

FARMLAND FOR SALE

BUSEY FARM BROKERAGE

**3 TRACT
SALE**



**FORREST FARM
ELKHART TOWNSHIP
LOGAN COUNTY, IL
278.27 +/- ACRES**

CONTACT INFORMATION

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busey.com 259 E. South Park, Decatur, IL 62523

AUCTION DETAILS

**September 19, 2024
10:00 AM (CDT)**

Auction Location: Elkhart Fire Department
720 Frontage Rd., Elkhart, IL

Online: busey.bidwrangler.com

Busey FARM
BROKERAGE

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FORREST FARM - LOGAN COUNTY, IL

278.27 +/- ACRES

LOCATION

Tract 1: 2.5 miles SE of Elkhart, IL accessed via 550 Street. *Coordinates: 39.998006, -89.415161*

Tract 2: 2.5 miles SE of Elkhart, IL accessed via 550 Street. *Coordinates: 39.997979, -89.407990*

Tract 3: 3 miles SE of Elkhart, IL accessed via 1025 Avenue. *Coordinates: 39.981361, -89.399960*

LEASE/POSSESSION

All 3 tracts are under a crop share lease for the 2024 crop year. The Seller/Tenant will retain all income attributable to the 2024 crop year and before. They will also pay all expenses for the same. All 3 tracts are lease free for the 2025 crop year.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2023 Assessed Value	2023 Taxes Payable 2023
10-072-002-00	200.00	\$97,857.00	\$7,051.82
10-076-010-00	40.00	\$26,733.00	\$1,830.10
10-077-001-50	60.00	\$43,855.00	\$3,002.94

LOGAN COUNTY FSA DATA (TRACTS 1 & 2 COMBINED)

Farm # 2291	Tract # 1927
Total Acres: 196.31	Cropland Acres: 182.20
Corn Base Acres: 133.10	Soybean Base Acres: 32.58
Farm Program: ARC County-Soybeans and Corn	
Price Loss Coverage (PLC) Yields	
Corn Yield: 153	Soybean Yield: 51

FARM PRODUCTION (COMBINED)

	Corn	Soybean
2023	225	71
2022	245	68
2021	209	69

LOGAN COUNTY FSA DATA (TRACT 3)

Farm # 2291	Tract # 3593
Total Acres: 99.88	Cropland Acres: 98.80
Corn Base Acres: 53.90	Soybean Base Acres: 44.90
Farm Program: ARC County-Soybeans and Corn	
Price Loss Coverage (PLC) Yields	
Corn Yield: 153	Soybean Yield: 51

2022 SOIL TEST RESULTS

Tract 1:	pH: 6.09	P: 73.6 lbs/ac	K: 350.75 lbs/ac
Tract 2:	pH: 5.87	P: 91.98 lbs/ac	K: 326.35 lbs/ac
Tract 3:	pH: 6.11	P: 71.61 lbs/ac	K: 361.94 lbs/ac

ADDITIONAL INFORMATION

Tract 2 has 3 grain bins:

- 10,000 bushel
- 5,000 bushel
- 5,000 bushel

LEGAL DESCRIPTION

Tract 1: Part of the E ½ of the NW ¼; the W ½ of the NE ¼; SE ¼ of the NE ¼, all in Section 22, Township 18N, Range 3W.

Tract 2: Part of the E ½ of the NW ¼; the W ½ of the NE ¼; SE ¼ of the NE ¼, all in Section 22, Township 18N, Range 3W.

Tract 3: NW ¼ of the SW ¼ of section 26; NE ¼ of the SE ¼ and the E ½ of the NW ¼ of the SE ¼ of section 27, Township 18N, Range 3W



