

LAND AUCTION

BUSEY FARM BROKERAGE

515.47 +/- ACRES FOR SALE

JANUARY 23RD AT 10:00AM

EDGAR COUNTY 4-H BUILDING

319 E. Elliot St., Paris, IL 61944

FARMLAND AUCTION

VERNON NEWMAN FAMILY FARMS

515.47 Acres in Eight Parcels



CONTACT INFORMATION

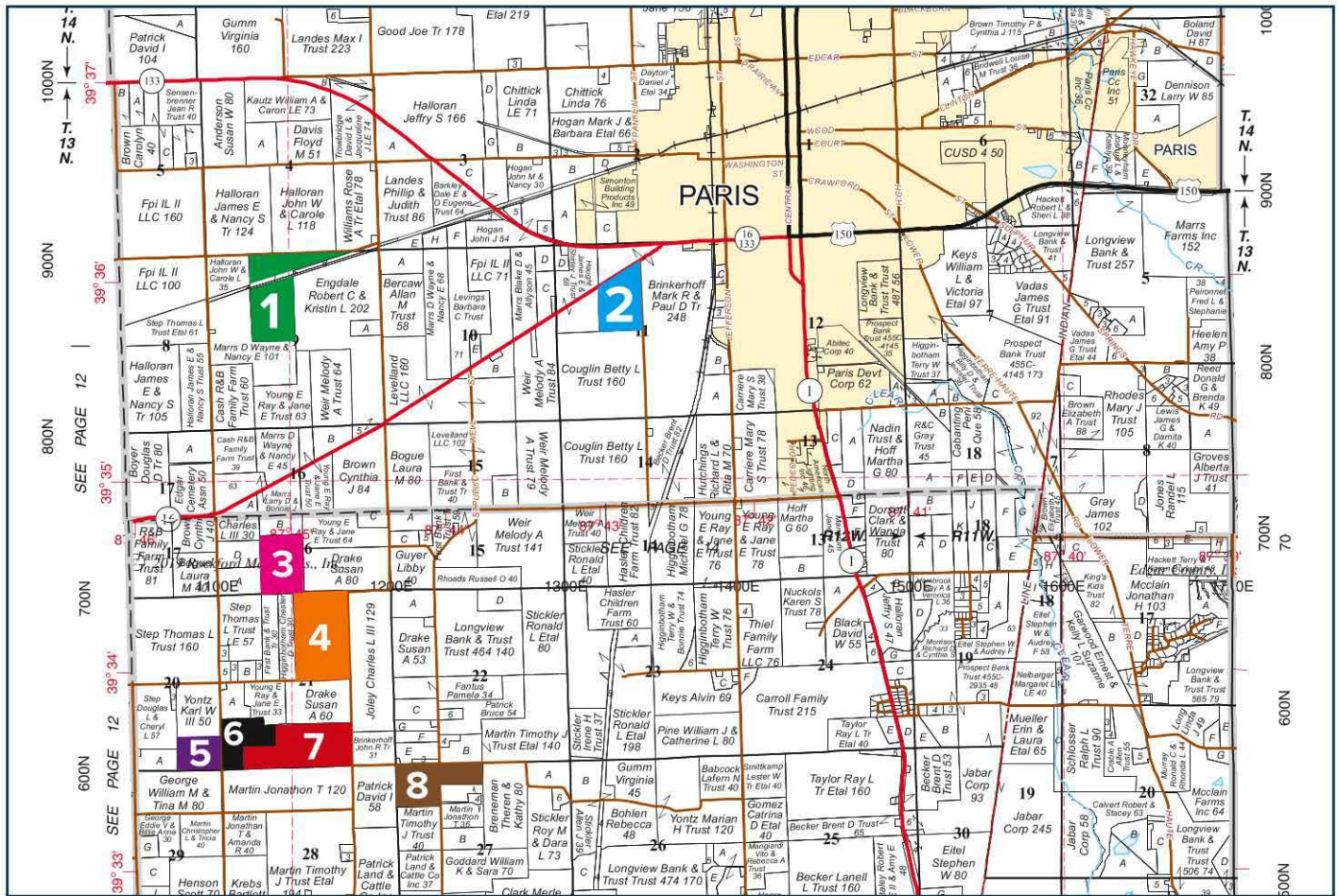
Daniel Herriott, *Broker* - 217.351.2757

