

# Busey FARM BROKERAGE®

## FARMLAND AUCTION

### RJL Farms, LLC. - McLean & Ford County, Illinois

#### Kerber, LLC. - Henline Farm (2 tracts)

- 154.19 +/- Ac. - Sections 20, 29, 30, Lawndale Twsp.

#### Kerber, LLC. - Mac Farm

- 52.83 +/- Ac. - Section 3, Martin Twsp.

#### R Pond, LLC.

- 160.00 +/- Ac. - Section 15, Martin Twsp.

- 2.25 +/- Ac. Custom Built Lake

- 17.3 Ac. CRP @ \$280/ac or \$360/ac rate

#### Lake Isabel, LLC. (3 tracts)

- 160.00 +/- Ac. - Section 26, Anchor Twsp.

- 5.10 +/- Ac. Custom Built Lake w/Island & Dock

- 3,200 SF Metal Frame Shed

- 1,088 SF Recreational Bldg. - 2 BR, Kitchen, Bath

o Includes 2 stall Garage & Brick Patio Overlooking Lake

- 16.2 Ac. CRP @ \$142/ac, \$149/ac, \$268/ac, \$281/ac or \$318/ac

#### RJL 47 Ford, LLC.

- 127.55 +/- Ac. - Section 27, Drummer (N) Twsp., Ford County

- 11.2 Ac. CRP @ \$179/ac, \$189/ac, \$220/ac or \$224/ac

o All CRP expires in 2020

Date: Tuesday, January 15, 2019 (6:00PM)

Location: Holiday Inn Bloomington-Airport · 3202 E. Empire St. · Bloomington, IL 61704

Contact: Matt Rhodes - Broker - 217-251-7067

Steve Myers - Auctioneer/Broker - 309-275-4402

Or visit [www.busey.com/home/farmbrokerage](http://www.busey.com/home/farmbrokerage) for more details

Busey Farm Brokerage - 301 East Cedar Street, LeRoy, IL 61752

Tuesday  
January 15<sup>th</sup>  
6:00 pm  
Holiday Inn  
Bloomington-Airport

Buyer's Broker  
Compensation  
Available

## 654.57 +/- Acres in 8 Tracts



# Public Auction

Busey Farm Brokerage

**Tuesday, January 15, 2019 at 6:00 P.M.**

Holiday Inn Bloomington-Airport  
3202 E. Empire Street (Route 9), Bloomington, Illinois, 61704

**Shown  
By Appt.  
Only**



**Buyer's  
Brokers  
Welcome!**

## MCLEAN COUNTY – FARM FOR SALE BY AUCTION

### **RJL Farms, LLC. – Lake Isabel**

160.00 +/- Acres

Offered in 3 tracts – Buyer's Choice & Privilege  
Anchor Township, McLean County, Illinois

#### Location

The Lake Isabel Farm is located at CR 4100 E and CR 1500 N approximately 4 miles southeast of Anchor.

#### Legal Description

The SE ¼ of Sec. 26, T24N, R6E of the 3<sup>rd</sup> P.M. in McLean County, IL. \*\*Acreage & Legal Description subject to survey if sold separately.

#### Contact Information



Steve Myers  
Managing Broker  
Auct. Lic. #441-001837  
O: 309-962-2901  
C: 309-275-4402

Matt Rhodes  
Listing Broker  
C: 217-251-7067

John Schuler, Broker  
C: 309-706-2427

[busey.com](http://busey.com)

301 E. Cedar St., LeRoy, IL 61752  
Phone: 309-962-2901 Fax: 309-962-6026

#### Real Estate Tax Information

Tract	Parcel ID#	Acres	2017 A.V.	2017 Tx Pd 2018
1	18-26-400-001	160.00	\$86,923	\$8,469.72

**\*Tracts 1-3 combined together in tax info**

#### Yield History

Year	2018	2017	2016	2015	2014
Corn	-	215	-	183	-
Beans	49	-	64	-	59

#### Lease/Possession

The lease is open for the 2019 crop. Possession upon closing.

