

# FARMLAND AUCTION

## BUSEY FARM BROKERAGE

**3 Tract Sale**  
**Choice and Privilege**  
**Auction**

**THOMPSON FAMILY FARM**  
**LORAIN TOWNSHIP**  
**HENRY COUNTY, IL**  
**323.47 SURVEYED ACRES**

### CONTACT INFORMATION

**STEVE MYERS**, MANAGING BROKER

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### AUCTION DETAILS

**March 19, 2025**

**10:00 am (CDT)**

**Auction Location:** Whispering Pines

23590 Grange Rd

Geneseo, IL 61254

**Online:** [busey.bidwrangler.com](http://busey.bidwrangler.com)

[busey.com/farmsforsale](http://busey.com/farmsforsale)

**Busey** FARM  
BROKERAGE

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# FARMLAND AUCTION

## THOMPSON FAMILY FARM - HENRY COUNTY, IL

### 323.47 SURVEYED ACRES

### LOCATION

Located 6.0 miles North of Atkinson, Illinois and 10.5 miles Northeast of Geneseo, Illinois along East 2200<sup>th</sup> Street. From Interstate 80, take exit 27 and drive North to US Highway 6. Turn East onto US Highway 6. Then turn North onto N Spring Street. Then drive approximately 6.2 miles before arriving at the farm on the West side of East 2200<sup>th</sup> Street.

Coordinates: 41.5070032, -90.0121216

### HENRY COUNTY FSA DATA (COMBINED)

<b>Farm # 9114</b>	<b>Tract # 463</b>
<b>Total Acres: 310.93</b>	<b>Cropland Acres: 304.55</b>
<b>Corn Base Acres: 288.90</b>	<b>Soybean Base Acres: 9.80</b>
<b>Farm Program: ARC County for Corn and Soybeans</b>	
<b>Price Loss Coverage (PLC) Yields</b>	
Corn PLC Yield: 125	Soybean PLC Yield: 42

### LEASE/POSSESSION

The farm is lease free for the 2025 crop year.

### REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2023 Assessed Value	2023 Taxes Payable 2024
*04-27-400-002	110.00	\$29,755	\$2,961.98
*04-34-200-002	230.00	\$60,071	\$6,049.46

\* Green River Special Drainage District and Sub #4 Green River-Bently Dr.

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### LEGAL DESCRIPTION

Tax Parcel 1 - The Southeast ¼ of the Southwest ¼ and the South ½ of the Southeast ¼ Section 27, Township 18 North, Range 4 East of the Third Principal Meridian, Loraine Township, Henry County, Illinois.

Tax Parcel 2 - The East ½ of the Northwest ¼ and the Northeast ¼ excluding 10 Acres of Section 34, Township 18 North, Range 5 East of the Third Principal Meridian, Loraine Township, Henry County, Illinois. .

### FARM PRODUCTION

	Corn	Soybean
<b>2024</b>	214.2	45.3
<b>2023</b>	184.0	61.4
<b>2022</b>	225.8	72.5
<b>2021</b>	116.7	38.6

### 2024 SOIL TEST RESULTS

Tract 1	pH: 6.7	P: 50.0 lbs/ac	K: 327.0 lbs/ac
Tract 2	pH: 6.5	P: 73.0 lbs/ac	K: 340.0 lbs/ac
Tract 3	pH: 6.1	P: 117.0 lbs/ac	K: 377.0 lbs/ac

Results Available Upon Request

### ADDITIONAL INFORMATION

Please contact the broker for more information regarding drainage tile, including tile maps.