Hans Carmien, *Broker* - 217.425.8279

Steve Myers, *Managing Broker/Auctioneer* - 309.962.2901

FARM FOR SALE

BUSEY FARM BROKERAGE



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LOCATION:

These parcels are located in Paris and Symmes Township just southwest of Paris in Edgar County, Illinois.

LEASE/POSSESSION:

The lease for these farms is currently open for 2020.

5 YEAR AVERAGE YIELD HISTORY

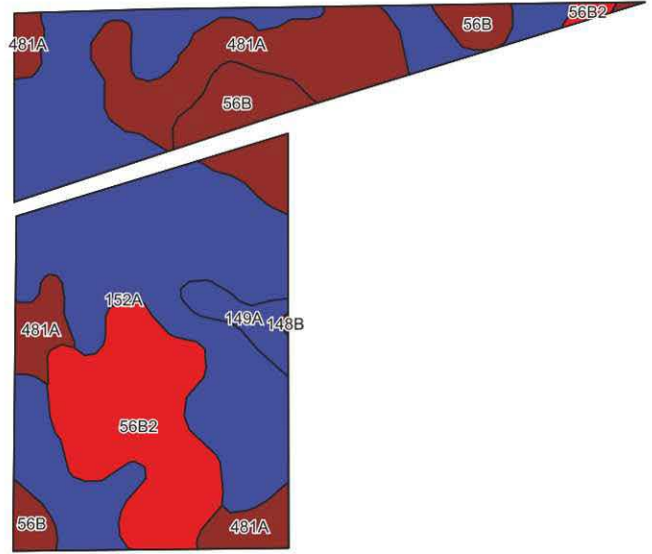
Corn: 214.17*

Soybeans: 68.33*

*All Parcels Combined

FARM FOR SALE

PARCEL 1 - 90.58 +/- ACRES



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Soils data provided by USDA and NRCS.

Area Symbol: IL045, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	46.31	51.9%		195	63	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	16.72	18.7%		183	58	134
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	15.51	17.4%		**171	**53	**124
**56B	Dana silt loam, 2 to 5 percent slopes	8.26	9.3%		**178	**55	**130
149A	Brenton silt loam, 0 to 2 percent slopes	2.33	2.6%		195	60	141
**148B	Proctor silt loam, 2 to 5 percent slopes	0.06	0.1%		**183	**57	**134
Weighted Average					187	59.5	137.3

EDGAR COUNTY FSA DATA

Farm Number: 8439
 Tract Number: 12966
 Total Acres: 88.86
 Cropland Acres: 88.86
 HEL/NHEL Status: NHEL

REAL ESTATE TAX INFORMATION

Parcel ID#	Acres	2019 Assessed Value	2018 Taxes Payable 2019
09-18-09-100-002	79.58	\$39,630	\$1,316.00
09-18-09-200-001	11.00	\$4,430	\$295.70

