



FOR SALE BY PUBLIC AUCTION
70 Acres M/L in Peoria County

August 10, 2018 - 9:00 a.m.

Auction to be held at Princeville Heritage Museum
325 N Ostrom Ave, Princeville, IL

Brief Legal: Part E 1/2 of the SW 1/4 Section 2, T10N-R6E, Jubilee Township, Peoria County, IL

Location: Approximate 1 mile west off of Princeville/Jubilee Road onto Park School Road. Property is on the south side of the road.

Size: **Total Acres:** 70.8 **FSA Tillable Acres:** 70.8 estimated, due to split.
(Productivity Index of 138)

Real Estate Taxes: Tax ID # 07-20-300-009 2017/18
Taxes estimated between \$45 and 50/Acre

Survey: Seller will provide a survey.

Lease: Seller to retain landlord share of 2018 crop. Lease has been terminated for 2019.

USDA Program: ACR County—Corn and Soybeans.

Terms of Sale: See attached Terms of Sale for details.

Bidding: This will be a live auction, we are unable to accept telephone bids.

Owner: Charles W Beall Farm Real Estate Declaration of Trust Dated 4/19/04

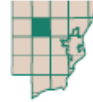
Broker for Seller
John A Leezer
Maloof Farm & Land
127 W Main, Toulon, IL 61483
(309) 286-2221
john@leezeragency.com
www.johnleezer.com

Attorney for Seller
Kerry Cordis
125 N Walnut
Princeville, IL 61559
(309) 382-4316

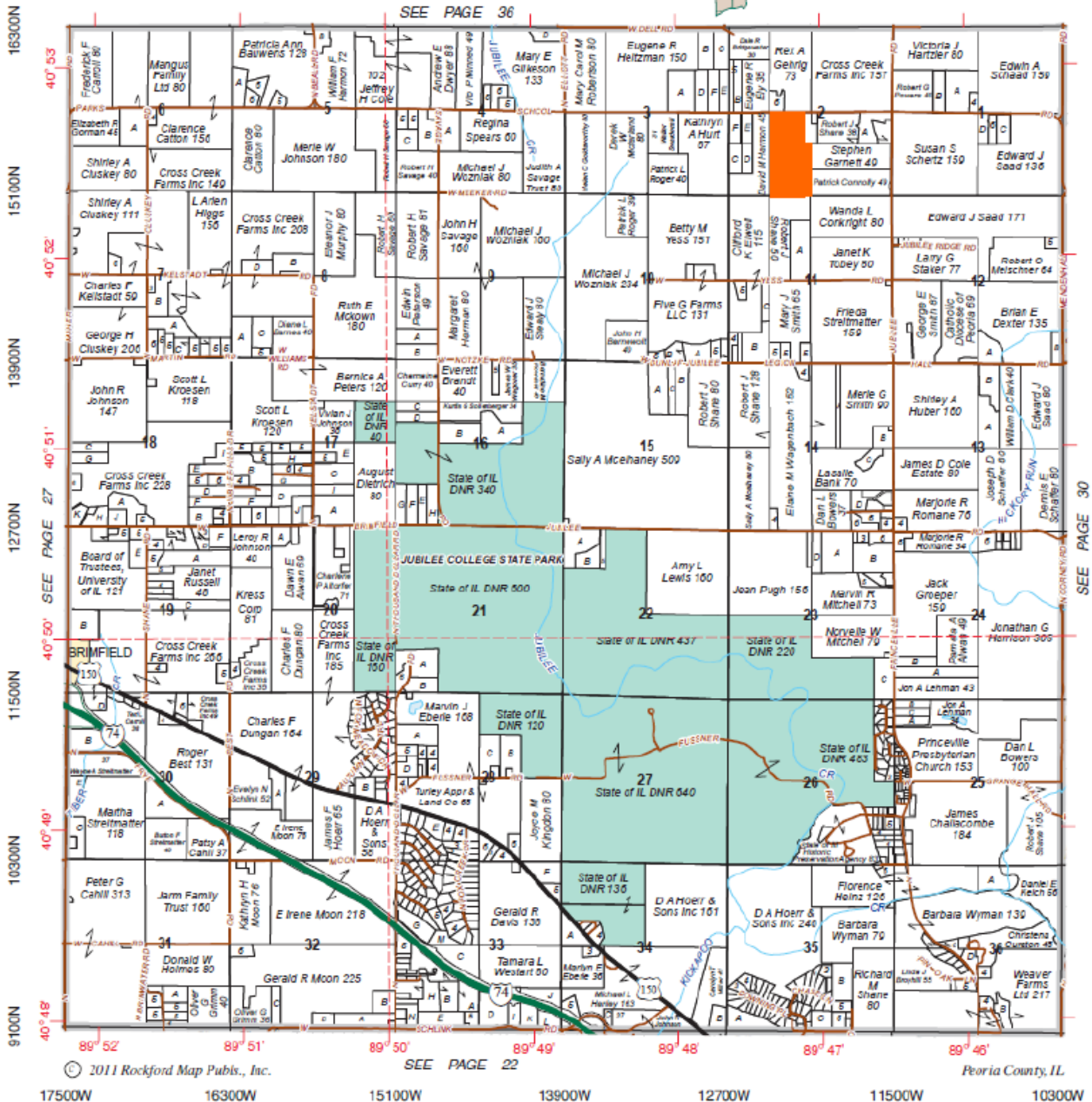
Disclaimer: The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the sale are exclusively representing the seller.

