

Land Auction

Busey Farm Brokerage

September 2, 2021 at 10:00 A.M.

Woodlawn Country Club
902 E. Richardson Street, Farmer City, IL 61842

DEWITT COUNTY – FARM FOR SALE-BY AUCTION

The McCarty, etal Farm

116.84 Taxable Acres
Rutledge Township, DeWitt County, Illinois



Location/General Information

The farm is located at the corner of township roads 14000 N (Depot Road) and 23000 E, 6 miles S of LeRoy, IL and 3 miles West of Farmer City, IL.

Legal Description

The West 1/2 of the Southwest 1/4 and East 1/2 of East 1/2 of Southwest 1/4 (excluding building site located in SW corner) all in Sec. 24, T21N, R4E of the Third Principal Meridian, DeWitt County, IL.

Lease/Possession

The farm is under lease through the 2021 crop year. Seller to retain 2021 crop year proceeds.

Contact Information



Steve Myers	Jacob Quaid
Managing Broker	Broker
309-962-2901	309-962-2901
Cell: 309-275-4402	Cell: 309-498-8377

busey.com

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

DeWitt County FSA Data

Farm #	3024	Tract #	10833/10834
Total Acres:	115.23	Tillable Acres:	115.23
Corn Base:	57.80	Soybean Base:	57.40
HEL:	None	Program:	PLC/ARC-Co
PLC Yield Corn:	175	PLC Yield SB:	53

Real Estate Tax Information

Parcel ID#	Acres	2021 Assessed Value	2020 Taxes Payable 2021
04-24-300-004	116.84	\$70,078	\$5,681.60

Yield History

	Corn	SB
2020	X	69.2
2019 (NGMO)	207.2	X
2018 (NGMO)	X	64.9
2017 (NGMO)	240.4	X
2016	X	68.3
2015 (WAXY)	196.0	X
2014	X	61.9
2013 (NGMO)	230.0	X

Soil Test Results (CropTech Consulting)

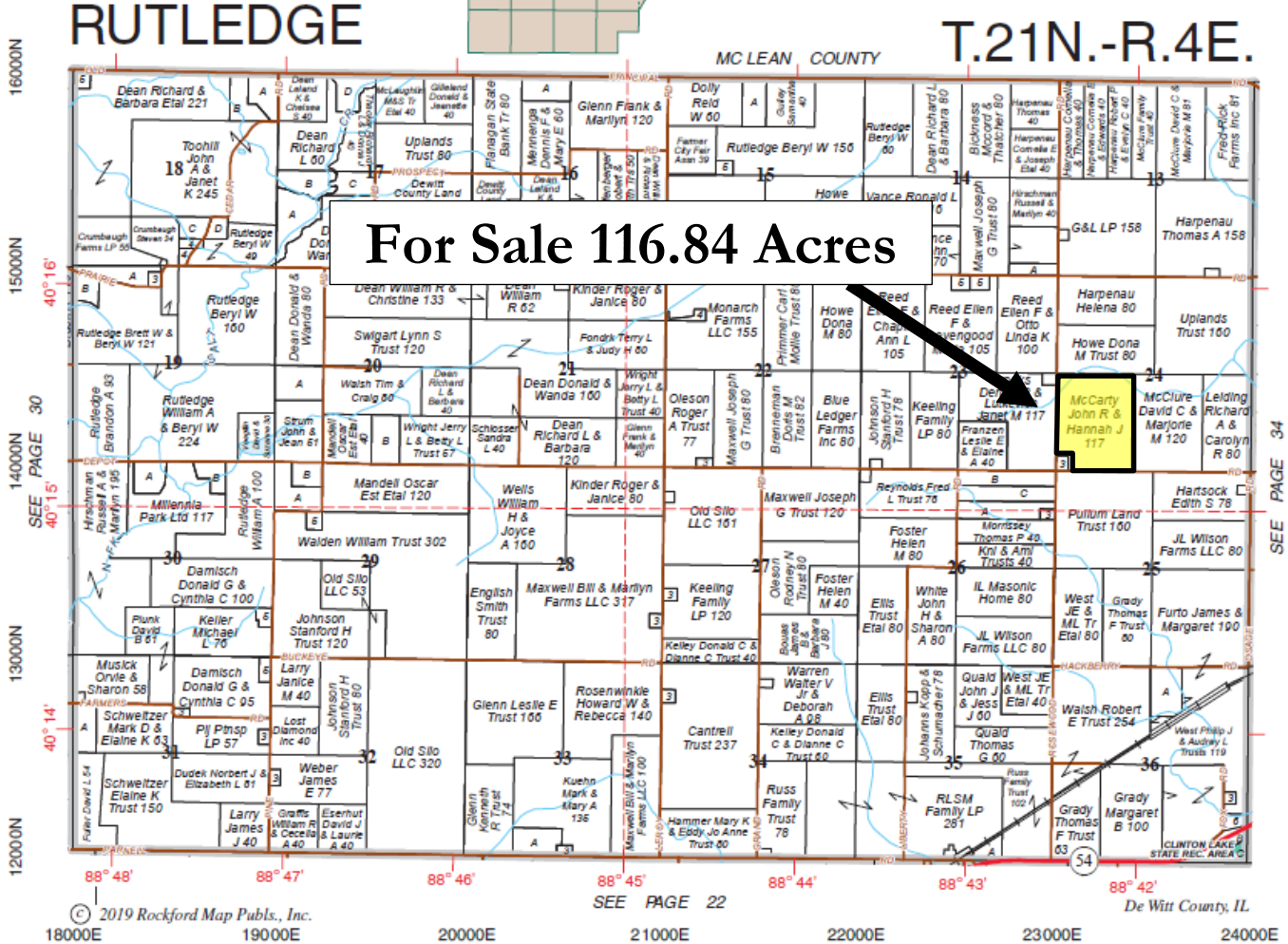
2018	pH: 6.4	P1: 74	K: 472
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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents, and representatives, are agents of the Seller