#### RJL Farms Auction Information

The Lake Isabel Farm is 1 of 5 different farms for sale at this auction. Each farm will be sold as a stand-alone property.

#### Improvements & Drainage

The Farm is improved by 3,200 SF metal frame shed and a 1-story, 1,088 SF recreational building with living quarters, garage and patio overlooking custom-built pond in the center of the farm. The Farm has good, natural drainage generally to the north.

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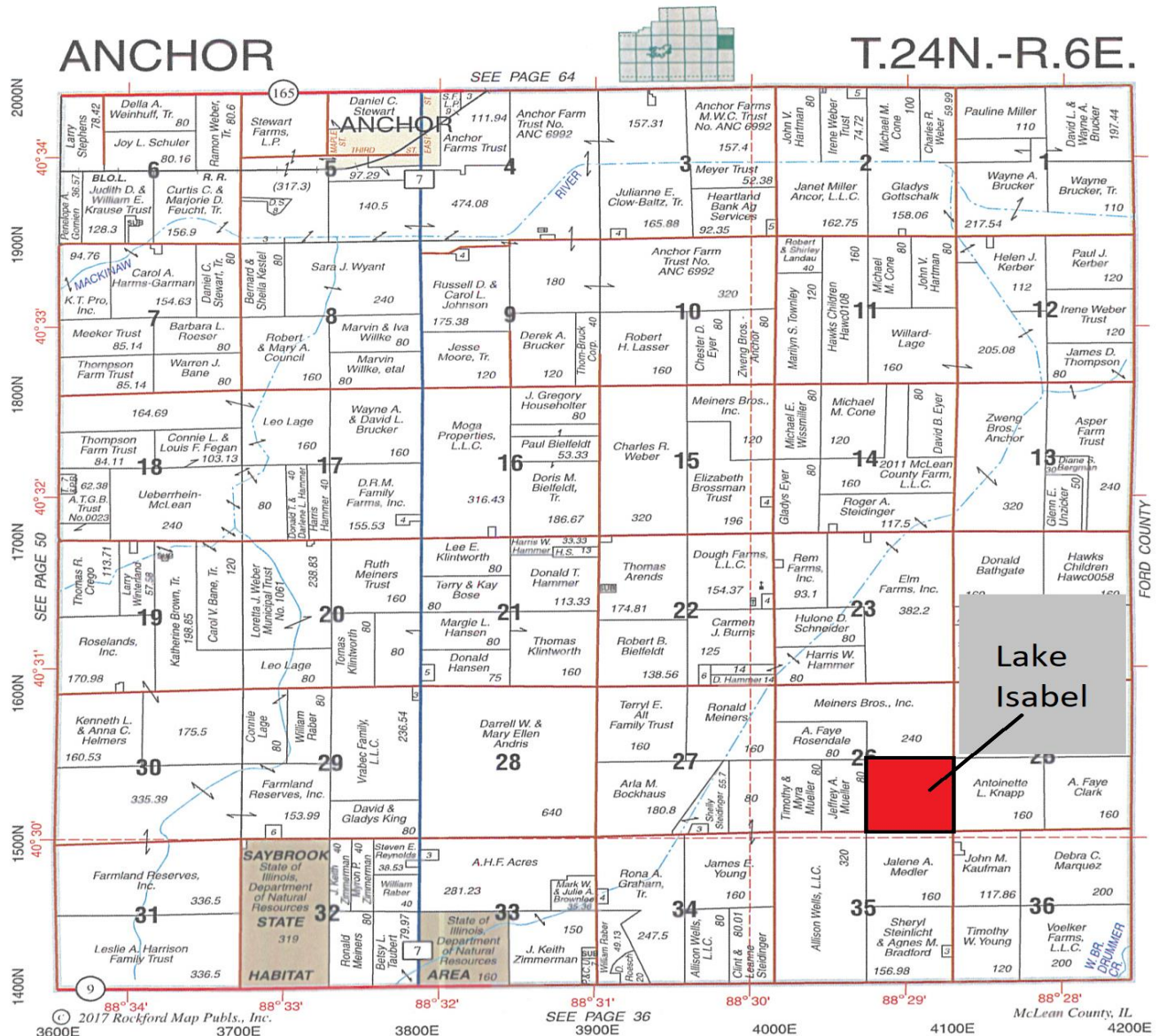
**Agency:** Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller.



