

Land Auction

Busey Farm Brokerage

Tuesday, March 22nd, 2022 at 10:00 A.M.

In Person Location: Penn Station 120 E. Progress St. Arthur, IL

Online Location: Busey.BidWrangler.com (must register at least 1 hour prior to Auction)



MOULTRIE COUNTY - FARM FOR SALE – BY AUCTION

Essie Howell Shepherd Trust Farm
121.66 +/- Surveyed Acres
Lovington Township, Moultrie County, Illinois

Location/General Information

The Farm is located along 1100E, just south of IL Route 36. 1.7 miles SW of Hammond, IL. 6.1 miles NE of Lovington, IL

Legal Description

East 1/2 of Lot 1 of the NW 1/4 and Lot 2 of the NW 1/4, all in Sec. 1, T15N, R5E, of the 3rd PM, Moultrie County, Illinois

Lease/Possession

The Farm is lease free for the 2022 crop year. There is a Wind Energy lease in place with Racehorse Flats Wind, LLC.

Contact Information



Steve Myers
Managing Broker
Auctioneer
O: 309-962-2901
C: 309-275-4402

Hans Carmien
Listing Broker
O: 217-351-2767
C: 217-840-7171

Eric Roberts
Listing Broker
O: 217-351-6555
C: 217-772-1082

busey.com

3002 W. Windsor Rd., Champaign, IL 61822
Phone: 217-353-7101 Fax: 217-351-2848

Moultrie County FSA Data

Farm #	417	Tract #	847
Total Acres:	116.75	Cropland Acres:	115.57
Corn Base:	57.51	Soybean Base:	56.69
Farm Program:	PLC Corn	ARC-CO Soybeans	

Price Loss Coverage (PLC) Yields

Corn Yield:	172	Soybean Yield:	52
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Real Estate Tax Information

Parcel ID #	Acres	2020 Assessed	2020 Taxes
02-02-01-000-102	120.0	\$64,271	\$4,749.20

Yield History

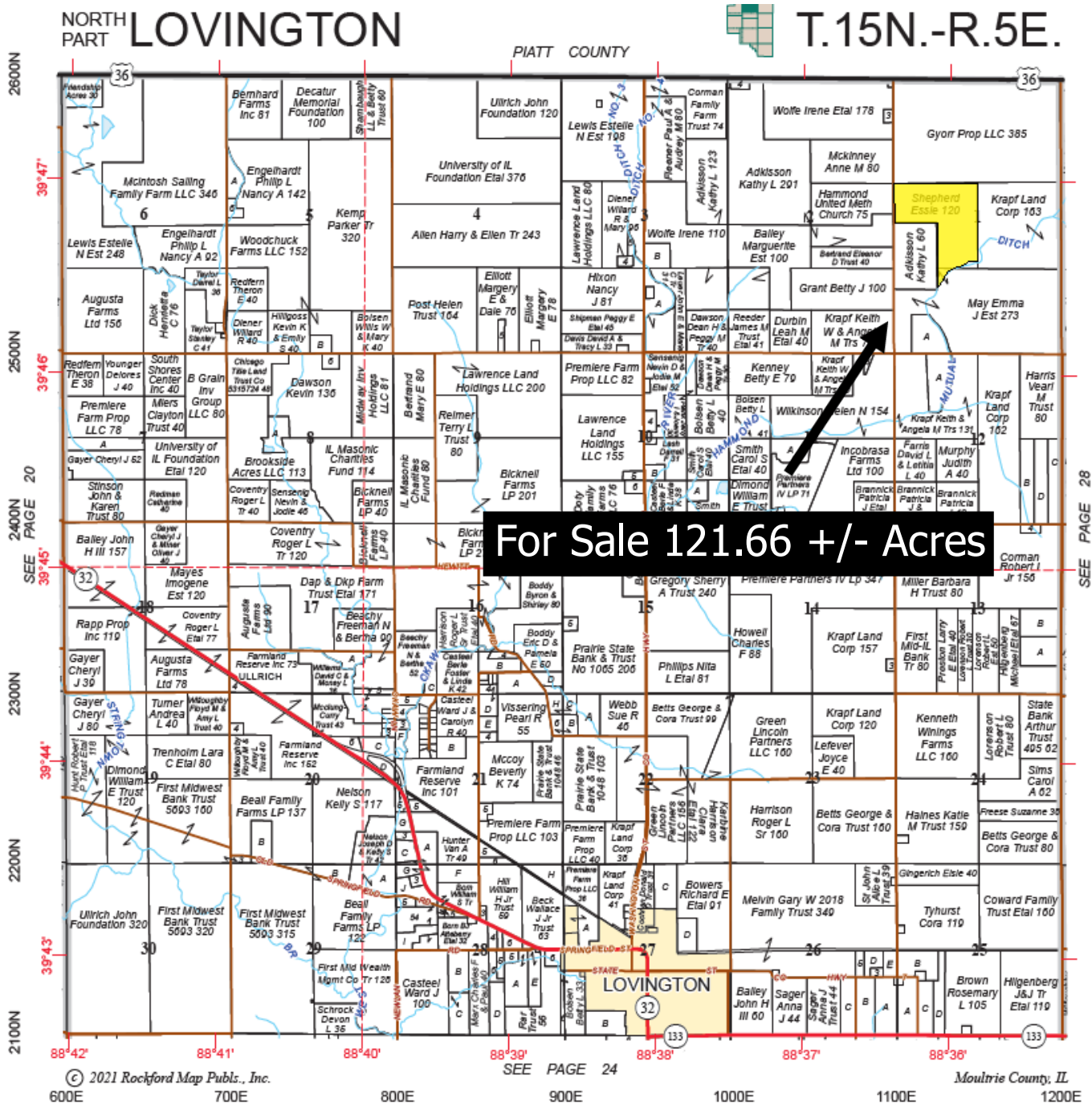
	Corn	Soybeans
2021	234	80
2020	200	62
2019	203	63
2018	254	78
2017	229	72
2016	228	74

