

LAND AUCTION

Busey Farm Brokerage

609.92 Acres For Sale
Christian & Shelby Co.

September 7th, 2022—10:00 AM

Macon Community Center

1039 Woodcock Road

Macon, IL 62544

Online: busey.bidwrangler.com (Online Bidders Must Register 1 hour Prior to Auction Start)

Farm for Sale

Rice & Younger Farms

609.92 Total Taxable Acres in Eight Tracts (Pending Completed Surveys)

Contact Information



Corey Zelhart, Listing Broker—217-425-8245/217-493-2712 corey.zelhart@busey.com

Alex Rhoda, Broker 217-425-8821

Steve Myers, Managing Broker/Auctioneer 309-962-2311

Location

Approximately 380 contiguous acres located 1 mile directly south of Moweaqua IL, West of Rt. 51. Approximately 150 contiguous acres located 3 miles southeast of Moweaqua IL, East of Rt. 51. Approximately 80 acres located 5 miles East of Moweaqua IL.

Lease/Possession

The lease for these farms is currently open for 2023. Buyer to reimburse tenant for 2021 lime expense, prorated over five years. All other 2022 income and expenses are retained by sellers.

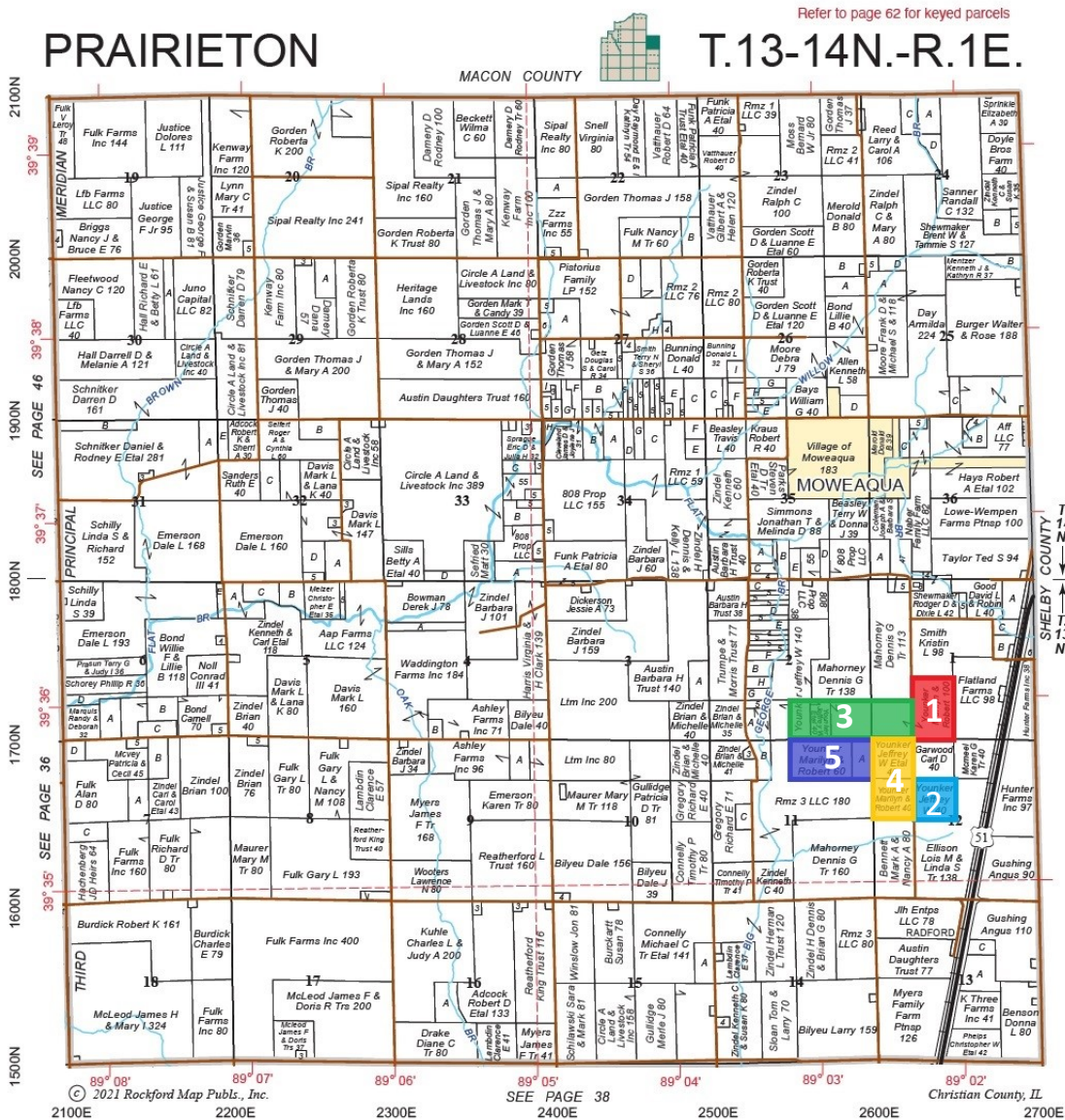
busey.com

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

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Farm for Sale

BUSEY FARM BROKERAGE—Tracts 1 through 5



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Busey FARM
BROKERAGE

Licensed Real Estate Broker Corporation

Corey Zelhart, Listing Broker
EMAIL: Corey.Zelhart@busey.com

