

LAND AUCTION

Busey Farm Brokerage

+/- 127.86 ACRES

NOVEMBER 10TH—2:00 PM

Live Outdoor Auction On Site

8777 Pin Oak Road
Edwardsville, IL 62025

Farm for Sale

Bosshart Trusts Farm
+/- 127.86 Total Taxable Acres

Contact Information



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Corey Zelhart, Broker 217-425-8245
Hans Carmien, Broker 217-425-8279
Alex Rhoda, Broker 217-425-8821
Steve Myers, Managing Broker/Auctioneer 309-962-2311

busey.com

259 E. South Park—Decatur, IL 62523
Phone: 217-425-8340—Fax 217-362-2724

Location

This farm is located 2.5 miles northeast of the I-55 exit for Edwardsville, IL. Directly accessible by Pin Oak Road.

Lease/Possession

The lease for these farms will be open for the 2021 crop year.

Auction to be Held Rain or Shine

On Auction Day, a large tent will be on site for cover.

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.
Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Farm for Sale

Busey Farm Brokerage

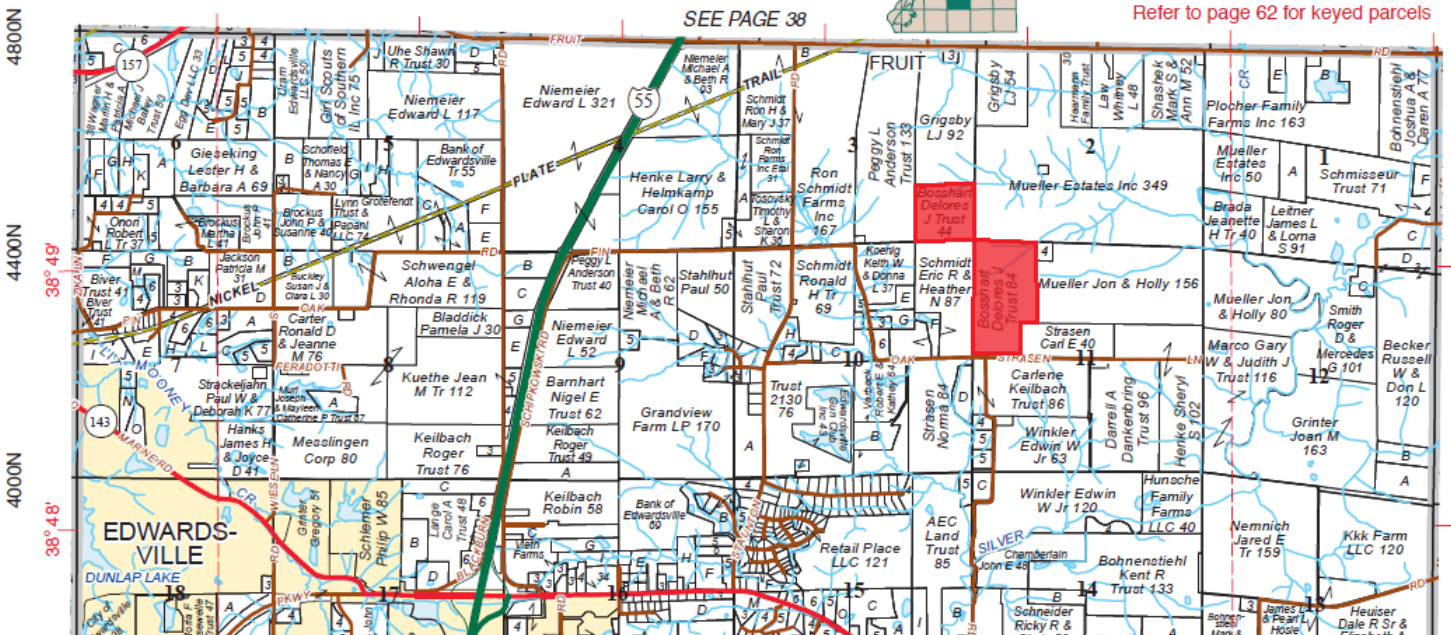


PIN OAK

T.4N.-R.7W.