# Farm Information & Plat Map

## McLean County FSA Data

<b>Farm #:</b>	4887	<b>Tract #</b>	9854
<b>Total Acres:</b>	159.12	<b>Tillable Acres:</b>	141.37
<b>Corn Base Acres:</b>	73.5	<b>Soybean Base Acres:</b>	42.0
<b>2014 Farm Bill:</b>	ARC-CO		
<b>PLC Yields</b>			
<b>Corn Yield:</b>	134	<b>Soybean Yield:</b>	40
<b>CRP:</b>	16.2 acres on five contracts		
	#11018 - 3.5 Ac @ \$281/ac through 2021		
	#11019A - 3.1 Ac @ \$149/ac through 2019		
	#11020 - 0.5 Ac @ \$142/ac through 2019		
	#11051 - 5.5 Ac @ \$268/ac through 2024		
	#11167 - 3.6 Ac @ \$319/ac through 2025		

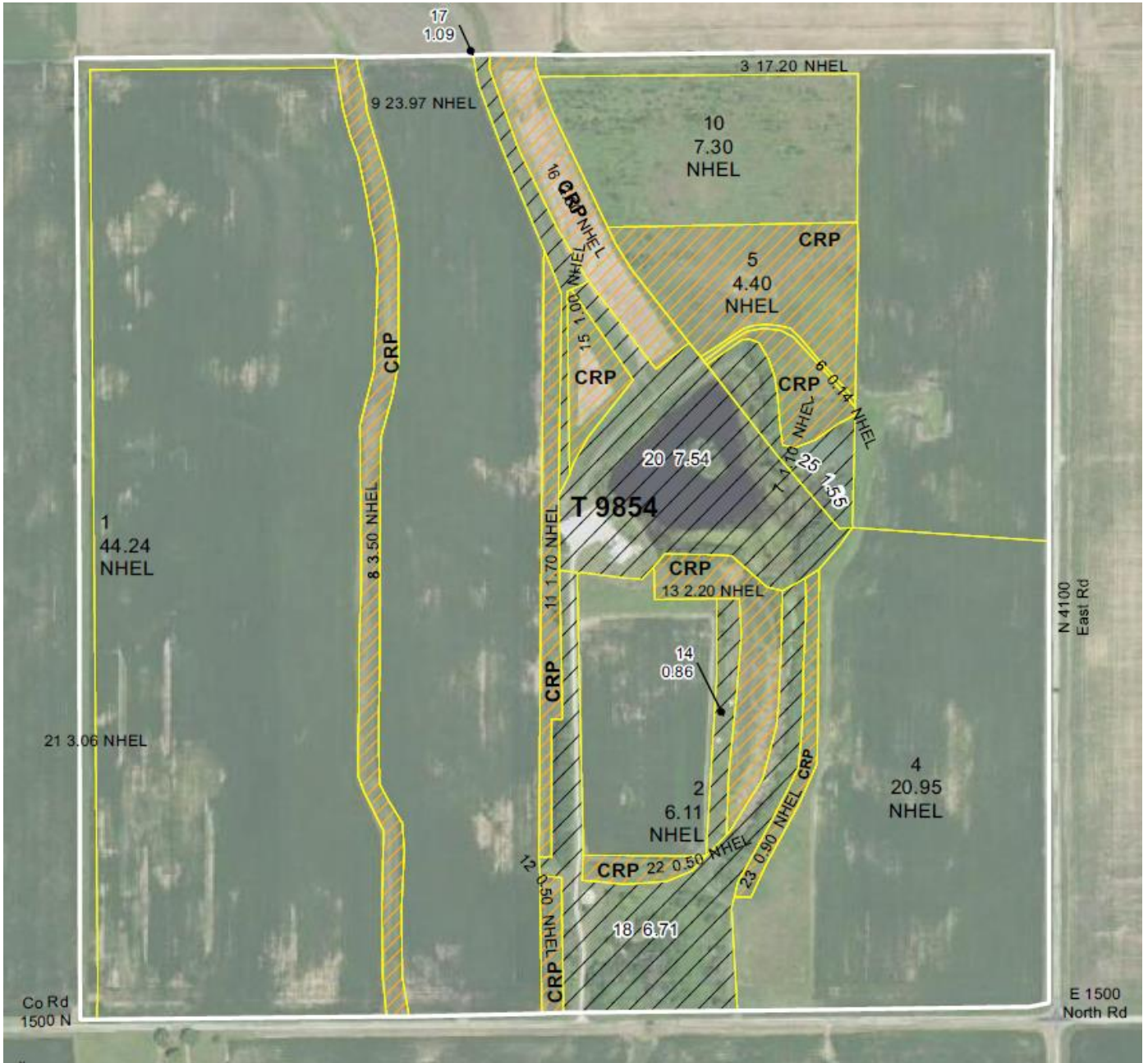


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# FSA Aerial Map



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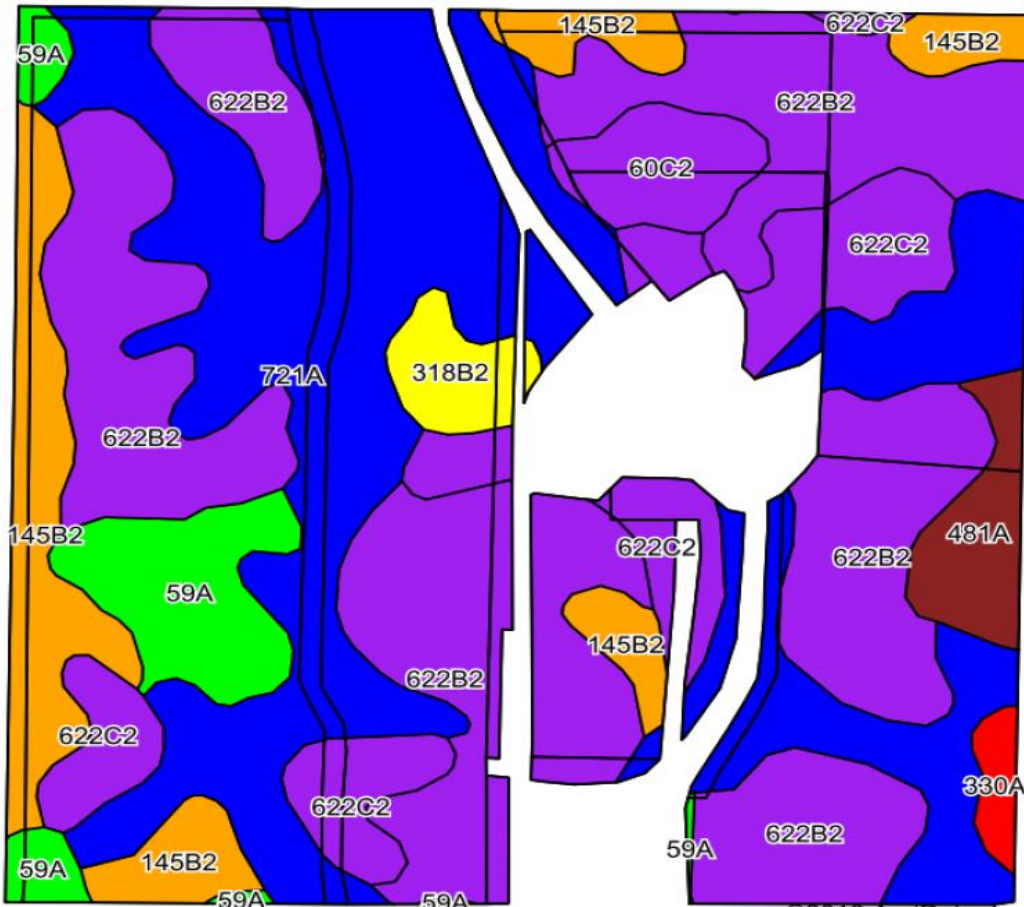
# Aerial Map and Soil Information



