

800.443.1998 buyafarm.com

Todd Hewing, Agent

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TERMS AND CONDITIONS

Procedure: Tract 1 thru 6 will be offered individually. Then in any combination of tracts 1 through 6 and which ever generates the highest dollar is how it will sell. Tracts 1 thru 6 will be sold prior to starting on tracts 7 through 9.

Tract 7 thru 9 will be offered individually. Then in any combination of tracts 7 through 9 and which ever generates the highest dollar is how it will sell.

For instance tracts 1, 2 and 4 may sell individually and tracts 3, 5 and 6 sell together.

Down payment: 10% of sale price is required immediately in the form of personal check and a Purchase agreement will also be signed at that time.

Financing: Your bidding is not conditional on financing.

Condition of sale: This sale is Absolute, and at the end of the day there will be new owners.

Taxes: 2016 and prior paid by seller(s) as a credit at closing. 2017 taxes and later will be paid by paid by new owner.

Easements: Sale is subject to any existing easements of record. The easement to tract 6 is over an existing road, currently an easement to the Army Corp of Engineers across tract 4 & 5. The Corps easement is for their use only for maintenance and is not a public use easement. This easement will be is 30 foot in width and can be used by the new owners of tract 4, 5 and 6.

This same easement is also the south border of tract 4 as well as the north border of tract 5.

Mineral Rights: 50% of the owned minerals to transfer.

Title: The seller(s) will provide marketable title in the form of an Owners Policy of Title Insurance.

Survey: The tracts will be surveyed and the sale price will be adjusted to reflect the surveyed acreage. The cost of the survey will be split equally between buyer(s) (50%) and Seller(s) (50%) equally. The Auction Company will pick the surveyor. Buyers survey expense will be split by the tract. Each tract will be responsible for \$312.00 of the survey bill multiplied by 9 tracts equals \$2,808.00. The seller(s) survey expense will equal 50% of the survey expense or \$2,808.00. The total survey bill will be \$5,616.00. The acreages quoted in this brochure, other printed material, and the website is estimated and in no way exact. All acreages are subject to the survey.

Agency: Buy A Farm Land & Auction Company and its Agent's are Agents for the seller(s).

Disclaimer and Absence of Warranties: All information in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements made by the Auctioneer at the Auction podium during the time of the sale will take precedence over any previously printed material or any other oral statements made. This includes website information. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller(s) or Auction Company. Each potential bidder is responsible for their own independent inspections, investigations, inquiries, and due diligence concerning this property. This information, either in this brochure, words spoken, or from the website is not guaranteed accurate. All lines and or sketches are approximate and in no way guaranteed accurate. The Auctioneer reserves the right to preclude any person from bidding if there is any question as to the person's fitness, credentials, etc. Lease: Please check the website out for additional pictures and information. www.buyafarm.com or Call Todd at 217-663-8087 /or Email Todd at thewing@buyafarm.com

Plat Book Location: Tracts 1 thru 6 in Shelby County, Okaw Twp., Sections 25 and 36. Tracts 7 thru 9 in Shelby County, Windsor Twp., Sections 30 and 31.

CRP Data for the Property: There are portions of this farm that are enrolled into the CRP pollinator program. The new owner will have the right to continue on or opt out if so desired. That program will pay over \$205 per acre and will transfer to the new buyer along with any CRP related incentives.

Saturday, July 30th at 10 am

Senior Citizens Building located in Shelbyville City Park

ABSOLUTE LAND AUCTION

SHELBY COUNTY

Located just a few miles Northeast of Shelbyville or a few miles West of Windsor

Directions: From Windsor take Rt.16 west to the 2300 East Road (Middlesworth Rd), travel north 2 miles then turn right (east) on 1500N for 1 mile then turn left (north) onto 2400 East and travel 1/2 a mile and the property is on both sides of the road. From Shelbyville take Rt.16 east to the 2300 East Road (Middlesworth Rd), travel north 2 miles then turn right (east) on 1500N for 1 mile then turn left (north) onto 2400 East and travel 1/2 a mile and the property is on both sides of the road.



The property has numerous nice building sites with rural water



Fantastic deer and turkey numbers and adjacent to Lake Shelbyville property!



This is a very pretty rural setting, with excellent access, just minutes from town yet on a dead end road in a very peaceful area virtually surrounded on 3 sides by Corps property.