# FARMLAND AUCTION

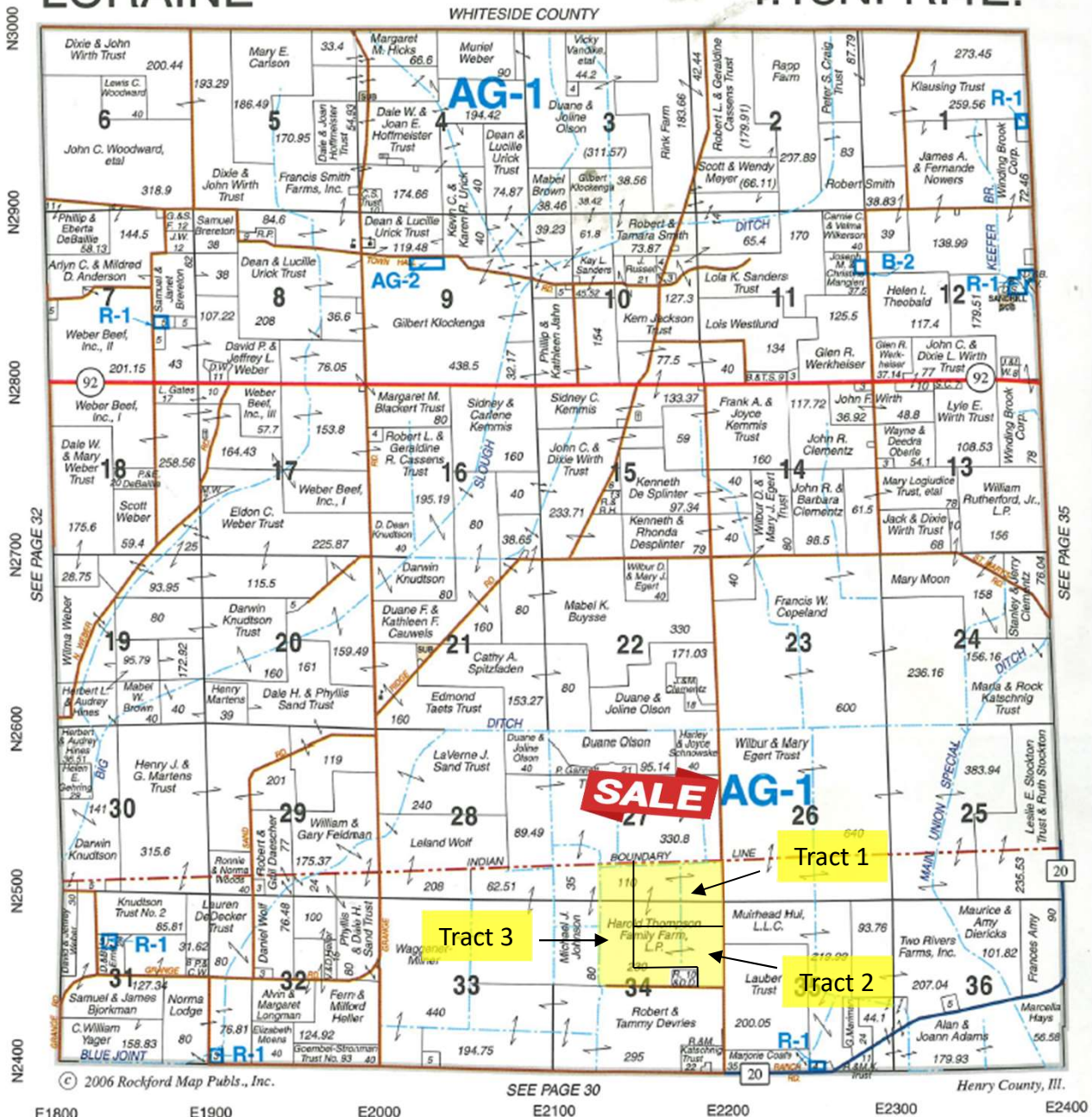
## THOMPSON FAMILY FARM - HENRY COUNTY, IL

### 323.47 SURVEYED ACRES

LORRAINE

WHITESIDE COUNTY

T.18N.-R.4E.



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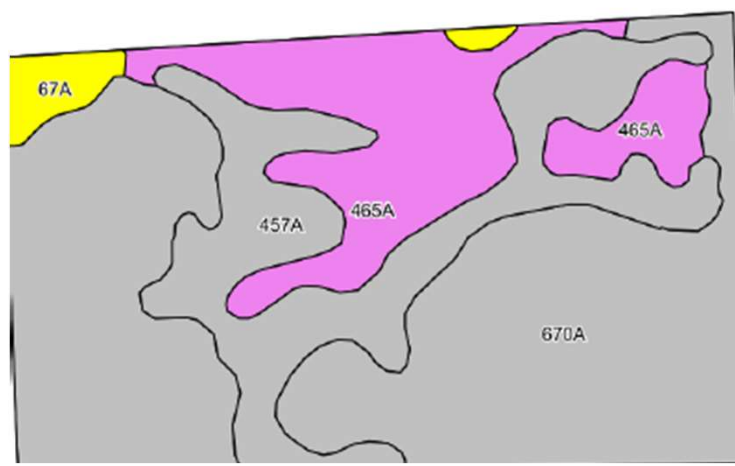
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# FARMLAND AUCTION

