

LAND AUCTION

BUSEY FARM BROKERAGE

923.54 ACRES FOR SALE

NOVEMBER 15TH AT 10:00AM

SULLIVAN AMERICAN LEGION | 8 EAST STRAIN ST. | SULLIVAN, IL 61951

FARM FOR SALE

WINIFRED TITUS SENTEL TRUST FARMS

923.54 Total Taxable Acres in Seven Tracts



CONTACT INFORMATION

Corey Zelhart, *Listing Broker* - 217.425.8245

Tom Courson, *Broker* - 217.425.8291

Nick Suess, *Broker* - 217.425.8296

Hans Carmien, *Broker* - 217.425.8279

Steve Myers, *Managing Broker/Auctioneer* - 309.962.2311

FARM FOR SALE

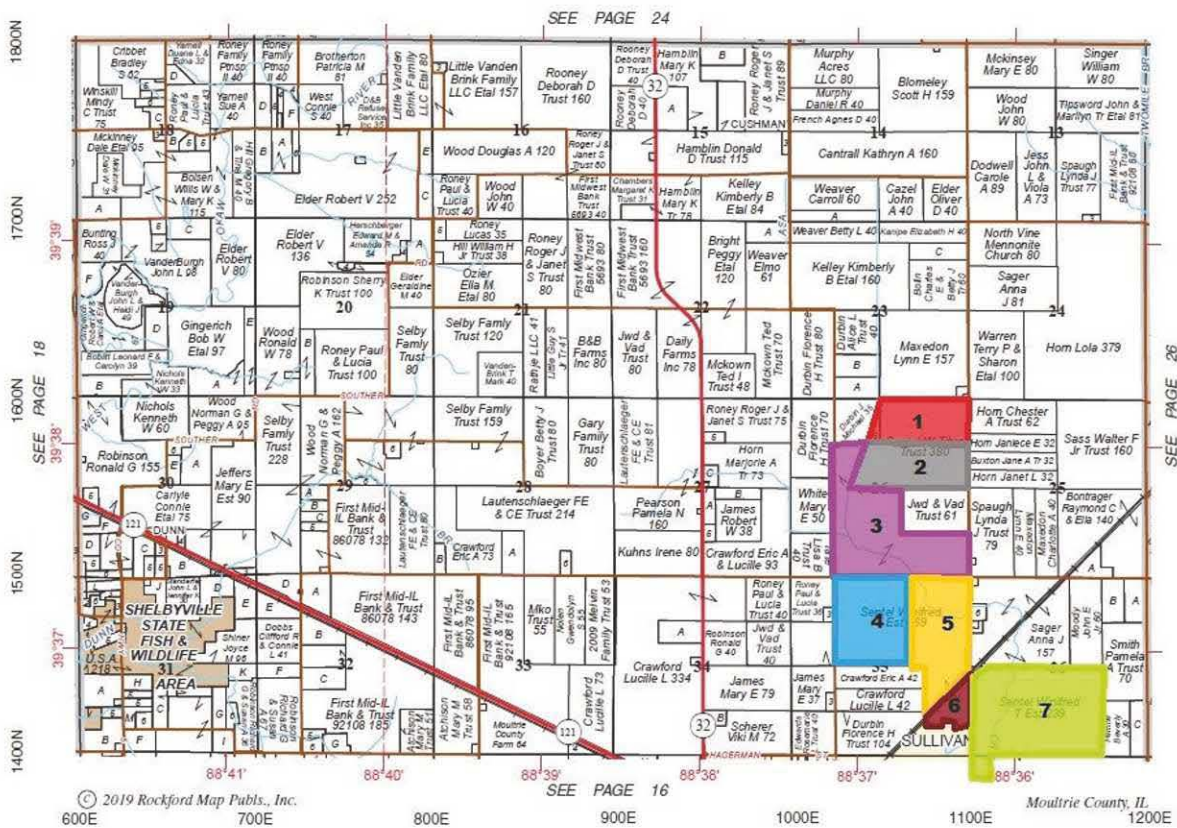
BUSEY FARM BROKERAGE

NORTH PART SULLIVAN



T.14N.-R.5E.