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Cell 217-493-2712

Alex Rhoda, Broker

Phone 217-425-8821

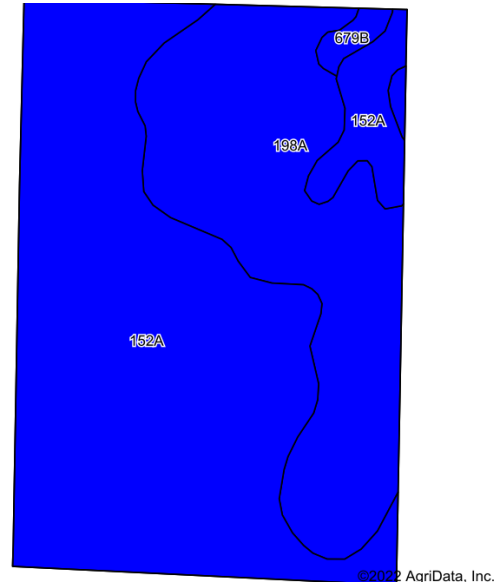
Steve Myers, Managing Broker/Auctioneer

Phone 309-962-2311

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Farm for Sale

Rice & Younker Farm TRACT 1— 60.00 +/- Acres



Area Symbol: IL021, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	II. 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	38.78	63.6%		195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	21.54	35.3%		197	61	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	0.67	1.1%		**192	**59	**141
Weighted Average					195.7	62.2	143.6

Christian County FSA Data

Farm Number: 6186
 Tract Number/CLU: Part of Tract 1176
 Total Acres: 60.99
 Cropland Acres: 60.99

Real Estate Tax Information

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
12-15-01-300-003-00	100.0	\$71,252.00	\$5,574.34 *

* Combined with part of tract 3.

2021 Whole Farm Combined Yields

2021 Corn 245 Bushels per Acre
 2021 Soy 78 Bushels per Acre

2022 Soil Test Results

PH: 6.3 P1: 77.8 K: 401.2

Location

Located 1.0 miles southeast of Moweaqua and accessed via CR 2625E to the West.

Legal Description

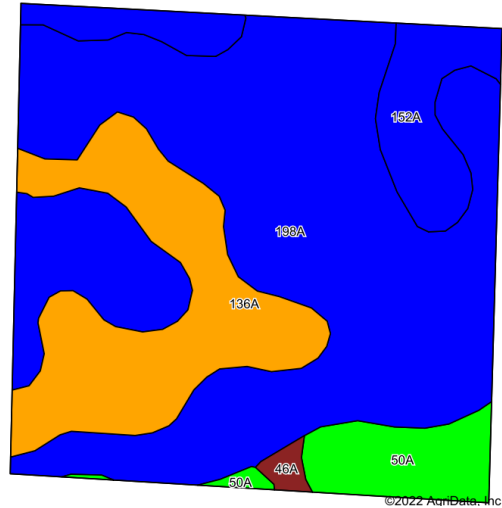
Part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 1, Township 13 North, Range 1 East of the Third Principal Meridian in the County of Christian, State of Illinois.



