.

Technology Use

- Busey Farm Brokerage is not responsible for technology failures and cannot be held liable if your bids are not accepted. In the event of a technology failure, internet outage on our part or other technical difficulties related to the server, software, or any other online related technology, Busey Farm Brokerage reserves the right to extend, continue or close bidding. Neither the software provider, nor Busey Farm Brokerage shall be held responsible for a missed bid or failure of the software to function properly for any and all reasons.



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