SOIL TEST RESULTS

2019 pH: 5.7 P: 70 K: 289

LOCATION

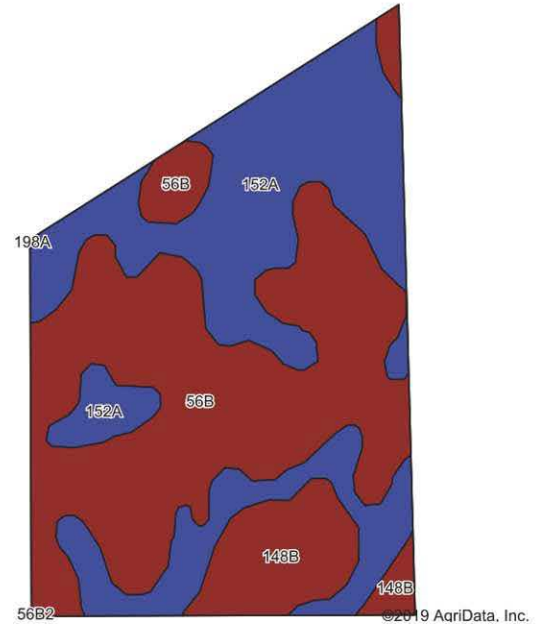
Located 1½ miles south of IL Rt 133 and ½ mile east on CR 900N.

LEGAL DESCRIPTION

Part of the Northeast Quarter (NE ¼) of Section 9, Township 13 North, Range 12 West of the 2nd Principal Meridian lying North of the former ROW of the C. C. C. and St. L. Ry. Co.; AND, the East Half (E ½) of the Northwest (NW ¼) of said Section 9 EXCEPT, a 50' wide strip adjoining the southerly line of the former ROW of the C. C. C. and St. L. Ry. Co., all in Edgar County, Illinois.

FARM FOR SALE

PARCEL 2 - 54.00 +/- ACRES



Soils data provided by USDA and NRCS.

Area Symbol: IL045, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**56B	Dana silt loam, 2 to 5 percent slopes	24.94	48.7%		**178	**55	**130
152A	Drummer silty clay loam, 0 to 2 percent slopes	21.31	41.6%		195	63	144
**148B	Proctor silt loam, 2 to 5 percent slopes	4.98	9.7%		**183	**57	**134
Weighted Average					185.6	58.5	136.2

EDGAR COUNTY FSA DATA

Farm Number: 8439
 Tract Number: 12537
 Total Acres: 50.89
 Cropland Acres: 50.89
 HEL/NHEL Status: NHEL

REAL ESTATE TAX INFORMATION

Parcel ID#	Acres	2019 Assessed Value	2018 Taxes Payable 2019
09-18-11-100-005	54.00	\$24,550	\$1,536.50

SOIL TEST RESULTS

2019 pH: 5.9 P: 58 K: 208

LOCATION

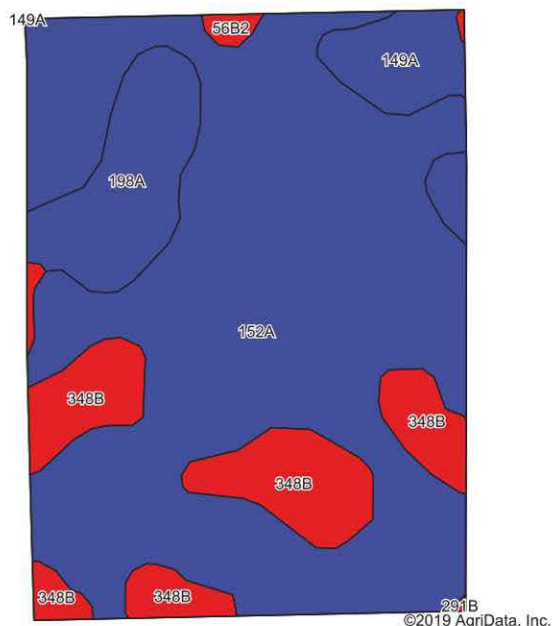
Located ¼ mile southwest of Paris on the corner of IL Rt 16 and N 1350th Street.

LEGAL DESCRIPTION

Part of The East Half (E ½) of the Northwest Quarter (NW ¼) of Section 11, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.

FARM FOR SALE

PARCEL 3 - 54.48 +/- ACRES



Soils data provided by USDA and NRCS.