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Farm for Sale

Rice & Younker Farm TRACT 2— 40.0 +/- Acres



Area Symbol: IL021, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	26.11	63.0%		197	61	143
136A	Brooklyn silt loam, 0 to 2 percent slopes	8.25	19.9%		152	49	112
152A	Drummer silty clay loam, 0 to 2 percent slopes	4.08	9.8%		195	63	144
50A	Virden silty clay loam, 0 to 2 percent slopes	2.70	6.5%		182	59	135
46A	Herrick silt loam, 0 to 2 percent slopes	0.31	0.7%		181	58	133
Weighted Average					186.7	58.7	136.3

Christian County FSA Data

Farm Number: 6186
 Tract Number/CLU: 7763
 Total Acres: 41.90
 Cropland Acres: 41.56

2021 Whole Farm Combined Yields

2021 Corn 245 Bushels per Acre
 2021 Soy 78 Bushels per Acre

2022 Soil Test Results

PH: 6.5 P1: 89.4 K: 336

Location

Located 1.5 miles southeast of Moweaqua and accessed via CR 2625E to the West.

Legal Description

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 13 North, Range 1 East of the Third Principal Meridian in the County of Christian, State of Illinois.

Real Estate Tax Information

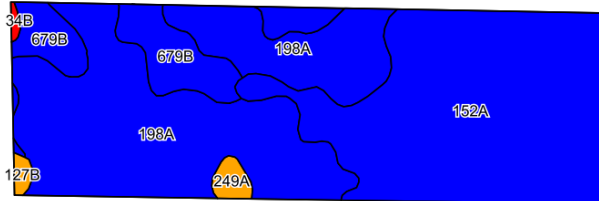
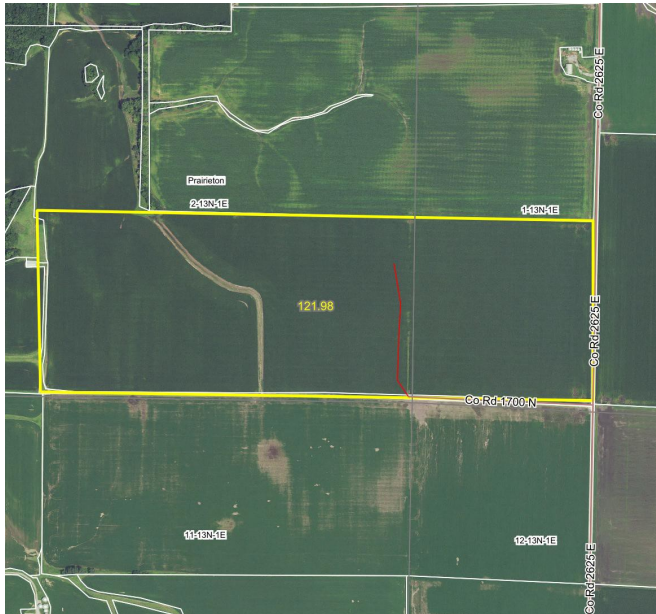
Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
12-15-12-100-005-00	40.0	\$24,172.00	\$1,907.84



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Farm for Sale

Rice & Younger Farm TRACT 3— 120.00 +/- Acres



Area Symbol: IL021, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	54.83	44.9%		195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	53.80	44.1%		197	61	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	11.00	9.0%		**192	**59	**141
249A	Edinburg silty clay loam, 0 to 2 percent slopes	1.40	1.1%		172	55	127
**127B	Harrison silt loam, 2 to 5 percent slopes	0.67	0.5%		**177	**54	**129
**134B	Camden silt loam, 2 to 5 percent slopes	0.28	0.2%		**164	**50	**118
Weighted Average					195.2	61.6	143

Christian County FSA Data

Farm Number: 6186
 Tract Number/CLU: Part of Tract 1176
 Total Acres: 121.98
 Cropland Acres: 121.98

2021 Whole Farm Combined Yields

2021 Corn 245 Bushels per Acre
 2021 Soy 78 Bushels per Acre

2022 Soil Test Results

PH: 6.2 P1: 98.4 K: 403.0

Location

Located 1.0 miles south of Moweaqua and accessed via CR 2625E to the East and CR 1700N to the South.