Refer to page 33 for keyed parcels



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LOCATION:

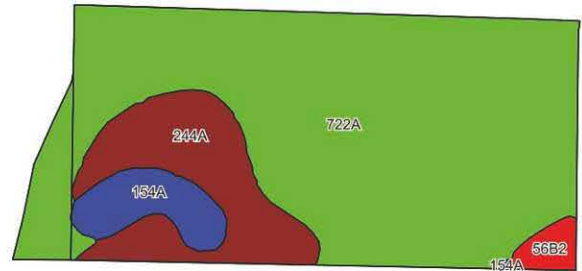
These tracts are located directly north of Sullivan, Illinois and access via CR 1100 E (Hamblin Road), CR 1025 E, and CR 1500N.

LEASE/POSSESSION:

The lease for these farms is currently open for 2020

FARM FOR SALE

TRACT 1-83 +/- ACRES



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Area Symbol: IL 139, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Ill. 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	62.27	75.7%		184	60	137
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	13.52	16.4%		182	59	134
154A	Flanagan silt loam, 0 to 2 percent slopes	4.95	6.0%		194	63	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	1.55	1.9%		**171	**53	**124
Weighted Average					184	59.9	136.7

MOULTRIE COUNTY FSA DATA

Farm Number: 4428
 Tract Number/CLU: 4232/1&6
 Total Acres: 83.21
 Cropland Acres: 82.92

YIELD HISTORY

2017 242.6 Bu/Acre Corn (Co-Mingled With Tracts 2 & 7)
2018 70.84 Bu/Acre Beans (Co-Mingled With Tract 2)

2016 SOIL TEST RESULTS (TRACT 1 & 2)

PH: 6.4 **P1:** 92 **K:** 395

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
08-05-26-000-105	5.4	\$1,998	\$155.78
08-05-26-000-200	380.0	\$172,746	\$13,214.44 *

* Combined with tracts 2 and 3.

LOCATION

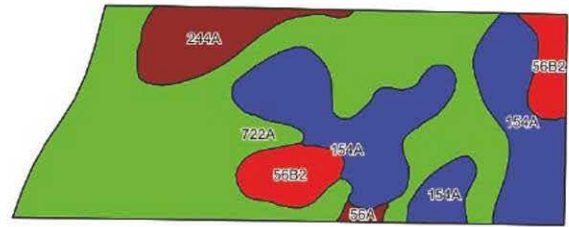
Located 2.25 miles directly north of Sullivan Illinois and accessed via CR 1100 East (Hamblin Road).

LEGAL DESCRIPTION

The North Half (N 1/2) of the Northeast Quarter (NE 1/4) in Section 26, Township 14 North, Range 5 East of the Third Principal Meridian in Moultrie County, Illinois

FARM FOR SALE

TRACT 2-100 +/- ACRES



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Area Symbol: IL139, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	II. 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	53.56	54.7%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	27.97	28.6%		194	63	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	8.02	8.2%		**171	**53	**124
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	7.70	7.9%		182	59	134
56A	Dana silt loam, 0 to 2 percent slopes	0.62	0.6%		180	56	131
Weighted Average					185.6	60.2	137.7

MOULTRIE COUNTY FSA DATA

Farm Number: 4428
 Tract Number/CLU: 4232/3
 Total Acres: 100.74
 Cropland Acres: 97.87

YIELD HISTORY

2017 242.6 Bu/Acre Corn (Co-Mingled With Tracts 1 & 7)
2018 70.84 Bu/Acre Beans (Co-Mingled With Tract 1)

2016 SOIL TEST RESULTS (TRACT 1 & 2)

PH: 6.4 **P1:** 92 **K:** 395

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
08-05-26-000-200	380.0	\$172,746	\$13,214.44 *

* Combined with tracts 1 and 3.

