

# Land Auction

Busey Farm Brokerage



**March 28, 2024  
Timed Online  
Only Auction**

## McLean County – Farm For Sale-By Online Auction with Reserve

### The Allen Farm

31.06+/- Taxable Acres in Lexington Township, McLean County, Illinois

**Bidding Opens** March 21 at 12:00PM CST – **Bidding Closes** March 28 at 12:00PM CST

#### Location/General Information

The farm is located along Parade Rd and Old Route 66 in Lexington, IL. The farm is located on the Northwest side of Lexington, IL.

#### Legal Description

Please see Exhibit A for full Legal Description.

#### Lease/Possession

The farm is lease free for the 2024 crop year.

#### Contact Information



#### Jacob Quaid

Listing Broker  
309-962-2901  
Cell: 309-498-8377

#### Steve Myers

Managing  
Broker/Auctioneer  
309-962-2901  
Cell: 309-275-4402

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

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

#### McLean County FSA Data

<b>Farm #</b>	8842	<b>Tract #</b>	829
<b>Total Acres:</b>	32.87	<b>Tillable Acres:</b>	25.90
<b>Corn Base:</b>	14.90	<b>Soybean Base:</b>	9.70
<b>HEL:</b>	None	<b>Program:</b>	PLC Corn ARC Co SB
<b>PLC Yield Corn:</b>	156	<b>PLC Yield SB:</b>	50
<b>CRP: 1.30 Acres @ \$236.78/Acre</b>			

#### Real Estate Tax Information

Parcel ID#	Acres	2022 Assessed Value	2022 Taxes Payable 2023
09-27-226-010	31.06	\$17,389	\$1,574.14

#### Yield History

	Corn	Soybeans
<b>2023</b>	216.5	X
<b>2022</b>	X	55.0
<b>2021</b>	199.6	X
<b>2020</b>	X	58.8
<b>2019</b>	164.7	X
<b>2018</b>	X	51.7

#### Soil Test Results

<b>2020</b>	pH: 5.8	P1: 47	K: 301
Fall 2021 Lime: 67.19 Ton VRT			

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# Plat Map – The Allen Farm

Refer to page 84 for keyed parcels

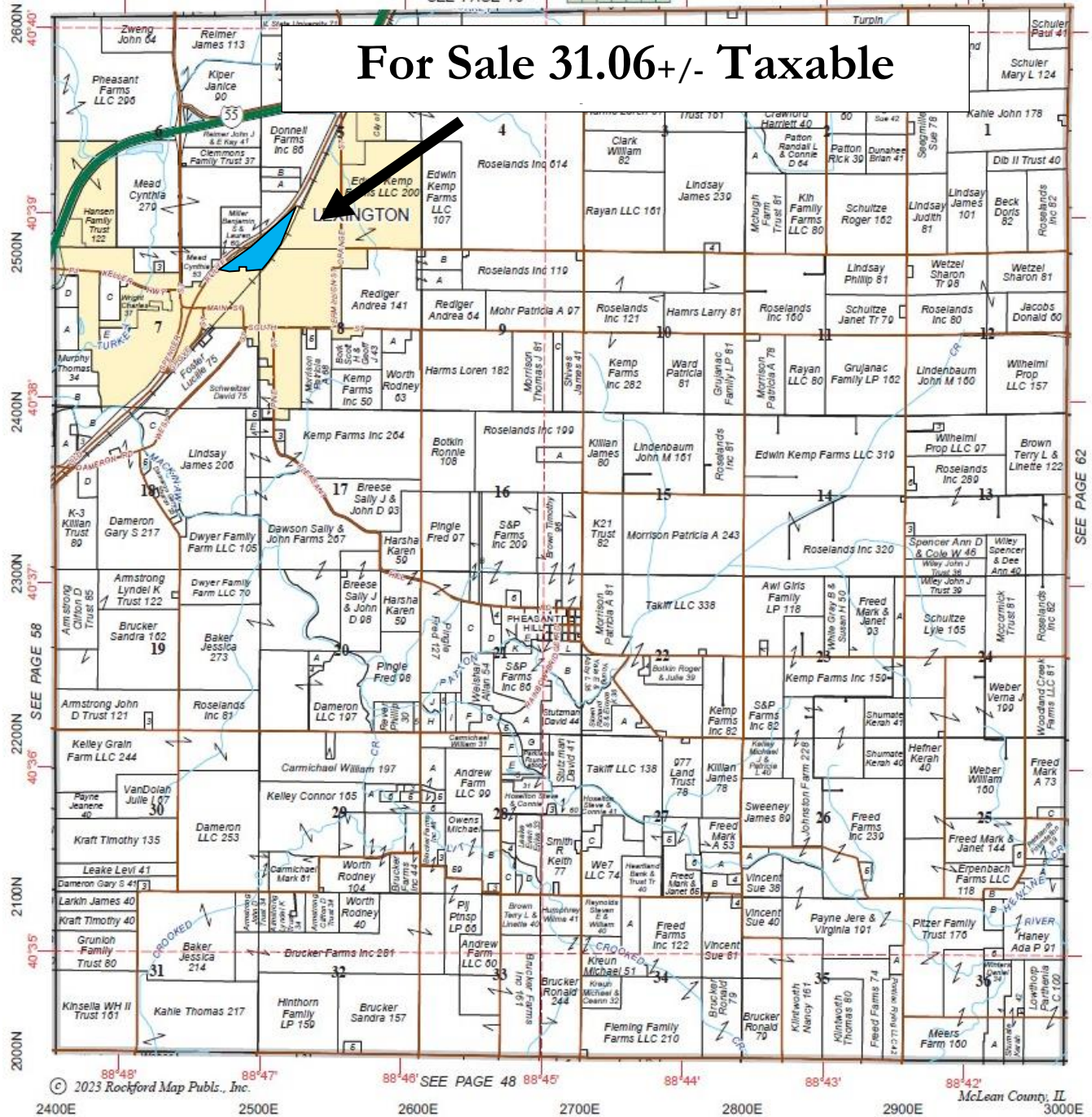
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LEXINGTON