Legal Description

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 1, AND The South Half (S 1/2) of the South East Quarter (SE 1/4) of Section 2, All in Township 13 North, Range 1 East of the Third Principal Meridian in the County of Christian, State of Illinois.

Real Estate Tax Information

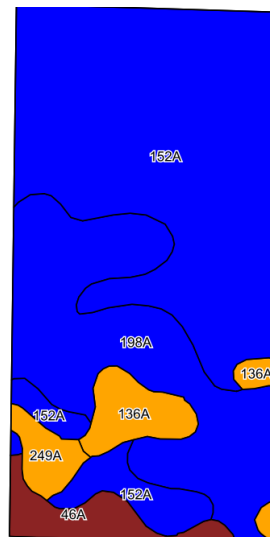
Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
12-15-01-300-003-00	100.0	\$71,252.00	\$5,574.34 *
12-15-02-400-006-00	40.0	\$28,696.00	\$2,247.18
12-15-02-400-005-00	20.0	\$14,112.00	\$1,105.98
12-15-02-400-004-00	20.0	\$14,072.00	\$1,102.98

* Combined with part of tract 1.



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Rice & Younger Farm TRACT 4— 80.00 +/- Acres



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Code	Soil Description	Acres	Percent of field	II. 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	45.99	57.4%		195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	23.42	29.2%		197	61	143
136A	Brooklyn silt loam, 0 to 2 percent slopes	4.54	5.7%		152	49	112
46A	Herrick silt loam, 0 to 2 percent slopes	3.95	4.9%		181	58	133
249A	Edinburg silty clay loam, 0 to 2 percent slopes	2.19	2.7%		172	55	127
Weighted Average					191.8	61.2	140.9

Farm Number:	6186
Tract Number/CLU:	5833 & Part of Tract 1176
Total Acres:	80.09
Cropland Acres:	80.09

2021 Corn	245 Bushels per Acre
2021 Soy	78 Bushels per Acre

PH: 6.1 **P1: 64.8** **K: 332.2**

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
12-15-12-100-004-00	40.0	\$24,628.00	\$1,941.80
12-15-12-100-001-00	20.0	\$14,462.00	\$1,131.36
12-15-12-100-002-00	20.0	\$13,982.00	\$1,093.88

Located 1.25 miles south of Moweaqua and accessed via CR 2625E to the West and CR 1700N to the North.

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 12, Township 13 North, Range 1 East of the Third Principal Meridian in the County of Christian, State of Illinois.

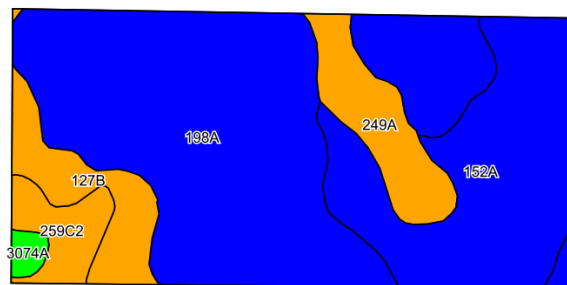


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Farm for Sale

Rice & Younger Farm TRACT 5— 80.00 +/- Acres



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Area Symbol: IL021, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	42.44	53.0%		197	61	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	21.07	26.3%		195	63	144
249A	Edinburg silty clay loam, 0 to 2 percent slopes	6.41	8.0%		172	55	127
**127B	Harrison silt loam, 2 to 5 percent slopes	5.82	7.3%		**177	**54	**129
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	3.52	4.4%		**152	**48	**111
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.77	1.0%		186	58	136
Weighted Average					190.9	59.9	139.5

Christian County FSA Data

Farm Number: 6186
 Tract Number/CLU: Part of Tract 1176
 Total Acres: 80.03
 Cropland Acres: 80.03

2021 Whole Farm Combined Yields

2021 Corn 245 Bushels per Acre
 2021 Soy 78 Bushels per Acre

2022 Soil Test Results

PH: 6.1 P1: 64.8 K: 332.2

Real Estate Tax Information

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
12-15-11-200-001-00	60.0	\$37,402.00	\$2,947.36
12-15-11-200-002-00	20.0	\$14,439.00	\$1,130.38

Location

Located 1.25 miles south of Moweaqua and accessed via CR 1700N to the North.