V-7/10/18

JUBILEE



T.10N.-R.6E.



Part 3, Section 1 of the 4th P.M., Peoria County, Illinois, is hereby surveyed and described as follows and bearings are for the purpose of description only.

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA) 35

Where, the property shown on the attached plat do hereby certify that we have caused this survey to be made and shown on the attached plat, and acknowledge said survey to be correct to the best of our knowledge. This tract is in the _____ Section District # _____

Dated this _____ day of _____, 20____
Owner(s): _____

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA) 35

Subscribed and sworn to before me this _____ day of _____, 20____
Notary Public _____

PEORIA COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA) 35

I hereby certify that I find no delinquent taxes, unpaid current taxes, delinquent special assessments or unpaid current special assessments against any of the real estate embraced on the attached plat of survey and description.
Given under my hand and seal this _____ day of _____, 20____
Peoria County Clerk _____ Deputy County Clerk _____

PLAT OFFICER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA) 35

This tract survey is hereby approved in accordance with the provisions of the Plat Act of Illinois (65 ILCS 5/5-104) and Sections 3.14 (Subdivision), 3.15 (Checklist) and 3.16 (Final Approval), and Article 6, Subdivisions, of the Chicago Zoning Ordinance of the Peoria County Code. It is in compliance with the goals and objectives of the County's Comprehensive Land Use Plan.
Given under my hand and Seal this _____ day of _____, 20____
Peoria County Plat Officer _____

GENERAL NOTES:

1. Field Work Completed: July, 2018.
2. Iron rods have only been set at locations instructed by client.
3. The property includes the following PIN(s) (07-02-300-009).
4. The 12.07 Acre tract is to be adjusted with the existing P.L.N. 07-02-400-004. It shall not be a separate building site or building parcel.
5. There is no public water provider to this parcel. Development of the parcel requires a well permit from the Peoria County Health Department before the start of construction. It is planned to use the existing well for water.
6. NOTICE TO THE PUBLIC: The creation of long private driveways may result in increased response time or inaccessibility by emergency service vehicles.
7. On 7/5/18, this parcel is known to be zoned A-2.
8. The plat is prepared in accordance with the requirements of the Comprehensive Zoning Ordinance of the City of Peoria, Illinois, as amended, and the provisions of the Public Health Department prior to start of construction.

STATE OF ILLINOIS)
COUNTY OF PEORIA) 35

SURVEYOR'S STATEMENT

We, the Wallace Land Surveying Co., Inc., do hereby state that we have surveyed a part of the 5/4 of Section 2, T10N, R2E of the 4th P.M., Peoria County, Illinois. We further state that the accompanying Plat is a true and correct representation of said survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of feet and bearings are given in degrees, minutes and seconds of arc. The survey was made on the ground and was not based on any previous survey. All buildings, structures and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal service facilities. The survey was made and is not within 1/4 mile of any incorporated city, town or village which had adopted a city plan and is not within the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now and hereafter amended and is not within any municipality.