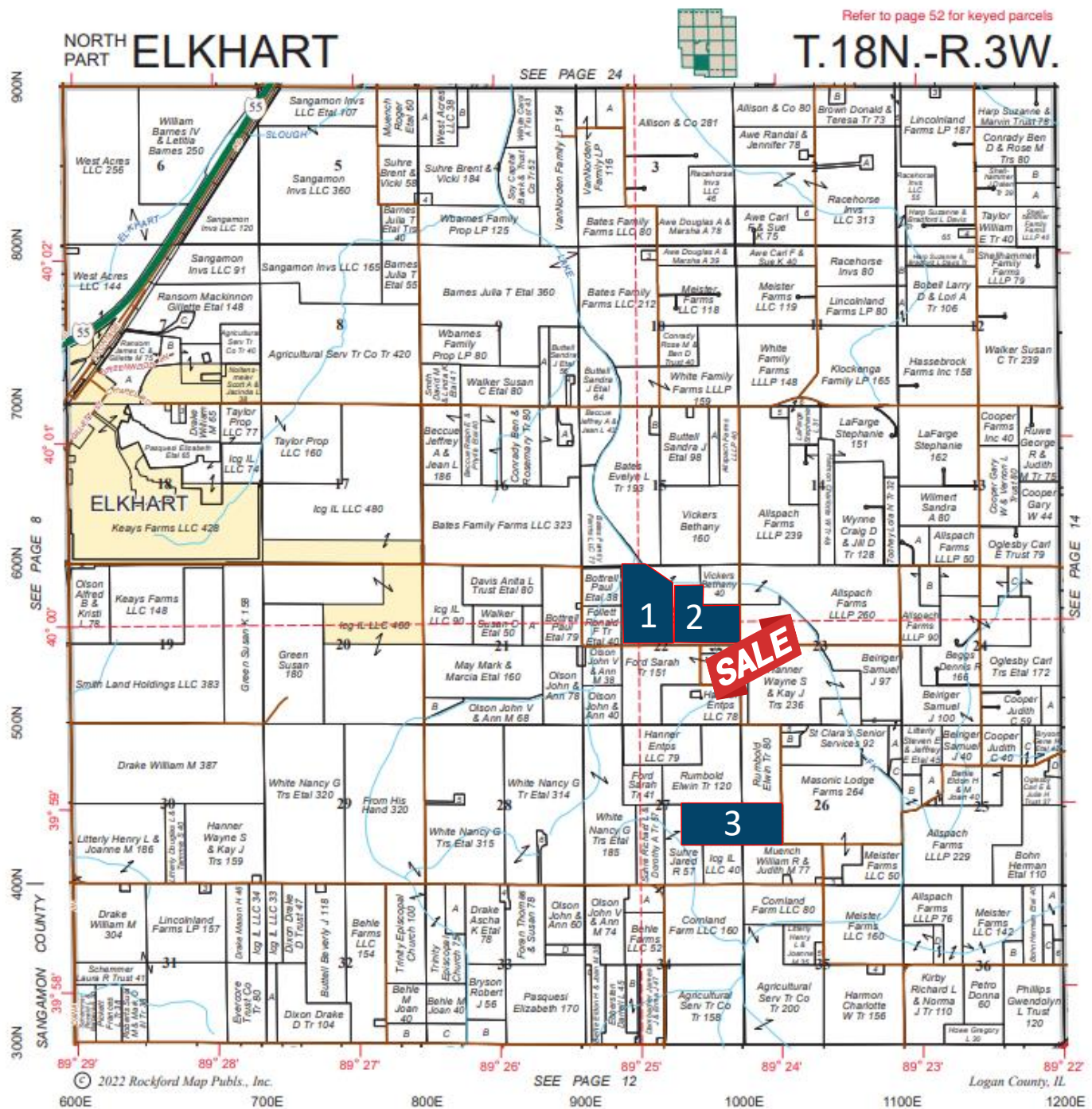
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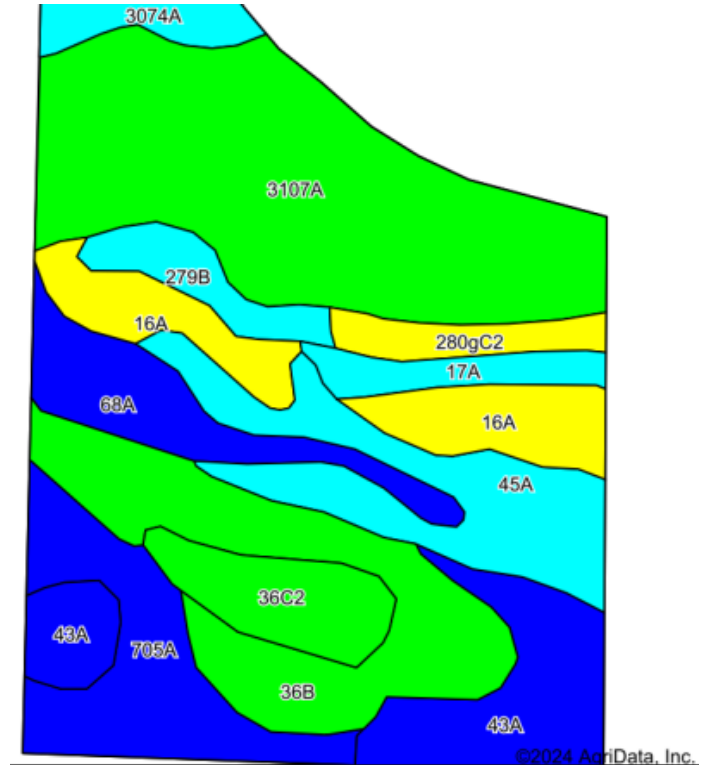
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FARMLAND FOR SALE