Legal Description

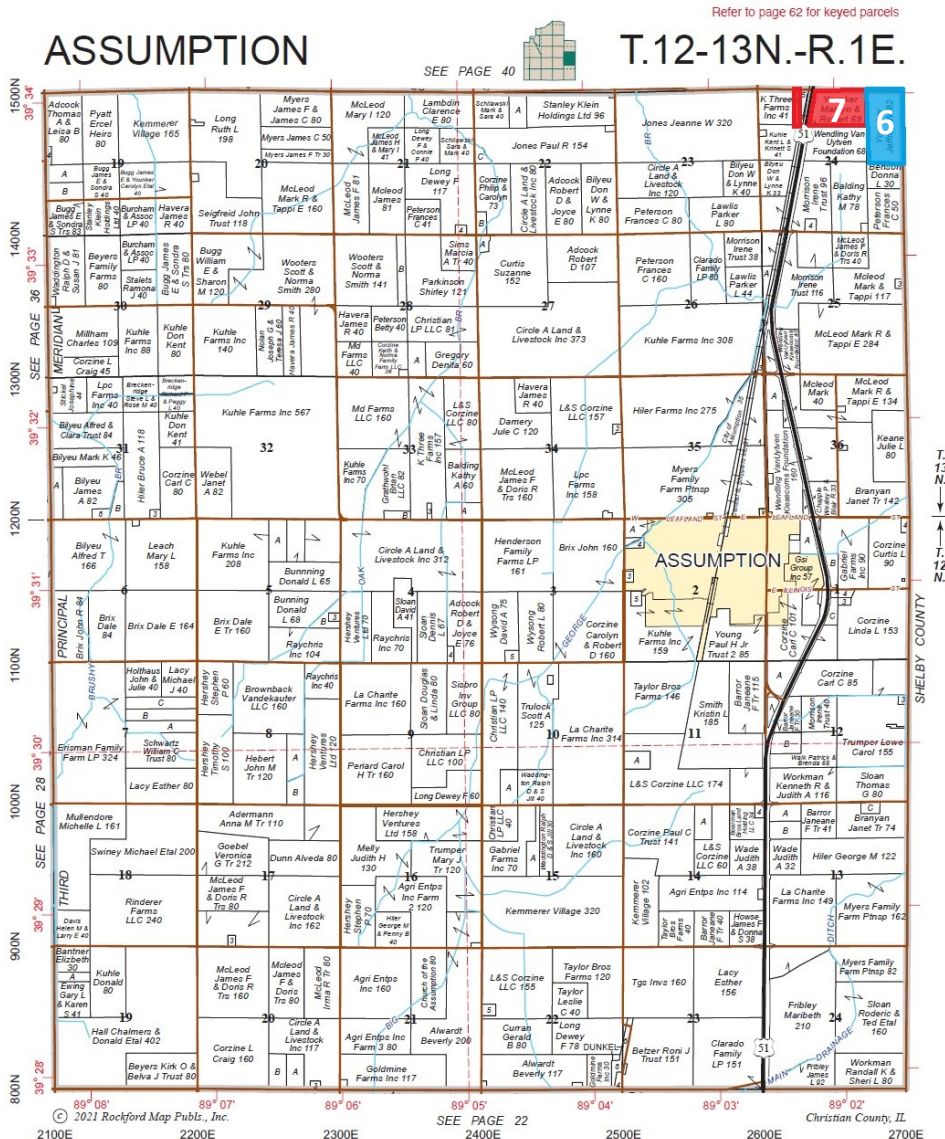
The North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section 11, Township 13 North, Range 1 East of the Third Principal Meridian in the County of Christian, State of Illinois.