2018 Soil Test Data

2018	ph: 6.2	P1: 72	K: 402
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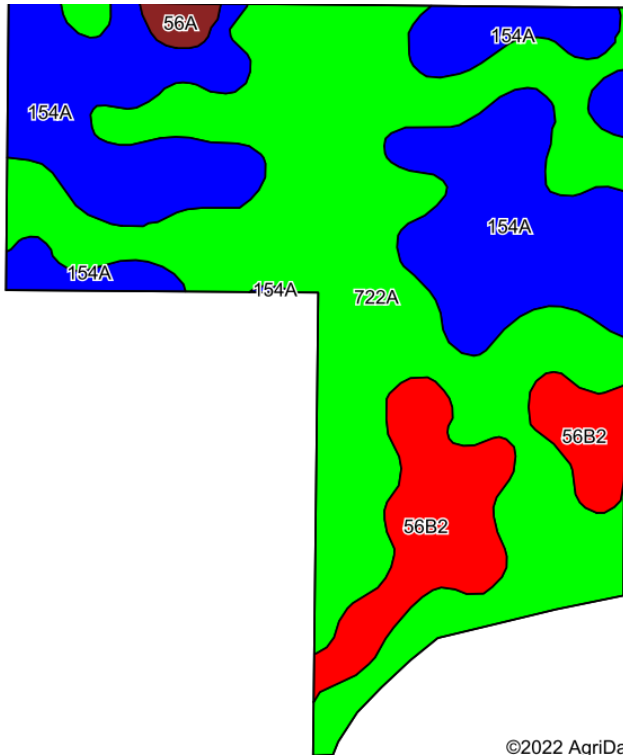
Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection 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

Plat Map - Essie Howell Shepherd Trust Farm



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Aerial Map and Soil Information 121.66 +/- Acres



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Area Symbol: IL139, 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
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	65.13	54.3%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	39.36	32.8%		194	63	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	14.34	12.0%		**171	**53	**124
56A	Dana silt loam, 0 to 2 percent slopes	1.17	1.0%		180	56	131
Weighted Average					185.7	60.1	137.7