Area Symbol: IL045, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	38.00	70.8%		195	63	144
**348B	Wingate silt loam, 2 to 5 percent slopes	7.71	14.4%		**163	**51	**120
198A	Elburn silt loam, 0 to 2 percent slopes	4.84	9.0%		197	61	143
149A	Brenton silt loam, 0 to 2 percent slopes	2.87	5.3%		195	60	141
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	0.29	0.5%		**171	**53	**124
Weighted Average					190.5	60.9	140.2

EDGAR COUNTY FSA DATA

Farm Number: 8439
 Tract Number: 12822
 Total Acres: 53.30
 Cropland Acres: 53.30
 HEL/NHEL Status: NHEL

REAL ESTATE TAX INFORMATION

Parcel ID#	Acres	2019 Assessed Value	2018 Taxes Payable 2019
14-18-16-300-003	54.00	\$32,610	\$2,220.38
14-18-16-400-007	0.48	\$0.00	\$0.00

SOIL TEST RESULTS

2016 pH: 6.1 P: 64 K: 322

LOCATION

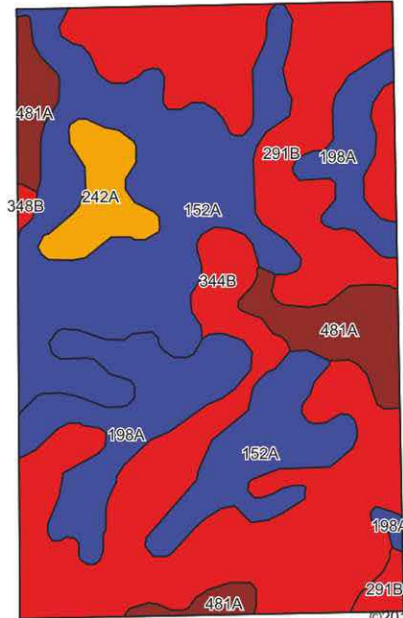
Located 1 mile south of IL Rt 16 on CR 700N.

LEGAL DESCRIPTION

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) & Part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.

FARM FOR SALE

PARCEL 4 - 100.00 +/- ACRES



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Soils data provided by USDA and NRCS.

Area Symbol: IL045, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	29.30	29.8%	Blue	195	63	144
**344B	Harvard silt loam, 2 to 5 percent slopes	26.08	26.6%	Red	**169	**53	**124
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	18.82	19.2%	Red	**160	**50	**117
198A	Elburn silt loam, 0 to 2 percent slopes	12.81	13.0%	Blue	197	61	143
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	7.33	7.5%	Brown	183	58	134
242A	Kendall silt loam, 0 to 2 percent slopes	3.56	3.6%	Yellow	172	53	125
**348B	Wingate silt loam, 2 to 5 percent slopes	0.29	0.3%	Red	**163	**51	**120
Weighted Average					179.8	56.8	131.9

EDGAR COUNTY FSA DATA

Farm Number: 8439
 Tract Number: 12822
 Total Acres: 98.99
 Cropland Acres: 98.99
 HEL/NHEL Status: NHEL

SOIL TEST RESULTS

2018 pH: 6.2 P: 52 K: 242

LOCATION

Located 1½ miles south of IL Rt 16 on N 1175th Street.