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Farm for Sale

BUSEY FARM BROKERAGE—Tracts 6 and 7



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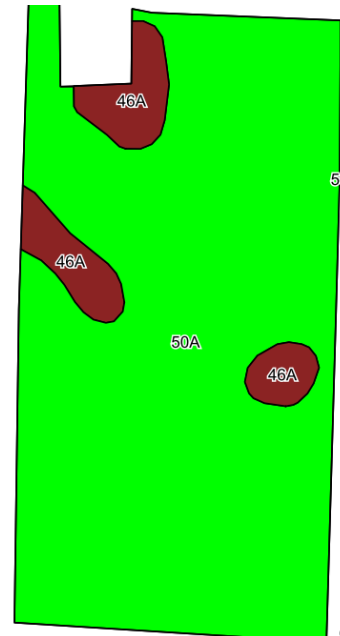
Steve Myers, Managing Broker/Auctioneer

Phone 309-962-2311

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Rice & Younger Farm TRACT 6— 81.94 +/- Acres



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Area Symbol: IL021, Soil Area Version: 15
Area Symbol: IL173, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
50A	Virden silty clay loam, 0 to 2 percent slopes	71.49	91.4%		182	59	135
46A	Herrick silt loam, 0 to 2 percent slopes	6.73	8.6%		181	58	133
Weighted Average					181.9	58.9	134.8

Christian County FSA Data

Farm Number: 6186
Tract Number/CLU: Part of Tract 1177
Total Acres: 80.56
Cropland Acres: 78.22

2021 Whole Farm Combined Yields

2021 Corn 245 Bushels per Acre
2021 Soy 78 Bushels per Acre

2022 Soil Test Results

PH: 5.6 P1: 95.4 K: 412.6

Real Estate Tax Information

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
01-15-24-200-001-01	81.94	\$41,361.00	\$3,196.94

Location

Located 3.50 miles southeast of Moweaqua and accessed via CR 1500N to the North and CR 2700E to the East.

Legal Description

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section 24, Township 13 North, Range 1 East of the Third Principal Meridian in the County of Christian, State of Illinois.



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Farm for Sale

TRACT 6—Improvements



Buildings

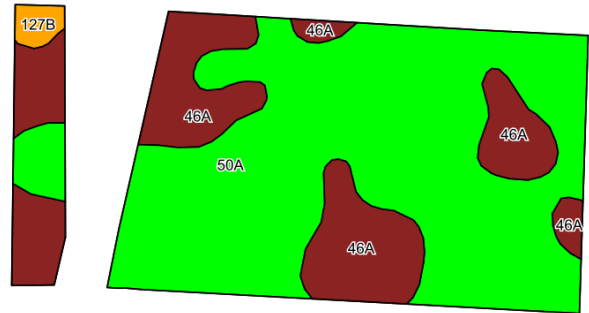
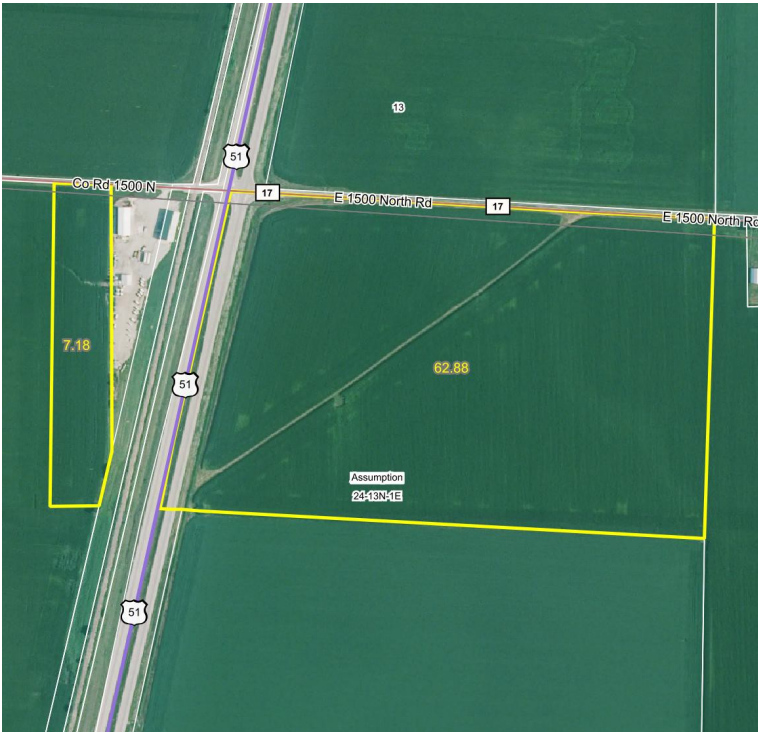
Quonset Shed