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## Aerial Map and Soil Information



Soil Code	Soil Description	Approximate Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
622B2	Wyanet Silt Loam	50.90	36.0%	153	50	114
721A	Drummer & Elpaso SCL	45.59	32.3%	194	63	143
622C2	Wyanet Silt Loam	13.54	9.6%	150	49	112
145B2	Saybrook Silt Loam	13.24	9.4%	170	54	125
59A	Lisbon Silt Loam	7.67	5.4%	188	59	136
60C2	La Rose Silt Loam	3.51	2.5%	148	48	110
481A	Raub Silt Loam	3.33	2.4%	183	58	134
318B2	Lorenzo Silt Loam	2.40	1.7%	133	44	98
330A	Peotone Silty Clay Loam	1.02	0.7%	164	55	123
<b>Weighted Average</b>				<b>169.8</b>	<b>55</b>	<b>125.6</b>

Tract 1 PI is 128.6, Tract 2 PI is 119.8 and Tract 3 PI is 124.3 if separated

The Farm is 88.8% tillable per FSA records

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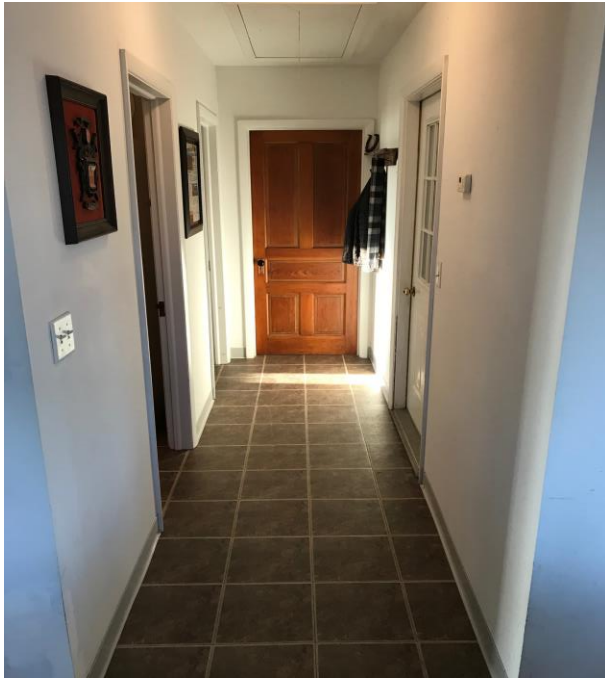
## Farm & Building Photos



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## Farm & Building Photos



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



## Farm & Building Photos



- 1,088 SF Recreational building includes kitchen, living room, 2 bedrooms, 1 bathroom, utility room with washer/dryer hook-ups, security system, forced-air HVAC, 2-stall garage and porch/patio with fire pit overlooking pond
- 3,200 SF metal frame and metal exterior storage shed with 3 overhead doors, 3 walk-in doors, concrete floor and electricity
- Hunter's paradise for pheasants, geese, ducks and deer with plenty of natural cover and areas for food plots
- CRP practices in place: wind break, filter strips, grass waterway, upland bird habitat buffer and pollinator habitat
- Stocked pond has dock, island and overflow drain

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# Auction Terms and Conditions

**Procedures:** Tracts 1-3 will be offered in 3 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 any remaining parcels at the high bid amount. If any parcels are remaining, another round of bidding occurs until Tracts 1-3 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 19, 2019, subject to removal of personal items from storage shed and recreational building, and/or as soon thereafter as acceptable closing documents are completed.

**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 2018 taxes payable in 2019, 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 2018 crop year and before. Buyer will assume responsibility for CRP contracts.

**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 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:** Matt Rhodes, Broker, and Steve Myers, Managing Broker and Auctioneer, and Busey Farm Brokerage 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.

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