FORREST FARM - LOGAN COUNTY, IL

TRACT 1: 110.92 +/- SURVEYED ACRES



Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
3107A	Sawmill Silty Clay Loam	28.78	26.9%	Green	170	54	125
36B	Tama Silt Loam	14.96	13.9%	Green	185	59	138
45A	Denny Silt Loam	11.24	10.5%	Cyan	159	52	118
43A	Ipava Silt Loam	10.65	9.9%	Blue	191	62	142
705A	Buckhart Silt Loam	9.99	9.3%	Blue	190	61	142
16A	Rushville Silt Loam	8.74	8.1%	Yellow	147	48	109
68A	Sable Silty Clay Loam	6.64	6.2%	Blue	192	63	143
36C2	Tama Silt Loam	5.12	4.8%	Green	174	56	129
279B	Rozetta Silt Loam	3.15	2.9%	Cyan	161	50	118
17A	Keomah Silt Loam	2.78	2.6%	Cyan	161	51	119
280gC2	Fayette Silt Loam	2.67	2.5%	Yellow	155	49	113
3074A	Radford Silt Loam	2.58	2.4%	Cyan	167	52	122
Weighted Average					173.5	55.7	128.6



Maps Provided By:



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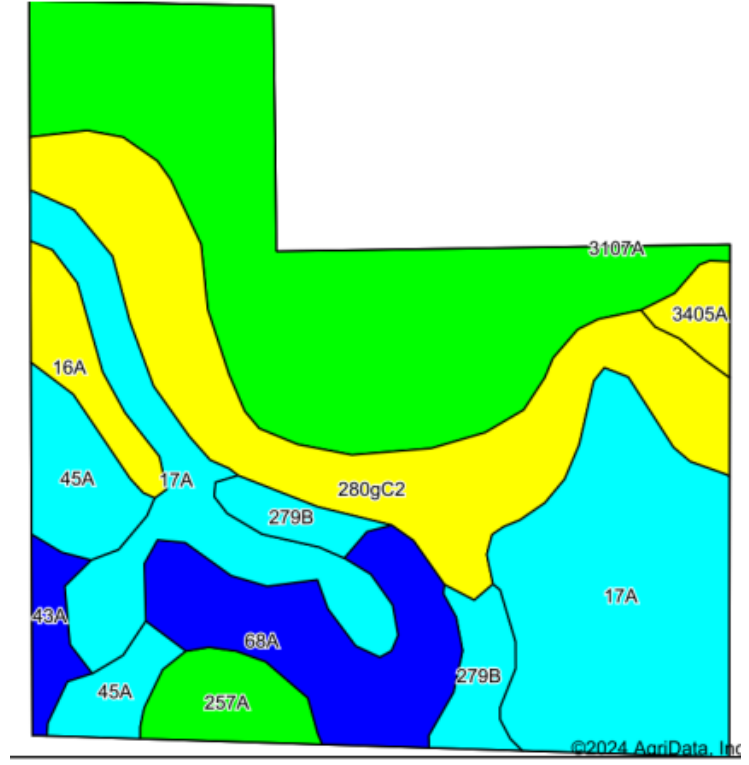
www.AgriDataInc.com