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Farm for Sale

Rice & Younger Farm TRACT 7— 69.08 +/- Acres



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Area Symbol: IL021, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
50A	Viriden silty clay loam, 0 to 2 percent slopes	49.18	70.2%		182	59	135
46A	Herrick silt loam, 0 to 2 percent slopes	19.95	28.5%		181	58	133
**127B	Harrison silt loam, 2 to 5 percent slopes	0.93	1.3%		**177	**54	**129
Weighted Average					181.6	58.6	134.4

Christian County FSA Data

Farm Number: 6186
 Tract Number/CLU: Part of Tract 1177
 Total Acres: 70.06
 Cropland Acres: 64.78

2021 Whole Farm Combined Yields

2021 Corn 245 Bushels per Acre
 2021 Soy 78 Bushels per Acre

2022 Soil Test Results

PH: 5.6 P1: 95.4 K: 412.6

Location

Located 3.50 miles southeast of Moweaqua and accessed via CR 1500N to the North.

Legal Description

The NE 1/4 of the NW 1/4 EX 6.269 AC for Highway & Ex Beg Intersection of the West ROW Line IRC With The North Line of NE 1/4 NW 1/4 W 238.1' S1098.8' Nely 1114.2' To POB Containing 3.0 Ac 010247 of Section 24, Township 13 North, Range 1 East of the Third Principal Meridian in the County of Christian, State of Illinois.

Real Estate Tax Information

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
01-15-24-200-001-00	40.83	\$16,185.00	\$1,266.38
01-15-24-100-003-00	28.25	\$10,923.00	\$855.20



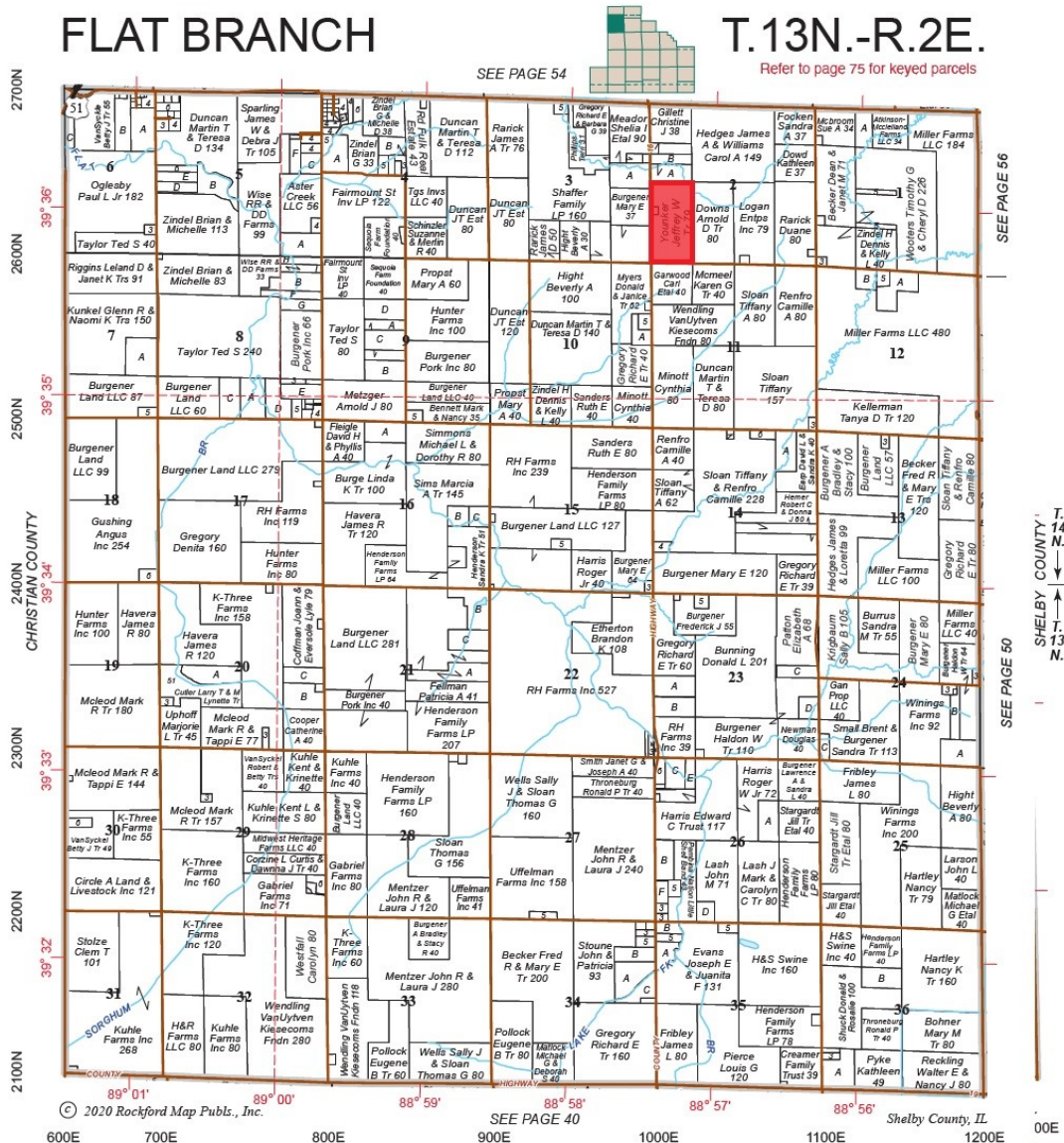
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Farm for Sale