LOCATION

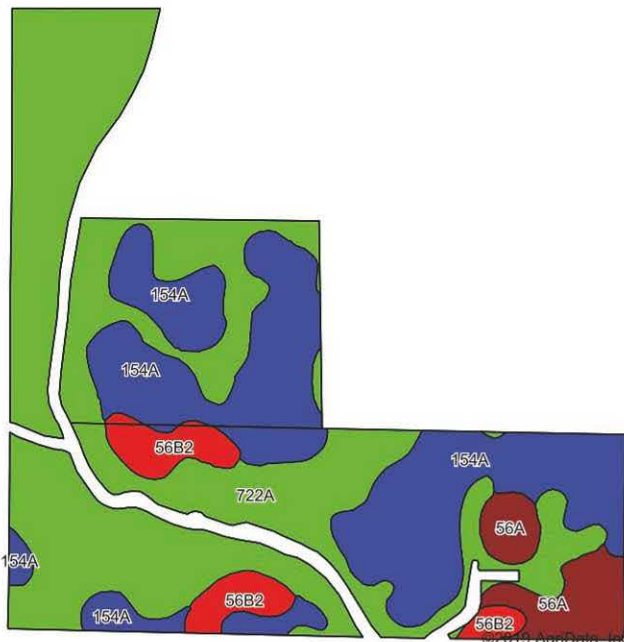
Located 2.00 miles directly north of Sullivan Illinois and accessed via CR 1100 East (Hamblin Road).

LEGAL DESCRIPTION

The South Half (N 1/2) of the Northeast Quarter (NE 1/4) and part of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) in Section 26, Township 14 North, Range 5 East of the Third Principal Meridian in Moultrie County, Illinois.

FARM FOR SALE

TRACT 3-202 +/- ACRES



Area Symbol: IL 139, Soil Area Version: 13

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	104.90	55.1%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	64.28	33.7%		194	63	144
56A	Dana silt loam, 0 to 2 percent slopes	10.81	5.7%		180	56	131
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	10.50	5.5%		**171	**53	**124
Weighted Average					186.4	60.4	138.3

MOULTRIE COUNTY FSA DATA

Farm Number: 4428 and 769
 Tract Number/CLU: 4232/2,4,5 and 1074/1,2,9,8
 Total Acres: 202.8
 Cropland Acres: 190.49

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
08-05-26-000-200	380.0	\$172,746	\$13,214.44 *

* Combined with tracts 1 and 2.

LOCATION

Located 1.00 miles directly north of Sullivan Illinois and accessed via CR 1100 East (Hamblin Road), CR 1025 East, CR 1500 North, and grass lane on the south side of Tract 2.

YIELD HISTORY

2017 232 Bu/A Corn & 72 bu/A Soybeans
2018 255 Bu/A Corn (Co-Mingled w/Tract 7) & 73 bu/A Soybeans

SOIL TEST RESULTS

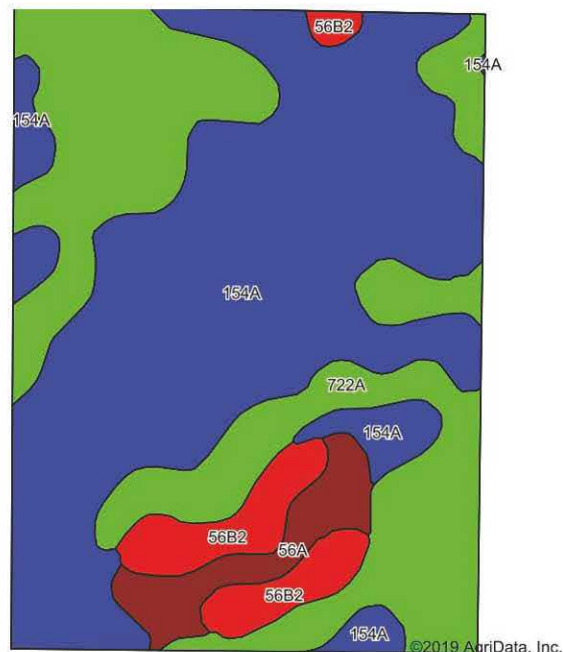
2015-48 Acres	PH: 6.4	P1: 49	K: 346
2015-29 Acres	PH: 6.5	P1: 157	K: 401
2016-37 Acres	PH: 5.9	P1: 47	K: 411
2017-75 Acres	PH: 6.3	P1: 48	K: 412