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FARMLAND FOR SALE

FORREST FARM - LOGAN COUNTY, IL

TRACT 2: 67.35 +/- SURVEYED ACRES



Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
3107A	Sawmill Silty Clay Loam	19.16	28.5%	Green	170	54	125
17A	Keomah Silt Loam	17.30	25.7%	Cyan	161	51	119
280gC2	Fayette Silt Loam	12.36	18.4%	Yellow	155	49	113
68A	Sable Silty Clay Loam	6.08	9.0%	Blue	192	63	143
45A	Denny Silt Loam	3.70	5.5%	Cyan	159	52	118
279B	Rozetta Silt Loam	2.57	3.8%	Cyan	161	50	118
257A	Clarksdale Silt Loam	2.14	3.2%	Green	174	56	128
16A	Rushville Silt Loam	1.89	2.8%	Yellow	147	48	109
43A	Ipava Silt Loam	1.15	1.7%	Blue	191	62	142
3405A	Zook Silty Clay Loam	0.93	1.4%	Yellow	146	50	111
Weighted Average					165.5	52.8	122

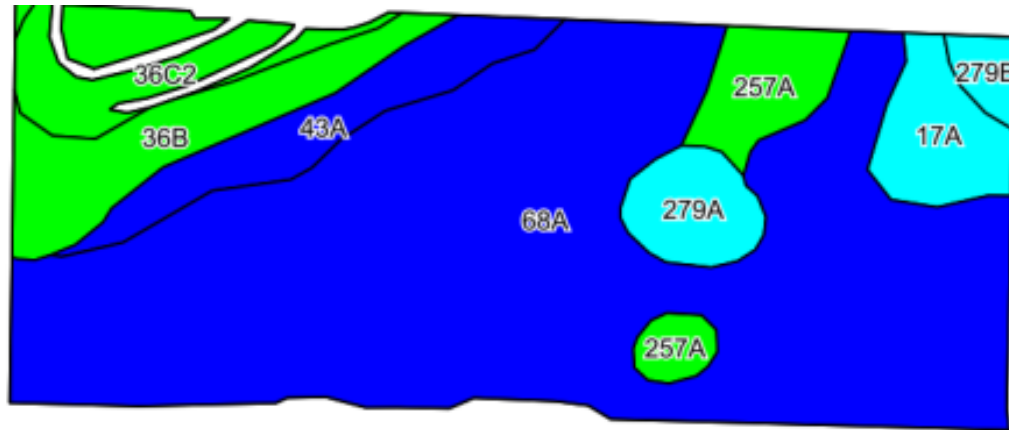


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FORREST FARM - LOGAN COUNTY, IL

TRACT 3: 100.00 TAXABLE ACRES



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Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
68A	Sable Silty Clay Loam	64.43	66.7%		192	63	143
36B	Tama Silt Loam	7.23	7.5%		185	59	138
43A	Ipava Silt Loam	6.04	6.2%		191	62	142
36C2	Tama Silt Loam	5.65	5.8%		174	56	129
257A	Clarksdale Silt Loam	4.70	4.9%		174	56	128
17A	Keomah Silt Loam	4.13	4.3%		161	51	119
279A	Rozetta Silt Loam	3.31	3.4%		164	51	120
279B	Rozetta Silt Loam	1.15	1.2%		161	50	118
Weighted Average					186.8	60.8	138.9



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FORREST FARM - LOGAN COUNTY, IL

TRACT 2: 67.35 +/- SURVEYED ACRES



3 grain bins included on Tract 2

- 10,000 bushel
- 5,000 bushel
- 5,000 bushel

All bins have electric drying fans.

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TRACT 3: 100.00 TAXABLE ACRES



*This photo is looking from East to West

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AUCTION TERMS AND CONDITIONS

Procedures: The property will be offered in three individual tracts or as a whole via the bidder's choice and privilege system. The high bidder in the first round of bidding can take their choice of one, all, or any combination of parcel(s) at the high bid amount. If a tract remains after the high bidder's selection, the runner-up bidder can take the remaining parcel(s) at the high bid price. If any parcels are remaining, another round of bidding occurs until tracts 1-3 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 October 25th 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.

Taxes: The Seller shall credit the Buyer(s) at closing for the 2024 taxes payable in 2025, 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 2024 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.

Deed(s): Seller will convey merchantable title by good and sufficient Trustees Deed(s) to be delivered at closing.

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 reserve time prior to the scheduled auction, 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.



BIDDING INFORMATION

Date: September 19th, 2024

Time: Auction Starts at 10:00 a.m. (CDT)

Website: Busey.BidWrangler.com

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder **prior to 9:00am (CDT)** on September 19th, 2024
- A bidder must receive a bidder number prior to bidding. This is completed through our online registration process.
- A bidder must meet satisfactory identification requirements 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 Cameron Huey 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.

Online Bidding Procedure

- All bids on this tract 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.