REAL ESTATE TAX INFORMATION

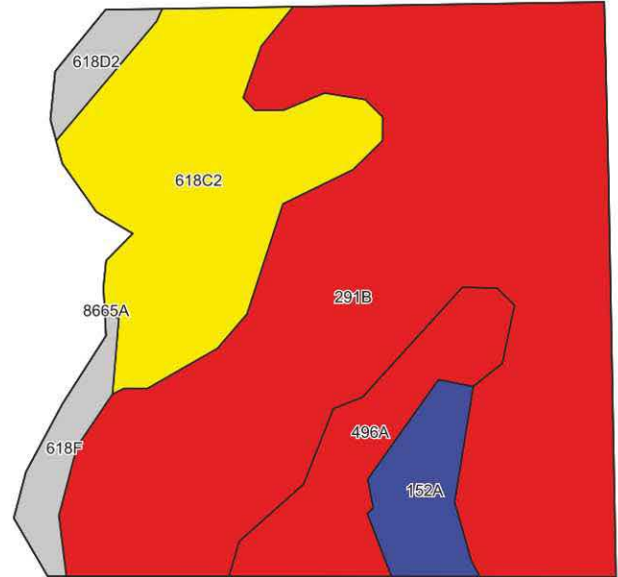
Parcel ID#	Acres	2019 Assessed Value	2018 Taxes Payable 2019
14-18-21-100-007	20.00	\$10,090	\$687.02
14-18-21-200-002	80.00	\$33,140	\$2,256.46

LEGAL DESCRIPTION

The West Half (W ½) of the Northeast Quarter (NE ¼) & The East Half (E ½) of the East Half (E ½) of the East Half (E ½) of the Northwest Quarter (NW ¼) of Section 21, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.

FARM FOR SALE

PARCEL 5 - 30.00 +/- ACRES



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Soils data provided by USDA and NRCS.

Area Symbol: IL045, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	12.69	60.7%		**160	**50	**117
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	4.42	21.1%		**136	**44	**100
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	1.79	8.6%		166	52	121
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.99	4.7%		195	63	144
**618F	Senachwine silt loam, 18 to 35 percent slopes	0.61	2.9%		**104	**33	**76
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	0.40	1.9%		**130	**42	**95
Weighted Average					154.9	48.9	113.4

EDGAR COUNTY FSA DATA

Farm Number: 8439
 Tract Number: 12823
 Total Acres: 154.48*
 Cropland Acres: 20.41
 HEL/NHEL Status: HEL

*Combined with Parcel 6 & 7

SOIL TEST RESULTS

2015 pH: 6.2 P: 33 K: 214

LOCATION

Located 1½ miles south of IL Rt 16 on N 1100th Street.

LEGAL DESCRIPTION

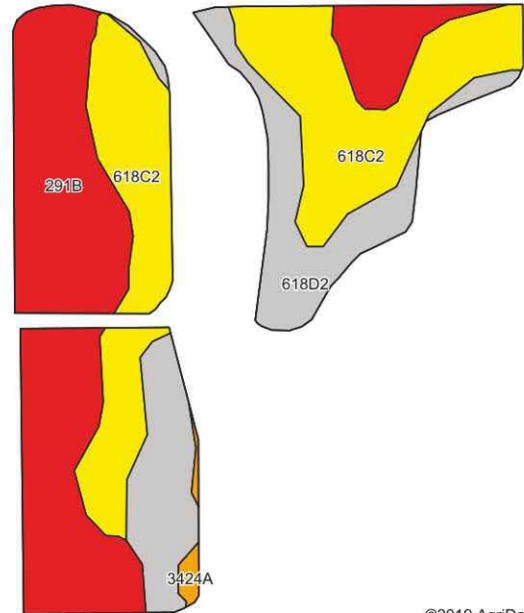
Part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 20, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.

REAL ESTATE TAX INFORMATION

Parcel ID#	Acres	2019 Assessed Value	2018 Taxes Payable 2019
14-18-20-400-004	30.00	\$4,630	\$351.26

FARM FOR SALE

PARCEL 6 - 43.27 +/- (surveyed acres)



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Soils data provided by USDA and NRCS.