404 +/- acres offered in 9 parcels

From 6 to 110 acres in size with combinations of 226 acres possible

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- TRACT 1 - 11.3 AC - \$58,000
- TRACT 2 - 29.73 AC - \$133,000
- TRACT 3 - 41.19 AC - \$151,000
- TRACT 4 - 51 AC - \$289,800
- TRACT 5 - 30.89 AC - \$91,000
- TRACT 6 - 62.45 AC - \$193,200
- TRACT 7 - 6 AC - \$37,000
- TRACT 8 - 59 AC - \$344,000
- TRACT 9 - 109.38 AC - \$330,000

Buy-A-Farm Land & Auction Co
105 West Cumberland Street
Greenup, IL 62428



Buy A Farm specializes in rural real estate and has over 20 agents, 4 auctioneers, and 2 appraisers available to serve our clients. If we can serve you in any way please give us a call. There's no charge for answering questions, so don't hesitate to give us a call.

Thanks!

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Todd Hewing,
AGENT

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Buy A Farm Land & Auction Company is excited to be offering to the public this excellent farm in Shelby County. If you have any questions or concerns please give Todd a call.

Saturday, July 30th at 10 am

Senior Citizens Building located in Shelbyville City Park

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LAND & AUCTION COMPANY, LLC
SPECIALIZING IN RURAL REAL ESTATE

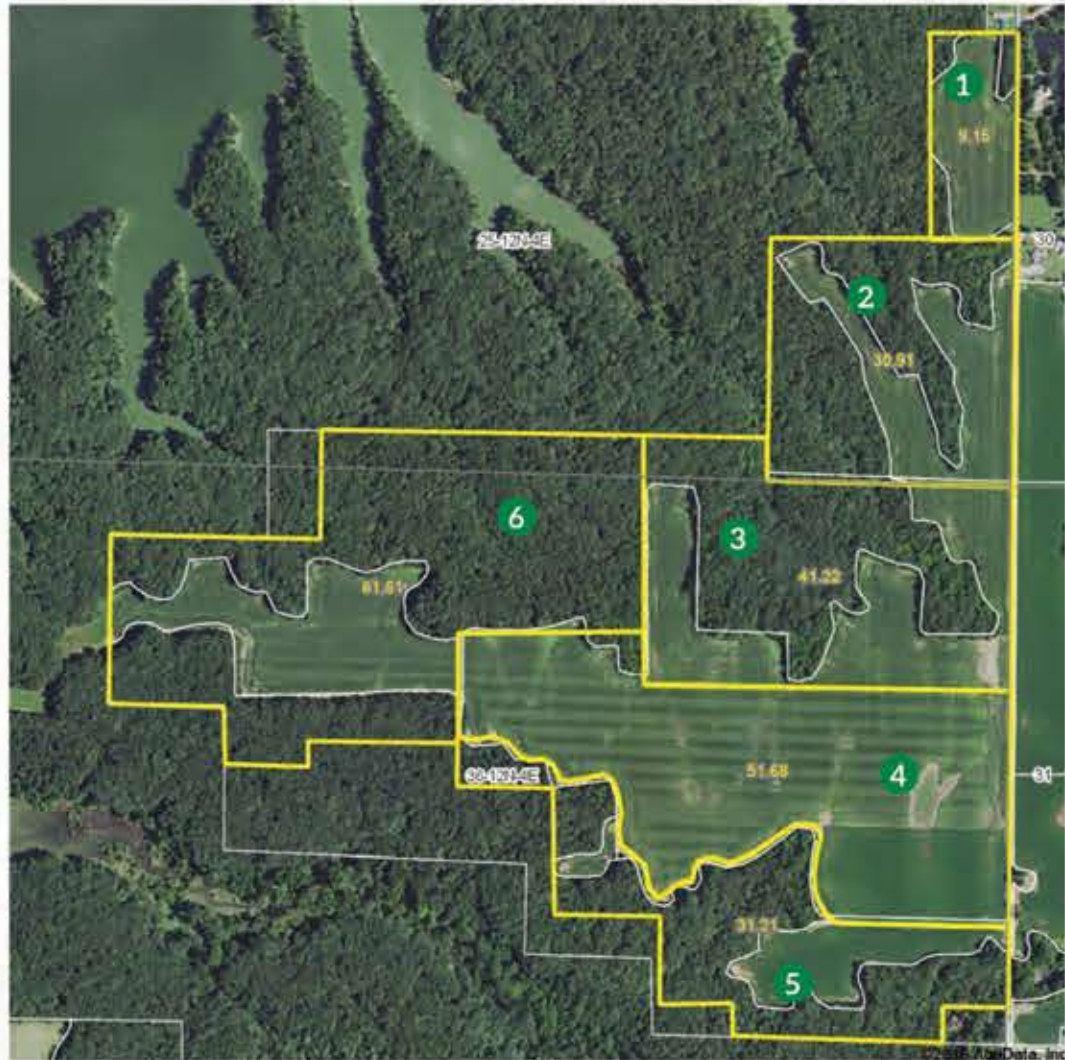
LAND AUCTION
SELLING ABSOLUTE

404 +/- acres
OFFERED IN 9 PARCELS

Shelby County, Illinois



Saturday, July 30th at 10 AM at the Senior Citizens Building located in Shelbyville City Park



Tract # 1 is 9 Acres with 7 acres tillable. This parcel is very versatile; home sites, small hobby farm, or small hunting patch. You do not have to worry about someone building in your back yard on this parcel! Also has city water and great road frontage.