THOMPSON FAMILY FARM - HENRY COUNTY, IL  
TRACT 1 - 145 +/- 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
670A	Aholt Silty Clay	73.75	54.0%		123	41	91
457A	Booker Silty Clay	32.15	23.5%		115	41	88
465A	Montgomery Silty Clay	27.02	19.8%		139	46	103
67A	Harpster Silty Clay Loam	3.73	2.7%		18	57	133
<b>Weighted Average</b>					<b>125.9</b>	<b>42.4</b>	<b>93.8</b>

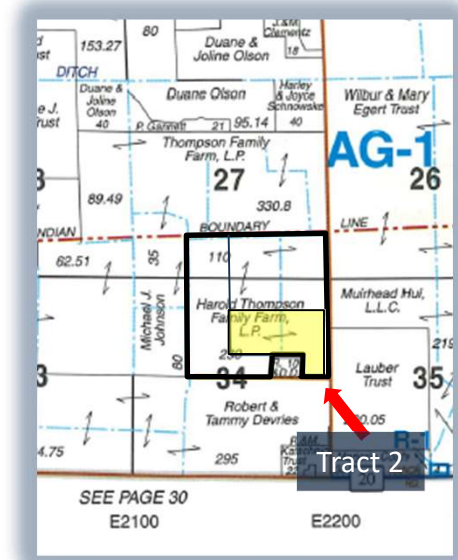
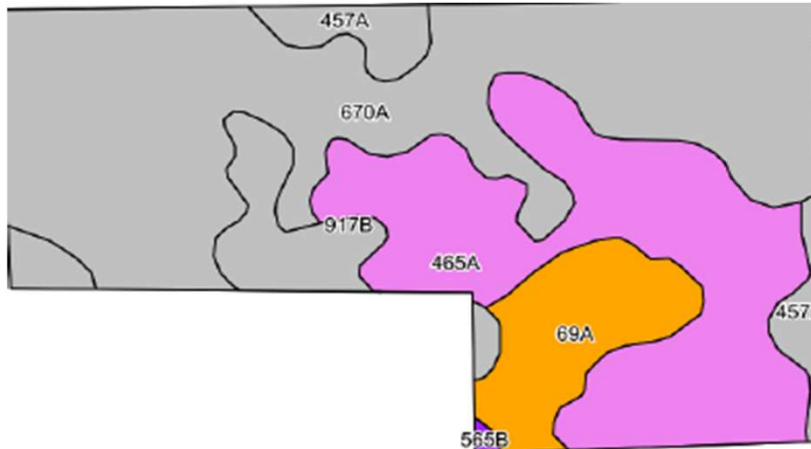
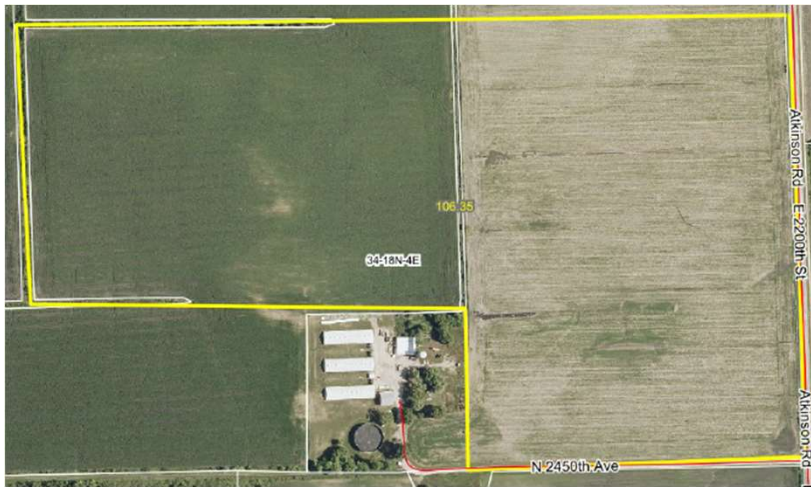
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# FARMLAND AUCTION

THOMPSON FAMILY FARM - HENRY COUNTY, IL  
TRACT 2 - 106 +/- ACRES



Access to west side - Note  
If tract #2 sells as a stand-alone  
parcel, buyer will need to provision  
for crossing ditch at their own  
expense.