SEE PAGE 70

SEE PAGE 72

**For Sale 31.06+/- Taxable**

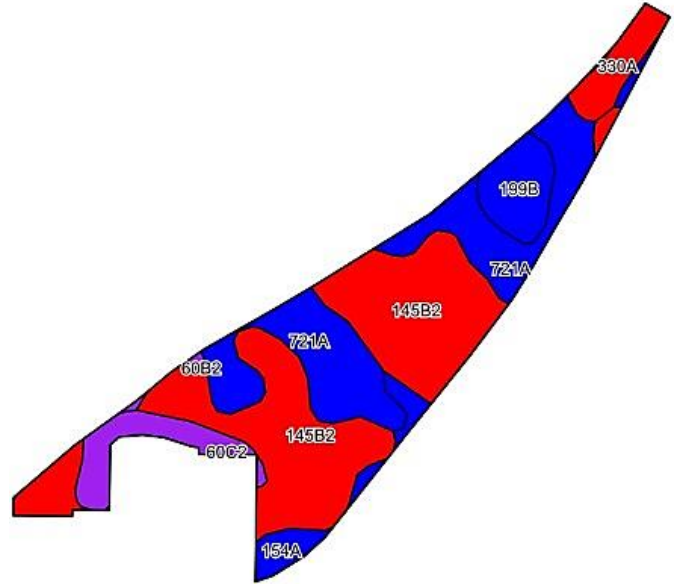


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# Aerial Map and Soil Information – 31.06+/- Taxable Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum management
145B2	Saybrook Silt Loam	13.46	48.5%	168	54	124
721A	Drummer And El Paso Silty Clay Loam	7.86	28.3%	195	63	144
199B	Plano Silt Loam	1.88	6.8%	192	59	141
60C2	La Rose Silt Loam	1.83	6.6%	148	48	110
330A	Peotone Silty Clay Loam	1.35	4.9%	164	55	123
154A	Flanagan Silt Loam	1.26	4.5%	194	63	144
60B2	La Rose Silt Loam	0.11	0.4%	149	49	111
<b>Weighted Average</b>				<b>176.9</b>	<b>56.9</b>	<b>130.7</b>



Licensed Real Estate Broker Corporation

### Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

[steve.myers@busey.com](mailto:steve.myers@busey.com)

### Jacob Quaid, Broker

Phone: 309-962-2901

Cell: 309-498-8377

[jacob.quaid@busey.com](mailto:jacob.quaid@busey.com)

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# 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 April 30, 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 will convey merchantable title by good and sufficient Warranty Deed(s) to be delivered 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 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 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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# Online Bidding Information

## Date:

Thursday March 21<sup>st</sup>, 2024 Through

Thursday March 28<sup>th</sup>, 2024

## Time:

Bidding Opens 12pm March 21<sup>st</sup>, 2024.

Bidding Closes 12pm March 28<sup>th</sup>, 2024.

Bidding may be extended in 3 minute automatic bid extensions.

Website: [Busey.BidWrangler.com](https://Busey.BidWrangler.com)

## Online Bidding Information

- To bid on this property, you must be registered as an online bidder **prior to 10:00am** on March 28<sup>th</sup>, 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 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 Jacob Quaid at the phone number provided below.

