

FARMLAND FOR SALE

BUSEY FARM BROKERAGE



February 28, 2024
TIMED ONLINE ONLY SALE
64.03 TAXABLE ACRES

FARM FOR SALE

JOAN AVIS ESTATE

TAZEWELL COUNTY, SALE-BY TIMED ONLINE ONLY

**ALL bidders must be registered by 10:00 A.M., February 28, 2024*

CONTACT INFORMATION

CAMERON HUEY, LISTING BROKER

217-425-8290
309-846-1046

cameron.huey@busey.com



COREY ZELHART, BROKER: 217-425-8245

ALEXIS JACOBS, BROKER: 217-425-8245

STEVE MYERS, MANAGING BROKER: 309-962-2901

busey.com 259 E. South Park, Decatur, IL 62523

AUCTION DETAILS

Timed Online Only

Bidding **opens** February 21 at 12:00 P.M. CST

Bidding **closes** February 28 at 12:00 P.M. CST

**All bidders must be registered by 10:00 A.M., February, 28, 2024*

busey.bidwrangler.com

LEASE/POSSESSION

The lease for this farm is currently open for 2024



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

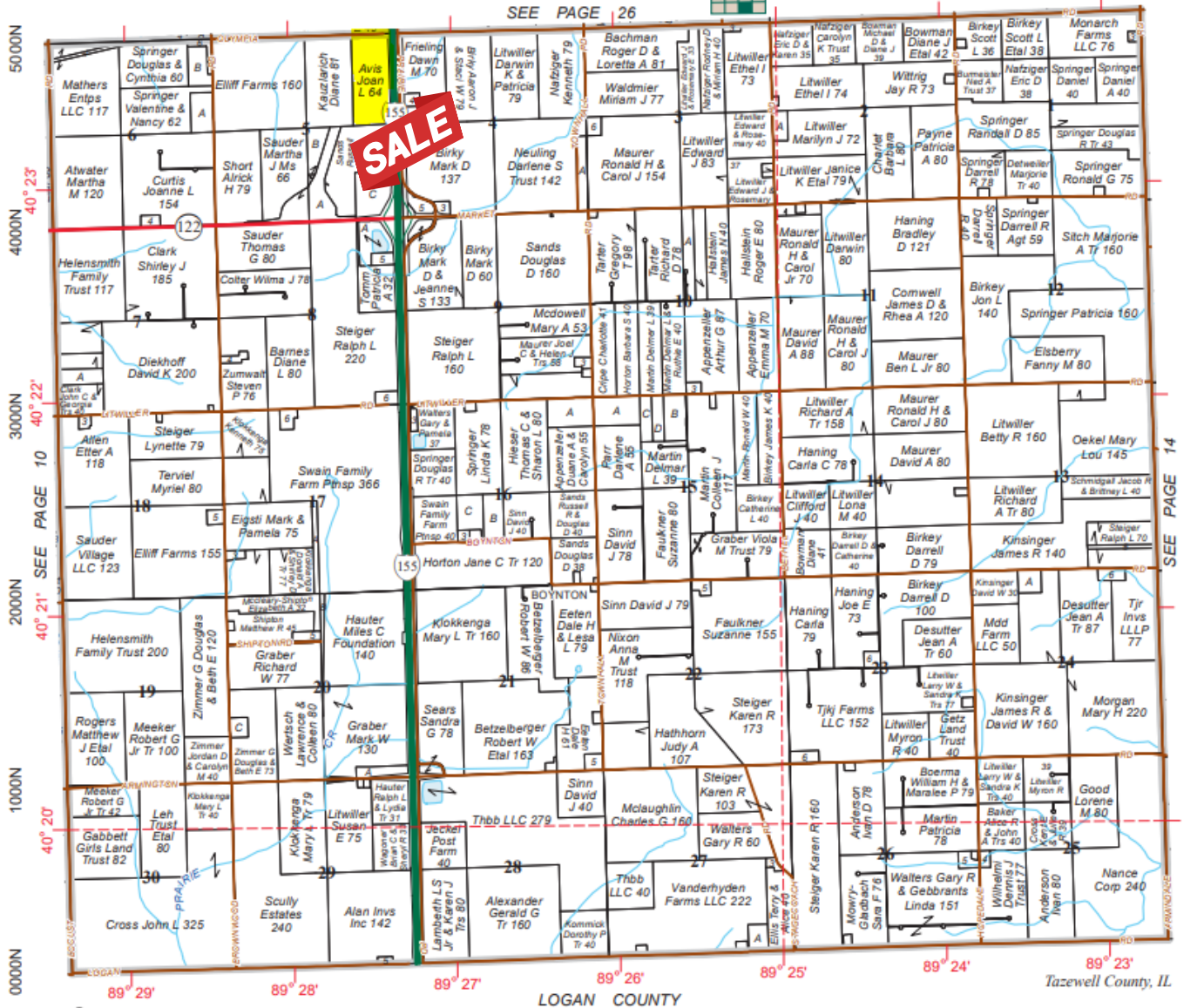
JOAN AVIS ESTATE - TAZEWELL COUNTY

64.03 TAXABLE ACRES

BOYNTON

Refer to page 54 for keyed parcels

T.22N.-R.3W.



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Busey FARM BROKERAGE

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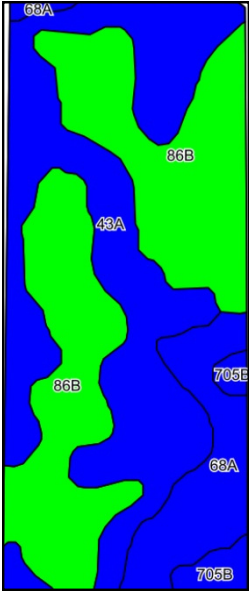
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FARM FOR SALE

JOAN AVIS ESTATE - TAZEWELL COUNTY

64.03 TAXABLE 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
86B	Osco Silt Loam	26.51	43.0%		187	59	138
43A	Ipava Silt Loam	25.43	41.2%		191	62	142
68A	Sable Silty Clay Loam	7.81	12.7%		192	63	143
705B	Buckhart Silt Loam	1.91	3.1%		188	60	141
Weighted Average					189.3	60.8	140.4

TAZEWELL COUNTY FSA DATA				FARM PRODUCTION		
Farm # 3778		Tract # 2814		Corn		Soybean
Total Acres: 61.70		Cropland Acres: 61.70		2023	246.17	
Corn Base Acres: 31.90		Soybean Base Acres: 29.80		2022		85.18
Farm Program: PLC- Corn/ARC County-Beans				2021	219.54	
Price Loss Coverage (PLC) Yields				2020		75.87
Corn Yield: 180		Soybean Yield: 56		2019	221.29	

REAL ESTATE TAX INFORMATION				SOIL TEST RESULTS			
Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable 2023	2023	pH: 6.5	P: 77.0 lbs/ac	K: 471.1 lbs/ac
22-22-05-200-008	64.03	\$44,580	\$3,926.10				

LEGAL DESCRIPTION	LOCATION