Licensed Real Estate Broker Corporation

Steve Myers, Managing Broker

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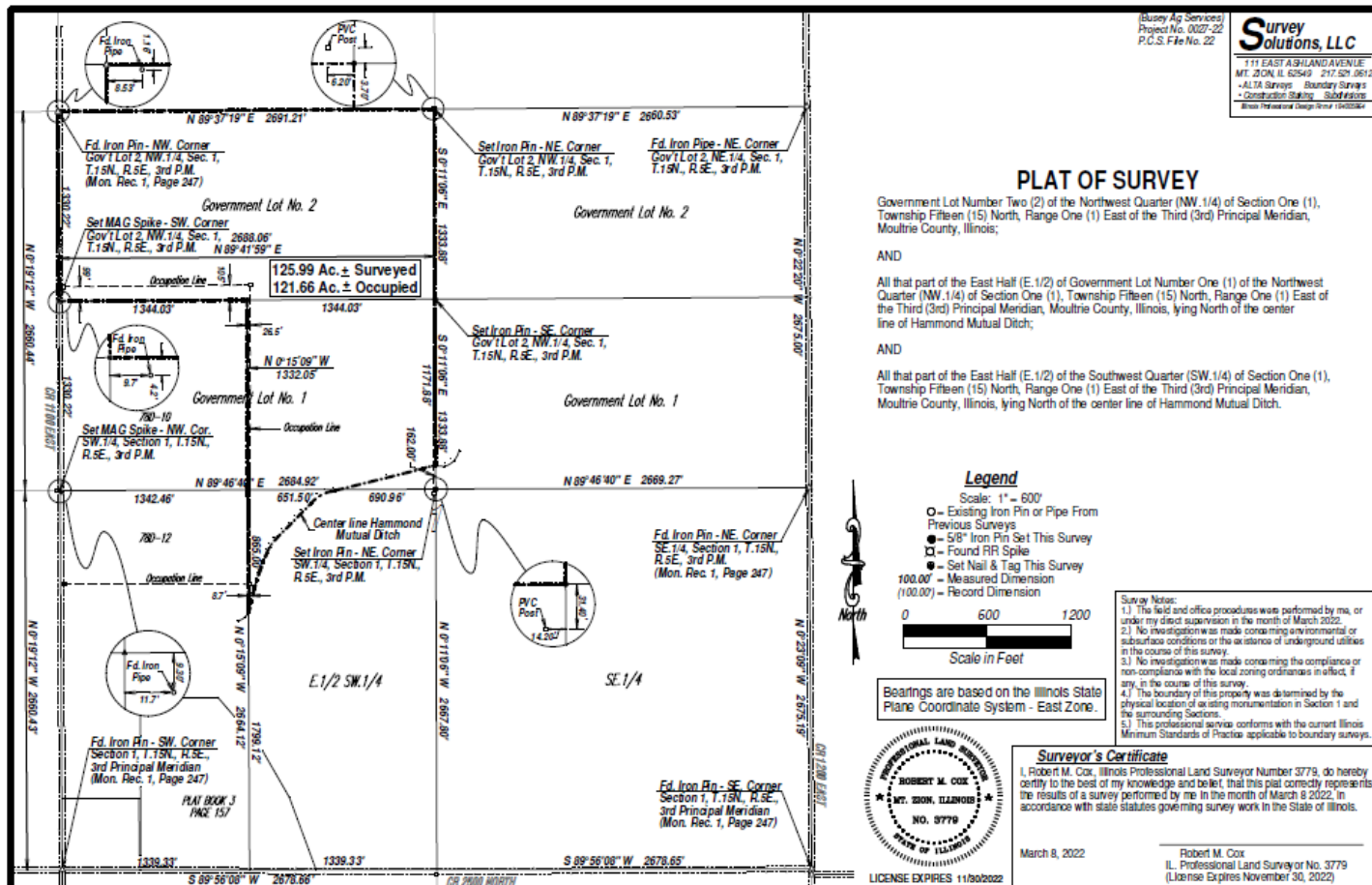
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Survey - Essie Howell Shepherd Trust Farm



Busey Ag Services
Project No. 0027-22
P.C.S. File No. 22

Survey Solutions, LLC
111 EAST ASHLAND AVENUE
MT. ZION, IL 62549 217.521.0612
-ALL TA SURVEYS - BOUNDARY SURVEYS
-CONSTRUCTION STAKING - SUBDIVISIONS
Missouri Professional Survey License 1500284

PLAT OF SURVEY

Government Lot Number Two (2) of the Northwest Quarter (NW 1/4) of Section One (1), Township Fifteen (15) North, Range One (1) East of the Third (3rd) Principal Meridian, Moultrie County, Illinois;

AND

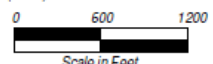
All that part of the East Half (E 1/2) of Government Lot Number One (1) of the Northwest Quarter (NW 1/4) of Section One (1), Township Fifteen (15) North, Range One (1) East of the Third (3rd) Principal Meridian, Moultrie County, Illinois, lying North of the center line of Hammond Mutual Ditch;

AND

All that part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section One (1), Township Fifteen (15) North, Range One (1) East of the Third (3rd) Principal Meridian, Moultrie County, Illinois, lying North of the center line of Hammond Mutual Ditch.

Legend

- Scale: 1" = 600'
- - Existing Iron Pin or Pipe From Previous Surveys
 - - 5/8" Iron Pin Set This Survey
 - - Found RR Spike
 - ⊙ - Set Nail & Tag This Survey
 - 100.00' - Measured Dimension
 - (100.00') - Record Dimension



Bearings are based on the Illinois State Plane Coordinate System - East Zone.



- Survey Notes:
- 1.) The field and office procedures were performed by me, or under my direct supervision in the month of March 2022.
 - 2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
 - 3.) No investigation was made concerning the compliance or non-compliance with the local zoning ordinances in effect, if any, in the course of this survey.
 - 4.) The boundary of this property was determined by the physical location of existing monumentation in Section 1 and the surrounding Sections.
 - 5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys.

Surveyor's Certificate

I, Robert M. Cox, Illinois Professional Land Surveyor Number 3779, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed by me in the month of March 8 2022, in accordance with state statutes governing survey work in the State of Illinois.

March 8, 2022

Robert M. Cox
IL Professional Land Surveyor No. 3779
(License Expires November 30, 2022)



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Land Auction

Auction Terms

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 sale 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 April 22, 2022, 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 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. Buyer(s) will reimburse seller at closing for fertilizer applied.

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 will be available for review from Seller's attorney or the Auction Company. Every bid is made subject to acceptance of the state of title.

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



Land Auction

Online Bidding Information

Date: Tuesday, March 22nd, 2022

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 309-530-8677 or at Alex.Rhoda@busey.com

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.

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