Area Symbol: IL 045, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	8.49	40.4%	 	**160	**50	**117
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	7.78	37.0%	 	**136	**44	**100
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	4.56	21.7%	 	**130	**42	**95
3424A	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	0.18	0.9%	 	174	55	127
Weighted Average					144.7	46.1	106

EDGAR COUNTY FSA DATA

Farm Number: 8439
 Tract Number: 12823*
 Total Acres: 154.48*
 Cropland Acres: 19.45
 HEL/NHEL Status: HEL

*Combined with Parcel 5 & 7

REAL ESTATE TAX INFORMATION

Parcel ID#	Acres	2019 Assessed Value	2018 Taxes Payable 2019
14-18-21-300-002	86.00	\$9,590*	\$652.98*

*Combined with Parcel 7

SOIL TEST RESULTS

2019 pH: 5.7 P: 49 K: 179

LOCATION

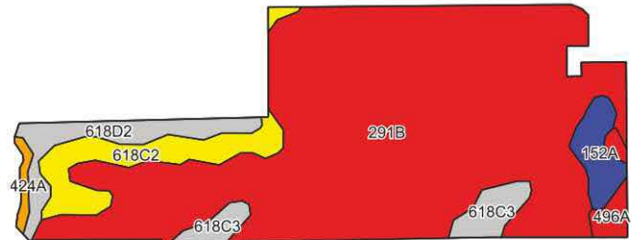
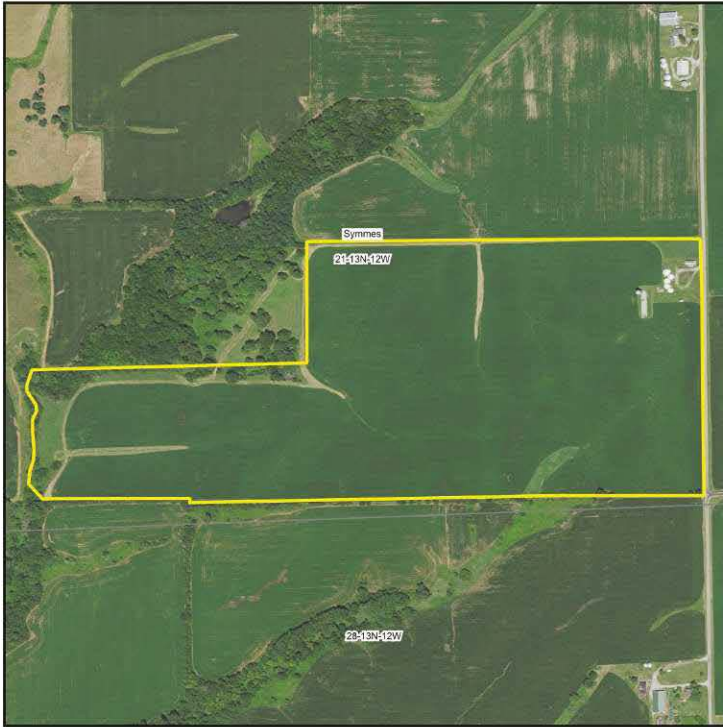
Located 1½ miles south of IL Rt 16 on N 1100th Street.

LEGAL DESCRIPTION

Part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 21, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.

FARM FOR SALE

PARCEL 7 - 83.14 +/- (surveyed acres)



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Soils data provided by USDA and NRCS.

Area Symbol: IL 045, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	62.25	77.2%		**160	**50	**117
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	6.25	7.7%		**136	**44	**100
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	4.37	5.4%		**130	**42	**95
**618C3	Senachwine clay loam, 5 to 10 percent slopes, severely eroded	3.20	4.0%		**126	**40	**92
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.60	3.2%		195	63	144
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	1.38	1.7%		166	52	121
3424A	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	0.62	0.8%		174	55	127
Weighted Average					156.5	49.2	114.5

EDGAR COUNTY FSA DATA

Farm Number: 8439
 Tract Number: 12823*
 Total Acres: 154.48*
 Cropland Acres: 72.97
 HEL/NHEL Status: HEL

*Combined with Parcel 5 & 6

REAL ESTATE TAX INFORMATION

Parcel ID#	Acres	2019 Assessed Value	2018 Taxes Payable 2019
14-18-21-300-002	86.00	\$9,590*	\$652.98*
14-18-21-400-006	40.00	\$13,500	\$919.20

*Combined with Parcel 6

SOIL TEST RESULTS

2019 pH: 6.2 P: 40 K: 170

LOCATION

Located 2 miles south of IL Rt 16 on N 1175th Street.