LEGAL DESCRIPTION

Part of the W1/2 of the SE 1/4 of the NW 1/4, Part of the NE 1/4 SW 1/4, Part of the E 1/4 of the SW 1/4, The S 1/2 of the SE 1/4 Located in Section 26, Township 14 North, Range 5 East of the Third Principal Meridian in Moultrie County, Illinois.

FARM FOR SALE

TRACT 4-113 +/- ACRES



Area Symbol: IL139, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	60.84	53.5%		194	63	144
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	39.49	34.7%		184	60	137
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	7.82	6.9%		**171	**53	**124
56A	Dana silt loam, 0 to 2 percent slopes	5.52	4.9%		180	56	131
Weighted Average					188.3	60.9	139.6

MOULTRIE COUNTY FSA DATA

Farm Number: 0769
 Tract Number/CLU: 1074/3A
 Total Acres: 113.0
 Cropland Acres: 113.0

YIELD HISTORY

2017 71.5 Bu/Acre Soybeans
2018 250.0 Bu/Acre Corn

2017 SOIL TEST RESULTS

PH: 6.2 **P1: 53** **K: 361**

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
08-05-35-000-200	120.0	\$59,715.00	\$4,341.22 *
08-05-35-000-201	169.29	\$82,574.00	\$6,003.04 **

* Combined with tract 5. ** Combined with Tracts 5 and 6.

LOCATION

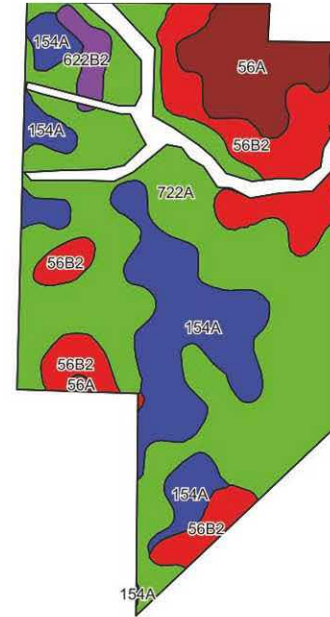
Located 0.5 miles directly north of Sullivan Illinois and accessed via CR 1500 North and CR 1025 East.

LEGAL DESCRIPTION

Part of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) in Section 35, Township 14 North, Range 5 East of the Third Principal Meridian in Moultrie County, Illinois.

FARM FOR SALE

TRACT 5-150 +/- ACRES



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Area Symbol: IL 139, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	II. 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	71.39	50.9%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	28.20	20.1%		194	63	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	25.20	18.0%		**171	**53	**124
56A	Dana silt loam, 0 to 2 percent slopes	12.85	9.2%		180	56	131
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	2.61	1.9%		**153	**50	**114
Weighted Average					182.7	58.8	135.1

MOULTRIE COUNTY FSA DATA

Farm Number: 0769
 Tract Number/CLU: 1074/3B, 4, 10
 Total Acres: 148.81
 Cropland Acres: 140.81

YIELD HISTORY

2017 228.05 Bu/Acre Corn
2018 76.66 Bu/Acre Soybeans

2016 SOIL TEST RESULTS - TRACTS 5 & 6

PH: 5.9 **P1: 55** **K: 411**

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
08-05-35-000-200	120.0	\$59,715.00	\$4,341.22 *
08-05-35-000-201	169.29	\$82,574.00	\$6,003.04 **

* Combined with tract 4. ** Combined with Tracts 4 and 6.