Plat Map – The McCarty, etal Farm

Refer to page 41 for keyed parcels

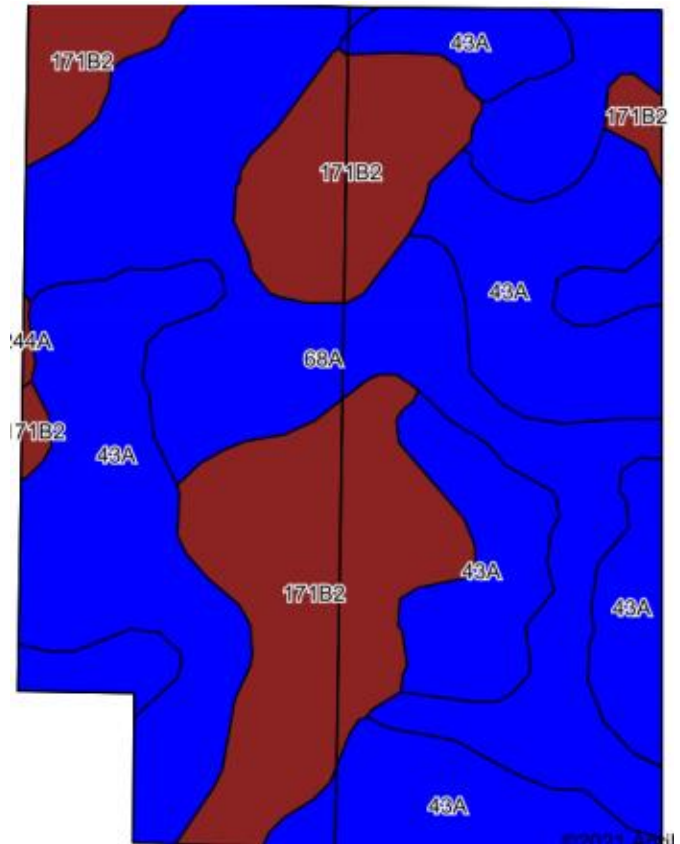


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Aerial Map and Soil Information – 116.84 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
43A	Ipava Silt Loam	46.13	39.7%	191	62	142
68A	Sable Silty Clay Loam	39.05	33.6%	192	63	143
171 B2	Catlin Silt Loam	30.92	26.6%	178	56	131
244A	Hartsburg Silty Clay Loam	0.16	0.1%	182	59	134
Weighted Average				187.9	60.7	139.4



Licensed Real Estate Broker Corporation

Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

steve.myers@busey.com

Jacob Quaid, Broker

Phone: 309-962-2901

Cell: 309-498-8377

jacob.quaid@busey.com

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Auction Terms and Conditions

Procedures: The property will be offered in one tract as a whole. The property will be sold in a manner resulting in the highest total sales price, subject to the Seller's acceptance. All bidding will be in dollars per acre with the final result of that bid multiplied by the acres for sale.

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 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.

Deed(s): Seller will convey merchantable title by good and sufficient Warranty 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 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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