BUSEY FARM BROKERAGE—Tract 8

FLAT BRANCH

T.13N.-R.2E.



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Busey FARM
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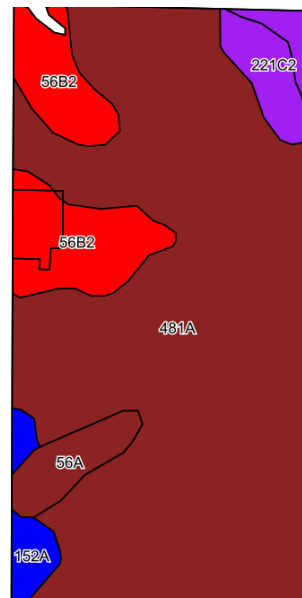
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Farm for Sale

Rice & Younger Farm TRACT 8— 78.9 +/- Acres



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Area Symbol: IL 173. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	60.56	76.6%		183	58	134
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	9.66	12.2%		**171	**53	**124
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	3.94	5.0%		**148	**48	**111
56A	Dana silt loam, 0 to 2 percent slopes	2.91	3.7%		180	56	131
152A	Drummer silty clay loam, 0 to 2 percent slopes	1.94	2.5%		195	63	144
Weighted Average					180	56.9	131.8

Shelby County FSA Data

Farm Number: 10211
 Tract Number/CLU: 10312
 Total Acres: 79.22
 Cropland Acres: 76.33

2021 Whole Farm Combined Yields

2021 Corn 245 Bushels per Acre
2021 Soy 78 Bushels per Acre

2022 Soil Test Results

PH: 5.8 **P1:** 49.4 **K:** 350.6

Real Estate Tax Information

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable 2022
0603-02-00-300-002	78.9	\$34,180.00	\$2,614.10

Location

Located 4.0 miles east of Moweaqua and accessed via CR 2600N to the South and CR 1000E to the West.

Legal Description

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 2, Township 13 North, Range 2 East of the Third Principal Meridian in the County of Shelby, State of Illinois.



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Farm for Sale

UAF Images—Tracts 1-5



TRACT ONE



TRACT TWO



TRACT THREE



TRACT FOUR



TRACT FIVE



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Farm for Sale

UAF Images—Tracts 6-8



Busey FARM
BROKERAGE

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Farm for Sale

AUCTION TERMS

Procedures: Tracts 1-8 will be offered in 8 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 1-8 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 October 31, 2022.

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 2022 taxes payable in 2023, 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 2022 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, 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.



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

Online Bidding Information

Date: Wednesday, September 7th, 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 Corey Zelhart 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.

Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

Steve.Myers@busey.com

Corey Zelhart, Listing Broker

Phone: 217-425-8245

Cell: 217-493-2712

Corey.Zelhart@busey.com



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