LOCATION

Located 0.5 miles directly north of Sullivan Illinois and accessed via CR 1500 North and CR 1100 East (Hamblin Road.)

LEGAL DESCRIPTION

Part of the East Half (E 1/2) of Section 35, Township 14 North, Range 5 East of the Third Principal Meridian in Moultrie County, Range 5 East of the Third Principal Meridian in Moultrie County, Illinois.

FARM FOR SALE

TRACT 5-IMPROVEMENTS



GRAIN BINS

3 - 10,000 Bushel Bins

3 - 3,000 Bushel Bins

1 - 1,000 Bushel Bin

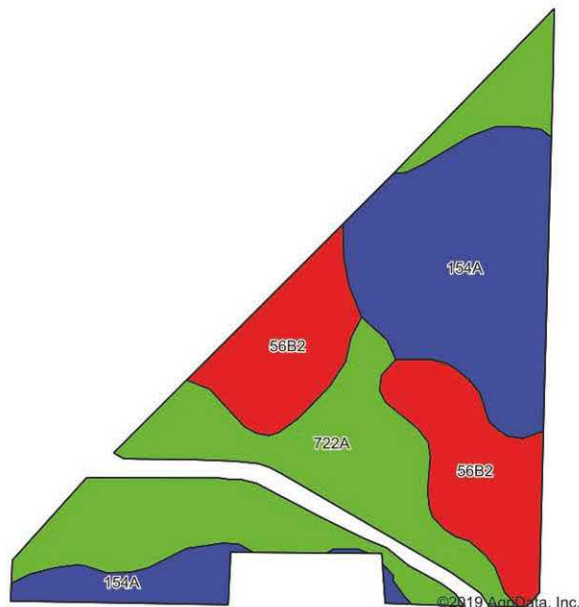
BUILDINGS

47 X 40 Ft. Corn Crib

30 X 30 Ft. Barn

FARM FOR SALE

TRACT 6-22 +/- ACRES



Area Symbol: IL 139, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
722A	Drummer-Milford silt clay loams, 0 to 2 percent slopes	8.74	40.3%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	7.56	34.9%		194	63	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	5.37	24.8%		**171	**53	**124
Weighted Average					184.3	59.3	136.2

MOULTRIE COUNTY FSA DATA

Farm Number: 0769
 Tract Number/CLU: 1074/5,7,6
 Total Acres: 22.7
 Cropland Acres: 21.67
 CRP Acres (Expires 2027): 1.03 Acres @ \$309/Acre

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
08-05-35-000-201	169.29	\$82,574.00	\$6,003.04 *

* Combined with tracts 4 and 5.

YIELD HISTORY

2017 225 Bu/Acre Corn
2018 86.2 Bu/Acre Soybeans

2016 SOIL TEST RESULTS - TRACTS 5 & 6

PH: 5.9 **P1: 55** **K: 411**

LOCATION

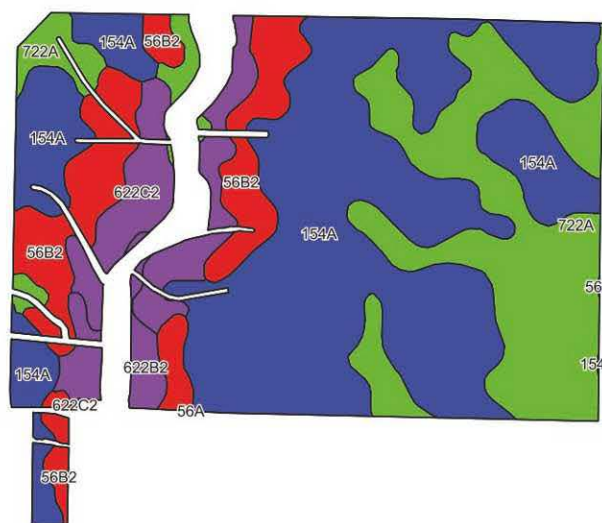
Located directly north of Sullivan Illinois and accessed via CR 1100 East (Hamblin Road.)