LEGAL DESCRIPTION

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) & The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) & Part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 21, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.

FARM FOR SALE

PARCEL 7 IMPROVEMENTS



GRAIN BINS

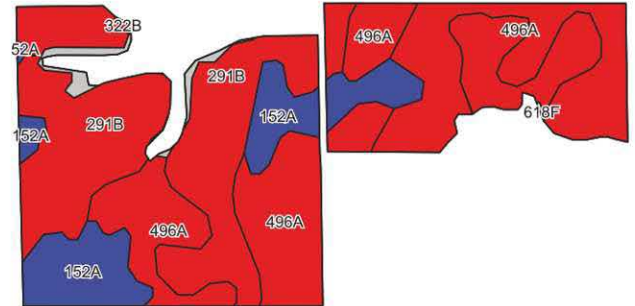
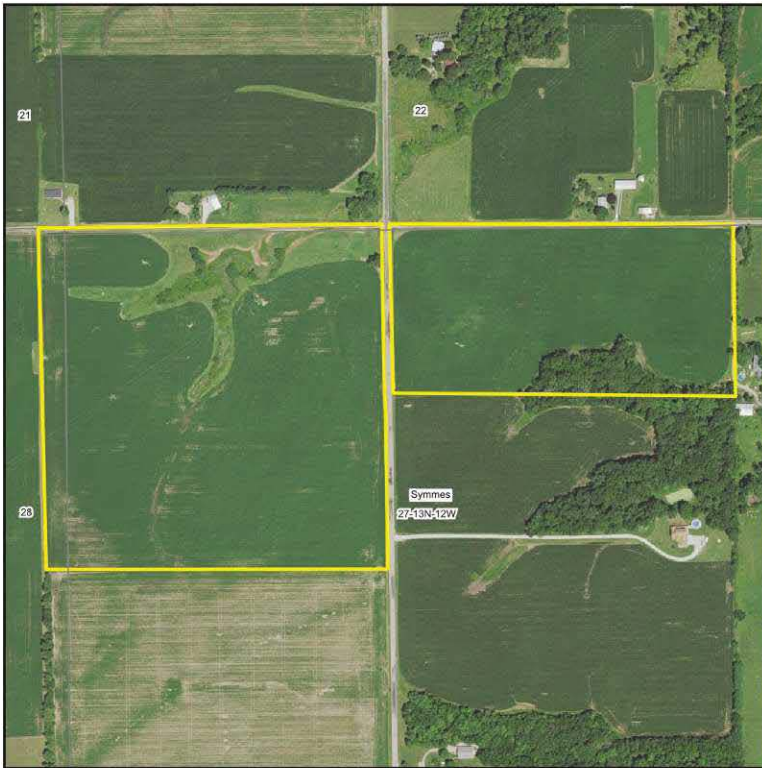
- 1 - 10,000 bushel drying bin
- 3 - 7,000 bushel bin
- 1 - 5,000 bushel bin

BUILDINGS

- Concrete Silo
- Feed Trough
- 22' x 45' Scale House

FARM FOR SALE

PARCEL 8 - 60.00 +/- ACRES



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Soils data provided by USDA and NRCS.

Area Symbol: IL 045, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	27.23	52.6%		**160	**50	**117
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	15.99	30.9%		166	52	121
152A	Drummer silty clay loam, 0 to 2 percent slopes	7.66	14.8%		195	63	144
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	0.86	1.7%		**130	**42	**95
Weighted Average					166.5	52.4	121.9

EDGAR COUNTY FSA DATA

Farm Number: 8439
 Tract Number/CLU: 2602
 Total Acres: 58.74
 Cropland Acres: 50.25
 HEL/NHEL Status: HEL

SOIL TEST RESULTS

2019 pH: 5.9 P: 44 K: 178

LOCATION

Located 2½ miles south of IL Rt 16 on the corner of CR 600N and Pub Wells Street.