The East Half of the Northeast Quarter of Section 5, Township 22 North, Range 3 West of the Third Principal Meridian located in the County of Tazewell and State of Illinois.	Located 2.5 miles Southwest of Hopedale Illinois and accessed via Olympia Road to the North. Coordinates: 40.395362, -89.458008



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

Auction Terms and Conditions

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 sales 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 March 29th, 2024, 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 2023 taxes payable in 2024, 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 2023 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) 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 shall deliver to Buyer, a duly executed and recordable Deed sufficient to convey the real estate to Buyer or its nominee.

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 reserve time prior to the scheduled auction, to inspect any changes, corrections, or additions to the property information.



Please direct questions to:

Steve Myers, Managing Broker/ Auctioneer
309-962-2901
309-275-4402
Steve.myers@busey.com

Cameron Huey, Broker
217-425-8290
309-846-4046
Cameron.huey@busey.com

Online Bidding Information

Date:

Wednesday February 21st, 2024 through

Wednesday February 28th, 2024

Time:

Bidding Opens 12pm, February 21st, 2024 and

Bidding Closes 12pm, February 28th, 2024- Bidding may be extended in 3 minute automatic bid extensions.

Website: Busey.BidWrangler.com

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder prior to 10:00am on February 28th, 2024

A bidder must receive a bidder number prior to bidding. This is completed through our online registration process.

- A bidder must meet satisfactory identification requirements 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 Cameron Huey 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.

Steve Myers, Managing Broker/ Auctioneer

Phone: 309-962-2901

Cell: 309-275-4402

Steve.Myers@busey.com

Cameron Huey, Broker

Phone: 217-425-8290

Cell: 309-846-1046

cameron.huey@busey.com

Online Bidding Procedure

- All bids on this tract 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.