LEGAL DESCRIPTION

Part of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 35, Township 14 North, Range 5 East of the Third Principal Meridian in Moultrie County, Illinois.

FARM FOR SALE

TRACT 7-245 +/- ACRES



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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	113.28	50.6%		194	63	144
722A	Drummer-Milford stily clay loams, 0 to 2 percent slopes	55.72	25.0%		184	60	137
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	30.02	13.5%		**171	**53	**124
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	17.99	8.1%		**150	**49	**112
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	6.12	2.7%		**153	**50	**114
Weighted Average					183.7	59.4	136.2

MOULTRIE COUNTY FSA DATA

Farm Number:	1079
Tract Number/CLU:	1079/1-13
Total Acres:	244.99
Cropland Acres:	229.13
CRP Acres (Expires 2021):	1.6 Acres @ \$259.11/Acre
CRP Acres (Expires 2025):	2.92 Acres @ \$314.69/Acre
CRP Acres (Expires 2027):	1.22 Acres @ \$300.00/Acre

YIELD HISTORY

2017	242.6 Bu/A Corn (Co-Mingled w/Tracts 1 & 2) & 73.7 bu/A Soybeans
2018	267.7 Bu/A Corn (Co-Mingled w/Tract 3) & 78.05 bu/A Soy

SOIL TEST RESULTS

2015: E of Ditch	PH: 6.4	P1: 75	K: 428
2017: W of Ditch	PH: 6.5	P1: 52	K: 351
2017: Binsite	PH: 6.2	P1: 130	K: 544

LOCATION

Located directly Northeast of Sullivan Illinois and accessed via CR 1100 East (Hamblin Road) and private lane east of the park.

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable 2019
08-05-36-000-300	239.25	\$119,478.00	\$8,925.92
08-08-01-100-020	9.6	\$8,830.00	\$828.00

LEGAL DESCRIPTION

E 1/2 SW 1/4, NW 1/4 SW 1/4, SW 1/4 SW 1/4, W1/2 SE 1/4 in Section 36, Township 14 North, Range 5 East and Pt. N11 1/2 Acre W 1/2 NW 1/4 NW 1/4 9A ML in Section 1, Township 13 North, Range 5 East in Moultrie County, Illinois.

FARM FOR SALE

TRACT 7-IMPROVEMENTS



GRAIN BINS

2 - 20,000 Bushel Bins

1 - 10,000 Bushel Bin

FARM FOR SALE

UAF IMAGES-TRACTS 1-3

TRACT 1



TRACT 2



TRACT 3



FARM FOR SALE

UAF IMAGES-TRACTS 4-7

TRACT 4



TRACT 5



TRACT 6



TRACT 7



FARM FOR SALE

AUCTION TERMS

Procedures: Tracts 1-7 will be offered in 7 individual tracts or in combination via the bidder's choice and privilege auction system. The high bidder in the first round of bidding can take their choice of one or any combination of tracts at the high bid amount. If a tract remains after high bidder's selection, the runner-up bidder can take the remaining parcel at the high bid amount. If a parcel is remaining, another round of bidding occurs until Tracts 1-7 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 December 31, 2019.

Possession: Possession of the land will be given at 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 2019 taxes payable in 2020, 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 2019 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.

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

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 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.

Buyers Broker's: Listing Broker willing to cooperate, call in advance for details.

An aerial photograph of a rural landscape. A winding stream flows through the center of the image, bordered by lush green grass. On either side of the stream are large, rectangular fields of vibrant green corn. In the distance, there are more fields, some trees, and a few buildings under a clear sky.

Busey FARM BROKERAGE®

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