Dated this 5th day of July, 2018.
WALLACE LAND SURVEYING CO., INC.
Professional Survey Form - #104-005454-0005
Tolson - Illinois
By: Kevin Wallace #2814
Illinois State Surveyor
Expires: 11/30/18

DESCRIPTION FOR 70.80 ACRE TRACT

A part of the SW1/4 of Section 2, T10N, R2E of the 4th P.M., Peoria County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--
Beginning at an iron rod at the Southeast Corner of the SW1/4 of said Section 2; Thence S 69°44'55" W, along the South line of said SW1/4, a distance of 1,296.19 feet to the Southwest Corner of said SW1/4; Thence S 00°00'39" W, along the West line of said SW1/4, a distance of 1,000.82 feet to the Northwest Corner of said SW1/4; Thence N 69°41'42" E, along the North line of said SW1/4, a distance of 915.79 feet; Thence S 00°00'39" W, along the East line of said SW1/4, a distance of 915.79 feet; Thence S 69°41'42" E, a distance of 396.28 feet to an iron rod on the East line of said SW1/4; Thence S 00°00'39" W, along said East line, a distance of 1,665.59 feet to the Place of Beginning and containing 70.80 acres, more or less. Subject to the right-of-way of the Public Road along the North side of the above described tract and also subject to all easements of record.

DESCRIPTION FOR 12.07 ACRE TRACT

A part of the SW1/4 of Section 2, T10N, R2E of the 4th P.M., Peoria County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--
Commencing at an iron rod at the Southeast Corner of the SW1/4 of said Section 2; Thence N 00°00'39" E, along the East line of said SW1/4, a distance of 1,665.59 feet to an iron rod and the Place of Beginning for the tract to be described; Thence N 69°41'42" W, a distance of 396.28 feet to an iron rod; Thence N 00°00'39" E, a distance of 1,000.82 feet to the North line of said SW1/4; Thence S 69°41'42" W, along the West line of said SW1/4, a distance of 915.79 feet; Thence S 00°00'39" W, along the West line of said SW1/4, a distance of 1,000.82 feet to an iron rod; Thence S 69°41'42" E, along the South line of said SW1/4, a distance of 396.28 feet to an iron rod; Thence S 00°00'39" W, along the South line of said SW1/4, a distance of 1,665.59 feet to the Place of Beginning and containing 12.07 acres, more or less. Subject to the right-of-way of the Public Road along the North side of the above described tract and also subject to all easements of record.

SPACE RESERVED
FOR THE RECORDER
OF DEEDS

Wallace Land Surveying Co., Inc.

PO Box 42
Peoria, Illinois 61603
Office: 309-286-7333
E-mail: wallace@wallacelandsurveying.com

CLIENT: Chuck Beall & Son, Inc.

DATE: 7-9-18
JOB: 18148-001

Prepared For:

Ken Ely
12018 W. Parks School Road
Pineville, IL 61559
3 Tealena Ct.
Lake Dallas, TX 75065