SEE PAGE 38

Refer to page 62 for keyed parcels



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Licensed Real Estate Broker Corporation

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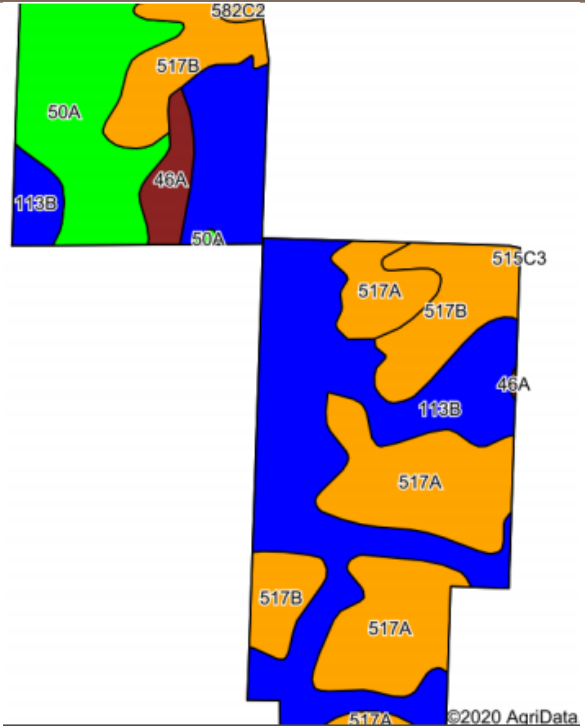
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Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**113B	Oconee silt loam, 2 to 5 percent slopes	51.92	41.0%		**162	**50	**118
517A	Marine silt loam, 0 to 2 percent slopes	29.88	23.6%		144	45	104
**517B	Marine silt loam, 2 to 5 percent slopes	21.38	16.9%		**143	**45	**103
50A	Virden silt loam, 0 to 2 percent slopes	19.23	15.2%		182	59	135
46A	Herrick silt loam, 0 to 2 percent slopes	3.64	2.9%		181	58	133
**582C2	Homen silt loam, 5 to 10 percent slopes, eroded	0.68	0.5%		**140	**44	**101
Weighted Average					158	49.5	115.1

Madison County FSA Data

Farm Number:	3121
Tract Number/CLU:	2710
FSA Total Acres:	127.38
FSA Cropland Acres:	126.47

Yield History

Year	Corn	Soybeans
2019	187.9	64.6
2018	222.3	70.3
2017	210.3	61.9
2016	195.8	62.8
2015	181.1	61.6

Real Estate Tax Information

Parcel ID #	Acres	2019 Assessed Value	2019 Taxes Payable 2020
10-1-16-11-00-000-001	83.99	\$17,530	\$1,182.84
10-1-16-03-00-000-010	43.87	\$13,710	\$925.08

Abbreviated Legal Description

The Southeast Quarter of the Southeast Quarter of Section 3, Also 1.32 acres on the North end of the Northeast Quarter of the Northeast Quarter of Section 10, Also, a Tract of land in the Northwest Quarter of Section 11 containing 83.99 acres, all in Township 4N, Range 7W of the 3rd P.M.



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Auction Terms & Conditions

Busey Farm Brokerage

Procedures: This property will be offered in a single tract. 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 12, 2020, or as soon thereafter as acceptable closing documents are completed.

Possession: Possession of the land will be given upon closing. Note-Any personal property owned by the tenants and/or owners will be removed prior to the date of possession.

Taxes: The Seller shall credit the Buyer(s) at closing for the 2020 taxes payable in 2021, 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 2020 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. 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.

Title: Seller will furnish the successful bidder(s) an Owner's Policy of Title Insurance in the amount of purchase price and will execute a recordable Trustee's Deed or Warranty Deed providing merchantable title conveying the real estate to the Buyer(s).

Mineral Rights: All mineral rights owned by the Seller will be transferred to the Buyer(s) at closing.

Agency: Steve Myers, Auctioneer, Nick Suess, Listing Broker, 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 warranting and specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits; nor warranting or representing as to fitness for a 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.