### Steve Myers, Managing Broker

Phone: 309-962-2901

Cell: 309-275-4402

[Steve.Myers@busey.com](mailto:Steve.Myers@busey.com)

### Jacob Quaid, Broker

Phone: 309-962-2901

Cell: 309-498-8377

[Jaocb.Quaid@busey.com](mailto:Jaocb.Quaid@busey.com)

## 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.



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# Legal Description – 31.06+/- Taxable Acres

## Exhibit A

### TRACT NO. 1:

All that part of Lots 1, 2, 3 and 4 in Executrix's Survey of a part of Sections 5, 6, 7 and 8, all in Township 25 North, Range 4 East of the Third Principal Meridian, according to the Plat thereof recorded in Book 12 of Plats at page 220 lying South of U.S. Route No. 66 as now constituted, EXCEPTING THEREFROM: Commencing at the Southeast corner of Lot 1 in Scroggin's et al Addition to the City of Lexington, and from said Southeast corner aforesaid running; thence due North along the East line of said Lot 1, 227 1/2 feet from said point due East 113 1/2 feet; thence due South 227 1/2 feet; thence due West 113 1/2 feet to the place of beginning. That part of the Northeast Quarter of Section 7, Township 25 North, Range 4 East of the Third Principal Meridian, situated in the Town of Lexington, in McLean County, Illinois, which is more particularly described as follows, to-wit: Commencing at a point on the North and South dividing line between the East and West Half of the Northeast Quarter of Section 7 and which said point is 9.83 chains South of the Northwest corner of the East Half of the Northeast Quarter of said Section 7 in said Township 25 North, Range 4 East of the Third Principal Meridian, as aforesaid, and from said last mentioned point; thence due South 4.97 chains to the North line of Wall Street in the said City of Lexington, in McLean County, Illinois; thence due West on the North line of Wall Street, if projected 3.42 chains to the Northeast boundary line of what is known as U.S. Highway Route No. 66; thence North 47 degrees West. 83-1/3 chains to the Southeast boundary line of said U.S. Highway Route No. 66; thence on a curve toward the right running in a Northeasterly direction along the Southeasterly boundary line of said U.S. Highway Route No. 66 to the Place of Beginning and also the North 208.1 feet of Lot 1 of A. J. Scroggin's and Others Subdivision of part of the Northeast Quarter of Section 7, Township 25 North, Range 4 East of the Third Principal Meridian to the City of Lexington, EXCEPTING THEREFROM:

Part of the Northeast Quarter of Section 7, Township 25 North, Range 4 East of the Third Principal Meridian, McLean County, Illinois, being a part of Lot 3 in Executrix' Survey of a part of Sections 5, 6, 7, and 8 as shown on a plat recorded in Plat Book 12, on Page 220 in McLean County Recorder of Deeds Office, more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter of Section 7; thence North 89 degrees 56 minutes 09 seconds West 633.09 feet on the North line of said Northeast Quarter of Section 7 to the Northerly extension of the West line of Lot 1 in A.J. Scroggin and Others Subdivision as fenced; thence South 00 degrees 14 minutes 58 seconds East 446.15 feet on said Northerly extension of Lot 1 as fenced and on the West line of said Lot 1 as fenced to the point of beginning; thence continuing South 00 degrees 14 minutes 58 seconds East 251.97 feet to the Southwest corner of said Lot 1 as fenced; thence South 89 degrees 57 minutes 29 seconds East 17.00 feet on the South line of said Lot 1 as fenced to the west right of way line of West Street as fenced; thence South 00 degrees 14 minutes 58 seconds East 281.05 feet on said right of way line as fenced to the North right of way line of S.B.I. Route 4, Section 14 as shown on a Plat recorded in Deed Book 352 on Page 166 in McLean County Recorder of Deeds Office; thence North 89 degrees 57 minutes 29 seconds West 473.18 feet on said right of way line of S.B.I. Route 4, Section 14 to the West line of Lot 3 in Executrix' Survey of a part of Sections 5, 6, 7, and 8; thence North 00 degrees 06 minutes 45 seconds West 66.22 feet on said West line of Lot 3; thence North 89 degrees 57 minutes 29 seconds West 20.88 feet on the line of said Lot 3; thence North 00 degrees 06 minutes 45 seconds West 222.79 feet on said West line of Lot 3 and the Northerly extension thereof; thence South 89 degrees 57 minutes 29 seconds East 137.84 feet parallel with the North right of way line of S.B.I. Route 4, Section 14; thence North 00 degrees 12 minutes 25 seconds West 242.74 feet; thence North 54 degrees 33 minutes 31 seconds East 54.40 feet; thence North 82 degrees 14 minutes 06 seconds East 84.97 feet; thence South 85 degrees 17 minutes 32 seconds East 79.42 feet; thence South 72 degrees 58 minutes 05 seconds East 110.34 feet; thence South 82 degrees 50 minutes 58 seconds East 25.37 feet to the Point of Beginning, in McLEAN COUNTY, ILLINOIS.

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