Tract # 2 is 31 Acres with 11.5 acres tillable. Similar to tract 1 except it is 3 times the size. This parcel is very versatile, multiple home site, small hobby farm, and a nice hunting patch. The parcel has city water, secluded building sites, pond site, timber and good frontage.

Tract # 3 is 41 Acres with 20 acres tillable. Again extremely versatile with all the same features of tract # 2 yet just a little bit bigger. There is a very nice pond site on this tract, timber, income, hunting, mini farm, pond site and several great home sites with city water along the good road.



Consider combining tracts 7 & 8 for tillable land, grain storage, and a home site. This would be a great spot for a young farmer to get started. You young ag guys should check into first time farmer loans and consider getting your start on this quality piece of dirt already set up to go.

Consider combining parcels 1 & 2 for 40 acres of which 18+ is tillable, nice timber, and over a quarter a mile road frontage.

Hunters take note! You can build the hunting patch of your dreams... compatible with what you can afford. Its not very often you get the opportunity to pick the size and lay out of your hunting property like you can with this property!

For instance: Combine 2 & 3 for 72 acres, with over 30 tillable acres, great timber, great access and additional access to 100's of other acres that most hunters have to use a boat to access.

Or how about tracts 3, 5 and 6; 134 acres with over 40 tillable acres, some great timber, additional access to 100's of other difficult for most anyone else to access. Numerous food plot sites and an unbelievable number of great stand sites. Great turkeys to boot!

If you really wanted to lock it up add tract 4 for another 52 acres of all tillable and you have 186 acres of pure hunting pleasure, lots of income and a wonderful combination of seclusion and access!

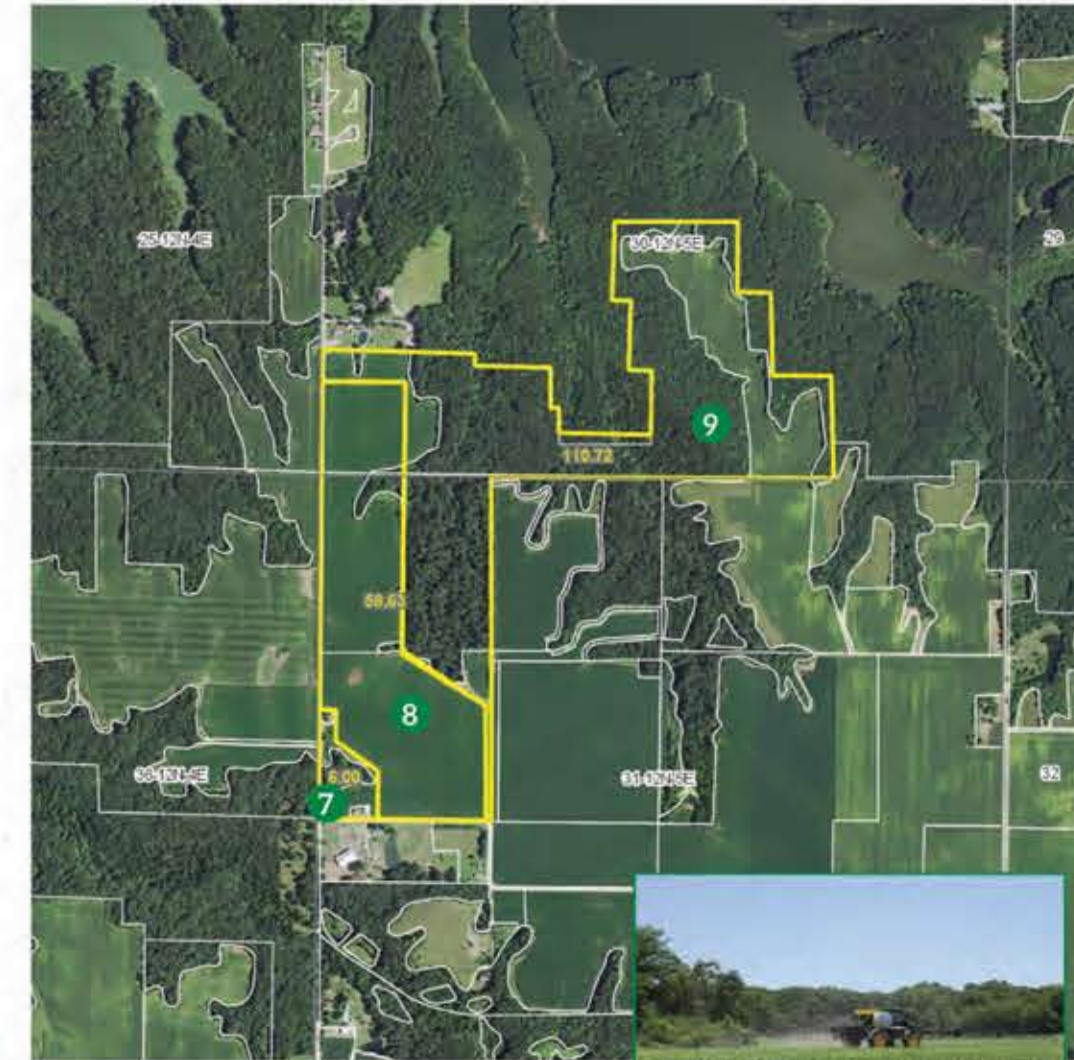
Tract # 4 is 52 Acres with 52 acres tillable this parcel is virtually 100% tillable, it does have a low spot that could be ditched or tiled for improve drainage however it is less than 2 acres in size regardless if you do nothing to improve it. Primarily Sabina silt loam soils with PI of 122. City water and great access!



couple nice home sites. This parcel will hunt much bigger than its size may indicate. City water, great access, and a good hunting piece!

Tract # 6 is 62 Acres with 15 acres tillable. Hunters! Deer and turkey hunters especially come take a look at this piece! This tract is very secluded. This parcel is surrounded on three sides by Corp property that is tough to access, it has great timber and could you just imagine a late season soybean food plot back there? This parcel is accessed via a 30' easement and is going over and across and existing farm lane.

Tract # 7 is 6 Acres with 2 acres tillable, small little pond, grain bins, and machine shed. Nice home site with road frontage on two sides and city water. The bins are in good shape and have been in use just this past year. The barn is older however very well kept up.



Tract # 8 is 60 Acres with 57 acres tillable. There is not much to say about this piece of Shelby county farmland, its just nice farmland with easy access! This parcel has nearly a 1/2-mile of road frontage and city water along the west side. The primary soil types are Sabina silt loam soils with PI of 122 and some Sunbury silt loam with a PI of 131.

Tract # 9 is 110 Acres with 25 acres tillable. Well this one looks a bit wild as its drawn out here and guess what it is! Hunters this is a very cool piece of land and we have made access from two different roads. This will help provide hunters with access due to different wind directions. The backfield is difficult to access, not doubt, however a lane back through the woods would improve hunting mobility greatly. This one doesn't have the great timber like the other wooded parcels has however it makes it up with character and superb hunting potential. This parcel needs someone that desires to build a hunters paradise, because this parcel is a diamond in the rough. The tillable acreage signs up to CRP for \$205.00 per acre that's over \$5,000.00 a year and there is some timber also!



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