United States
Department of
Agriculture

Peoria County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary

0 170 340 680
Feet

NAIP Imagery 2017

2018 Program Year

Map Created November 15, 2017

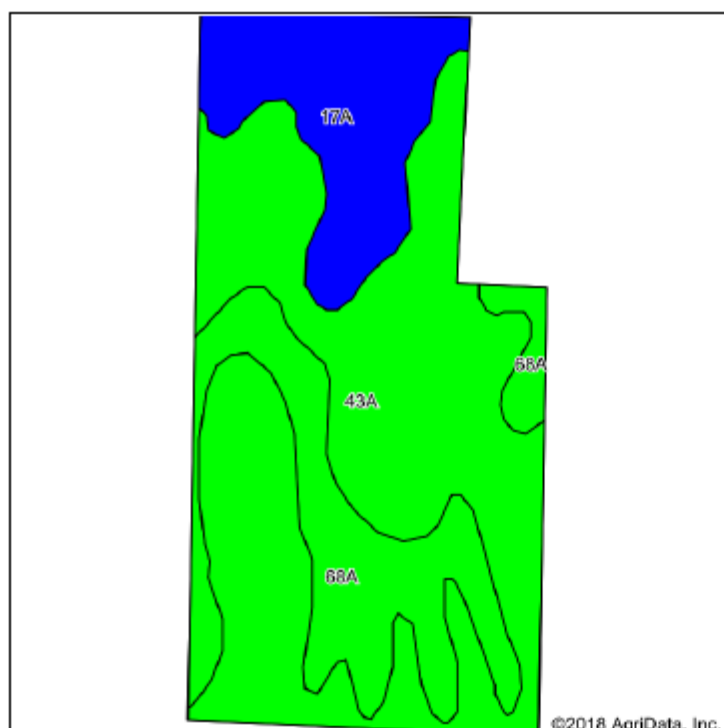
Farm 816

Tract 1282

Tract Cropland Total: 79.73 acres

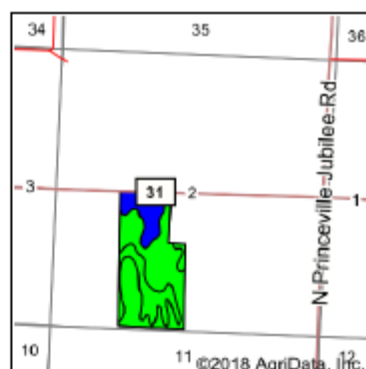
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois
County: Peoria
Location: 2-10N-6E
Township: Jubilee
Acres: 70
Date: 6/28/2018

John Leezer, ALC
(309) 286-2221
www.illinoisfarm4sale.com

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL143, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	40.96	58.5%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	16.18	23.1%		192	63	143
17A	Keomah silt loam, 0 to 2 percent slopes	12.86	18.4%		161	51	119
Weighted Average					185.7	60.2	138

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

ILLINOIS

PEORIA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 816

Prepared : Jun 29, 2018

Crop Year : 2018

Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator : 17-143-759, 17-143-770, 17-143-789, 17-143-816, 17-143-833, 17-175-855, 17-143-1538, 17-143-1734, 17-143-2526, 17-143-3031, 17-143-5716
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
83.41	79.73	79.73	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	79.73	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	40.40	0.00	0	171	
Soybeans	39.30	0.00	0	49	
TOTAL	79.70	0.00			

NOTES

Tract Number : 1282

Description : G-4-2 2A Sec 2 Jubilee Twp
 FSA Physical Location : ILLINOIS/PEORIA
 ANSI Physical Location : ILLINOIS/PEORIA
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : CHARLES W BEALL FARM LIVING TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
83.41	79.73	79.73	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	79.73	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	40.40	0.00	0	171

ILLINOIS

PEORIA

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 816

Prepared : Jun 29, 2018

Crop Year : 2018

Tract 1282 Continued ...

Soybeans	39.30	0.00	0	49
TOTAL	79.70	0.00		

NOTES

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John Leezer Farmland Sales

TERMS OF SALE FOR: Charles W Beall Farm Real Estate Declaration of Trust Dated 4/19/04

70.8 Acres M/L Part of the E 1/2 of the SW 1/4 Section 2, T10N-R6E, Jubilee Township, Peoria County, IL

AS IS	Property is being sold in AS-IS Condition with no warranties expressed or implied. Buyer is advised to make a thorough inspection.
DEPOSIT	Buyer is required to pay an earnest money deposit of 10% on day of sale. This deposit is <u>NON REFUNDABLE</u> and will be applied to the purchase price at closing.
CLOSING	Within 30 days of auction day.
POSSESSION	After conclusion of harvest.
LEASE	Seller to retain landlord share of 2018 crop. Lease has been terminated for 2019.
CONTINGENCY	There are no contingencies including those for inspections or financing.
CONTRACT	Successful bidder will be required to enter into a written real estate purchase agreement. The proposed agreement is available for buyers to review prior to the start of the auction.
AGENT	Agents/Brokers/Auctioneers/Maloof Farm & Land are acting as agent for the seller only and there is no agency relationship with the buyer.
ANNOUNCEMENTS	All announcements made on day of sale supersede all other prior written or verbal announcements.
RESERVE	Seller reserves the right to reject all bids. This is not an absolute auction.
EVIDENCE OF TITLE	Seller will provide merchantable title in the form of a title insurance commitment and a Trustee's deed (or equivalent).
REAL ESTATE TAXES	SELLER to pay 2018 Real Estate taxes payable in 2019. BUYER to pay the 2019 Real Estate Taxes payable in 2020.
SURVEY	SELLER will provide a survey.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
BUYER'S PREMIUM	No buyers' premium on this sale.

Disclaimer: All information contained herein is taken from sources believed to be accurate. However, BROKER and SELLER make no warranties as to the accuracy. BUYERS are advised to make a thorough inspection.