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
670A	Aholt Silty Clay	51.59	48.5%		123	41	91
465A	Montgomery Silty Clay	31.43	29.6%		139	46	103
69A	Milford Silty Clay Loam	9.64	9.1%		171	57	128
457A	Booker Silty Clay	7.15	6.7%		115	41	88
917B	Oakville-Tell Complex	6.31	5.9%		127	43	95
565B	Tell Silt Loam	0.23	0.2%		151	50	111
<b>Weighted Average</b>					<b>131.8</b>	<b>44.1</b>	<b>98</b>

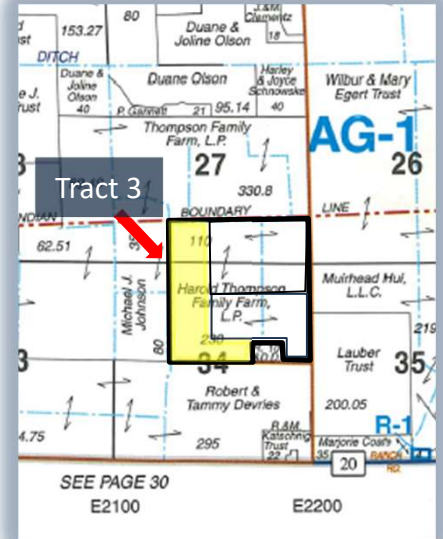
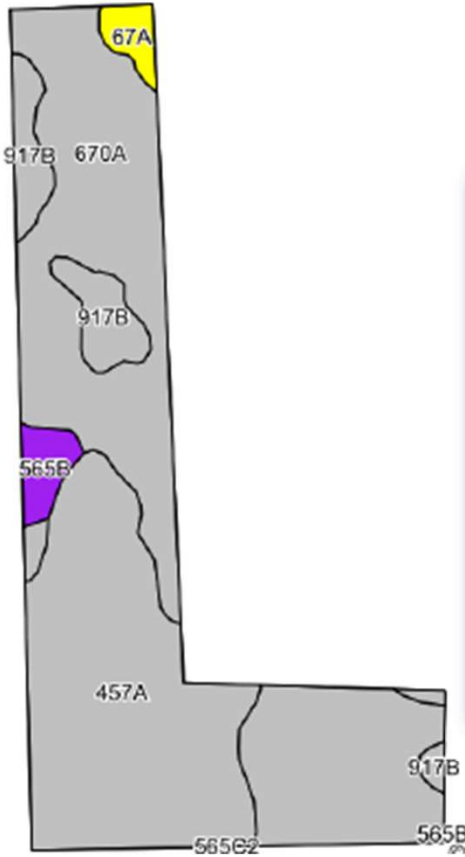
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# FARMLAND AUCTION

THOMPSON FAMILY FARM - HENRY COUNTY, IL  
TRACT 3 - 72 +/- 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
670A	Aholt Silty Clay	37.18	51.3%		123	41	91
457A	Booker Silty Clay	26.82	37.0%		115	41	88
917B	Oakville-Tell Complex	5.39	7.4%		127	43	95
565B	Tell Silt Loam	1.79	2.5%		151	50	111
67A	Harpster silty clay loam	1.33	1.8%		182	57	133
<b>Weighted Average</b>					<b>122.1</b>	<b>41.7</b>	<b>91.5</b>

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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, two or all tracts. If a tract or tracts remains after the high bidder's selection, the runner-up bidder can take one or both of the remaining parcels. If any parcels are remaining, another round of bidding occurs. All bidding will be in dollars per acre with the final result of that bid multiplied by the acres for sale. The three tracts will be surveyed if purchased by two or more separate buyers, with the settlement/sale price determined by survey acres x final bid price. The survey will be at seller's expense. All bids are 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 April 18<sup>th</sup>, 2025, 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 buyer will receive all income for the 2025 crop year, and pay the 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.



# BIDDING INFORMATION

Date: March 19<sup>th</sup>, 2025

Time: Auction Starts at 10:00 AM (CDT)

Website: [Busey.BidWrangler.com](https://Busey.BidWrangler.com)

## Online Bidding Information

- To bid on this property, you must be registered as an online bidder **prior to 9:00am** on March 19<sup>th</sup>, 2025.
- 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 Jacob Quaid 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 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.