REAL ESTATE TAX INFORMATION

Parcel ID#	Acres	2019 Assessed Value	2018 Taxes Payable 2019
14-18-27-100-001	60.00	\$15,170	\$1,032.90

LEGAL DESCRIPTION

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) & the North Half (N ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 21, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.

FARM FOR SALE

UAF IMAGES - PARCELS 1-3

PARCEL 1



PARCEL 2



PARCEL 3



FARM FOR SALE

UAF IMAGES - PARCELS 4-6

PARCEL 4



PARCEL 5



PARCEL 6



FARM FOR SALE

UAF IMAGES - PARCELS 7 & 8

PARCEL 7



PARCEL 8 - WEST



PARCEL 8 - EAST



FARM FOR SALE

AUCTION TERMS

Procedures: Parcels 1-8 will be sold in two offerings in 8 individual parcels or in combination via the bidder's choice and privilege auction system. Offering 1 will be Parcels 1-4, Offering 2 will be Parcels 5-8. The high bidder in the first round of bidding can take their choice of one or any combination of parcels for that offering at the high bid amount. If a tract remains after high bidder's selection, the runner-up bidder can take any remaining parcels of that offering at the high bid amount. If any parcels are remaining, another round of bidding occurs until all parcels for that offering 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 February 24, 2020, or as soon thereafter as acceptable closing documents are completed.

Possession: Possession of the land will be given at closing, subject to the current lease which is set to expire on February 28, 2020. 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. 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) of 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. Copies of the title commitment will be available for review before auction and every bid is made subject to acceptance of the state of title as provided in that title commitment. Seller will convey insurable title by a good and sufficient recordable Special Warranty Deed(s) to be delivered 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

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

Attorney for Seller:

William A. Peithmann is legal counsel for sellers and is also transactional agent pursuant to a recorded Power of Attorney for sale of real estate.

THE PEITHMANN LAW OFFICE
409 East Main Street, P.O. Box 80
Mahomet, IL 61853
Telephone: (217) 586-6102
www.peithmannlaw.com

Vernon Newman Family Farms

First Offering-Buyers Choice and Priviledge

Parcel 1 - 90.58 +/- Taxable Acres(Sec. 9-Paris)

Parcel 2 - 54.00 +/- Taxable Acres(Sec. 11-Paris)

Parcel 3 - 54.48 +/- Taxable Acres*(Sec. 16-Symmes)

Parcel 4 - 100.00 +/- Taxable Acres*(Sec. 21-Symmes)

*If Parcels 3 and 4 sell to same buyer-no survey will be performed. If Parcels 3 and 4 sell to different buyers then a survey will be done prior to closing at sellers expense with final settlement based on final bid multiplied by surveyed acres. Parcel 3 access to be 30 feet wide from township road heading westerly in an even width.

Second Offering-Buyers Choice and Priviledge-All Symmes Twp.

Parcel 5 - 30.00 +/- Taxable Acres(Sec. 20)

Parcel 6 - 43.27 +/- *Surveyed Acres (Sec. 21)*

Parcel 7 - 83.14 +/- *Surveyed Acres (Sec. 21)*

Parcel 8 - 60.00 +/- Taxable Acres(Sec. 27)

Licensed Real Estate Broker Corporation



Hans Carmien
Broker

Phone: 217.425.8279

Cell: 217.840.7171

hans.carmien@busey.com

Steve Myers
Managing Broker/Auctioneer

Phone: 309.962.2901

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steve.myers@busey.com

Daniel Herriott
Broker

Phone: 217.351.2757

Cell: 217.722.5979

daniel.herriott@busey.com

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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller