



FOR SALE BY PUBLIC AUCTION
164.34 Acres in Bureau County, IL
To be Sold in 2 Tracts

November 1, 2018 - 9:00 a.m.

Auction to be held at Neponset Community Center
102 N 2nd St, Neponset, IL

Brief Legal: NW 1/4 Section 27, T15N-R6E, Neponset Township, Bureau County, IL

Location: Approximately 2 miles south of Neponset, IL on Kentville Rd. Property is on north side of the road.

Real Estate Taxes: Tax ID # 19-27-100-001 and 19-27-100-002 Taxes 2017/18 \$3,289.64

	EAST	WEST	BOTH TRACTS
Total Acres	82.17	82.17	164.34
FSA Tillable Acres	73.43	80.60	154.23
Productivity Index	128.5	125.3	126.8

Survey: Tracts have been surveyed.

Lease: No lease in effect.

USDA Program: ARC County—Corn and Soybeans.

Terms of Sale: **Buyer's Choice Method**—See attached Terms of Sale for details.

Bidding: Bids will be based on surveyed acres. This will be a live auction, we are unable to accept telephone bids.

Owner: Alan and Debora Scott

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
John Isaacson
111 Park Ave East
Princeton, IL 61356
(815) 875-6551
altlaw@ivent.com

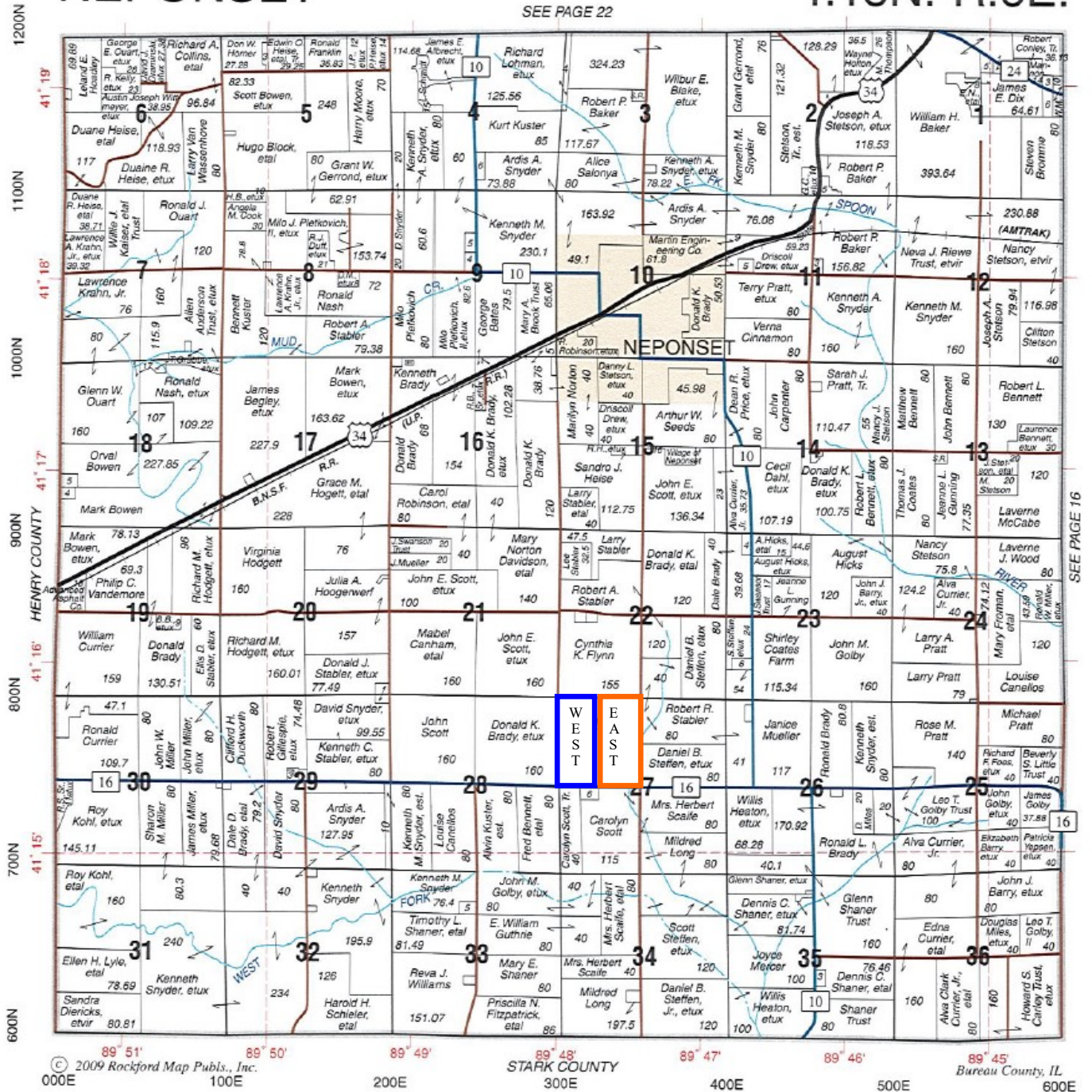
Disclaimer: The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the sale are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

V-10-10-18

NEPONSET

SEE PAGE 22

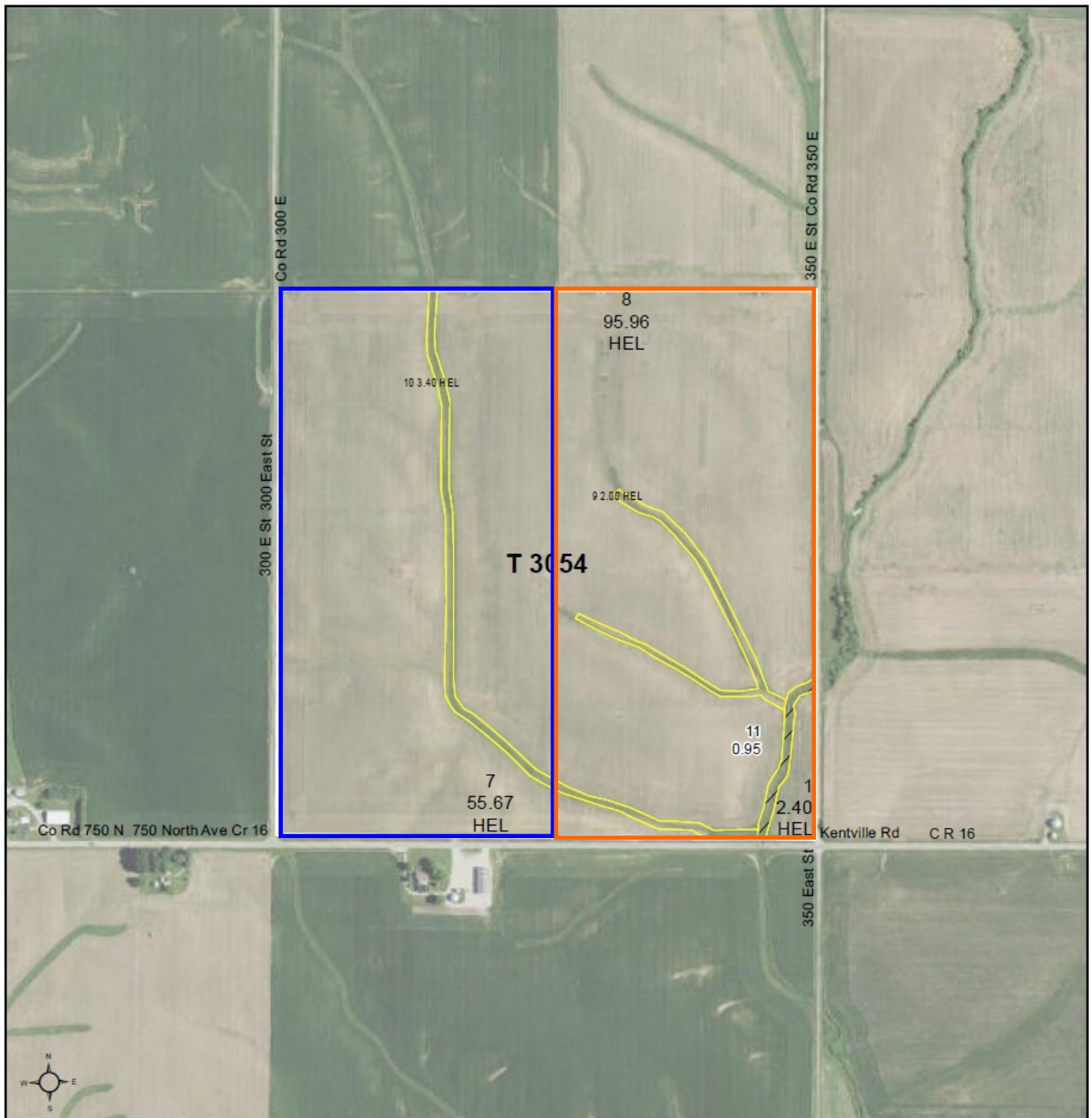
T.15N.-R.6E.





United States
Department of
Agriculture

Bureau County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination

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

Tract Boundary

0 285 570 1,140
Feet
NAIP Imagery 2017

2018 Program Year

Map Created December 19, 2017

Farm **6231**

Tract **3054**

Tract Cropland Total: 159.43 acres

IL011_T3054

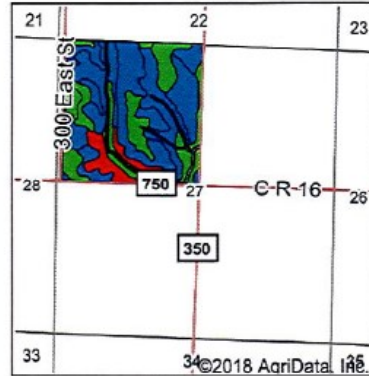
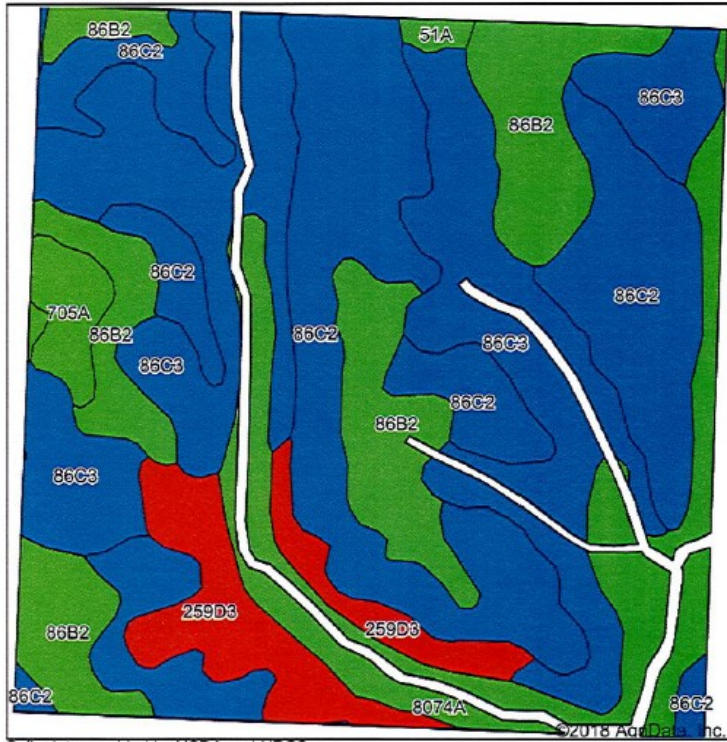
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

4/16/2018

Soil Map

Both Tracts

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **27-15N-6E**
 Township: **Neponset**
 Acres: **154.03**
 Date: **4/16/2018**

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

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	51.08	33.2%		**178	**56	**131
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	44.96	29.2%		**164	**52	**121
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	25.95	16.8%		**181	**57	**134
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	16.40	10.6%		186	58	136
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	11.66	7.6%		**132	**42	**96
705A	Buckhart silt loam, 0 to 2 percent slopes	3.08	2.0%		190	61	142
51A	Muscature silt loam, 0 to 2 percent slopes	0.90	0.6%		200	64	147
Weighted Average					172.2	54.3	126.8

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:

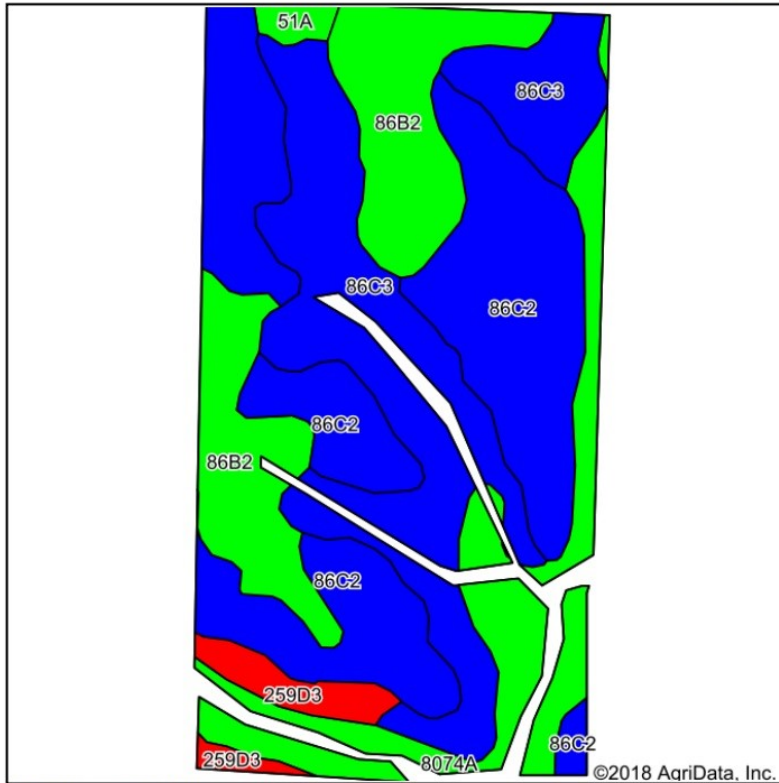
<http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

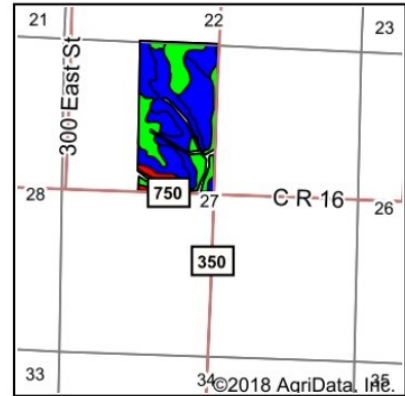
EAST TRACT

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Bureau**
 Location: **27-15N-6E**
 Township: **Neponset**
 Acres: **80.73**
 Date: **7/31/2018**

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Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL011, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	29.35	36.4%		**178	**56	**131
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	22.17	27.5%		**164	**52	**121
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	15.07	18.7%		**181	**57	**134
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	10.79	13.4%		186	58	136
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	2.53	3.1%		**132	**42	**96
51A	Muscataune silt loam, 0 to 2 percent slopes	0.82	1.0%		200	64	147
Weighted Average					174.6	55	128.5

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

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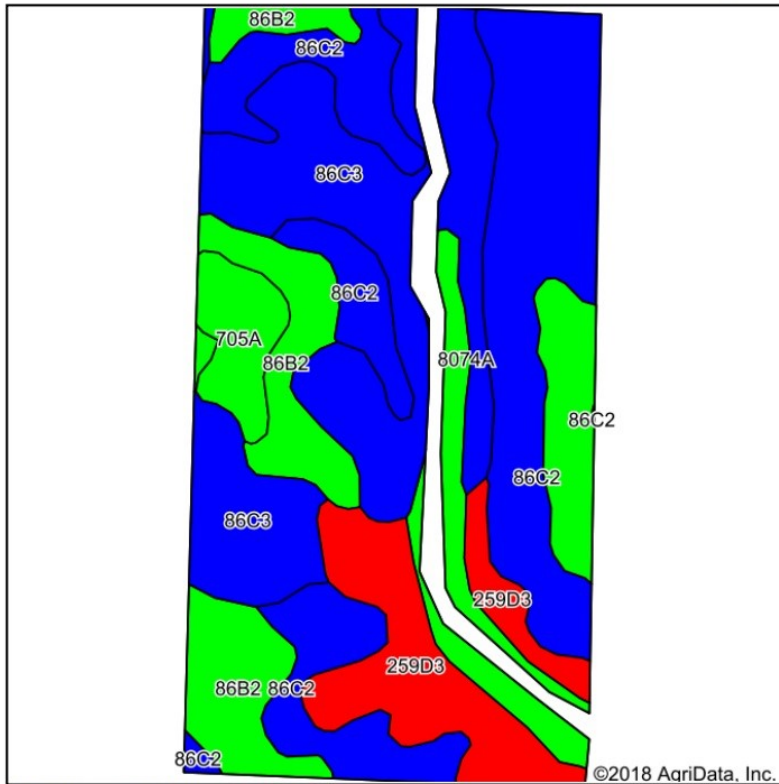
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

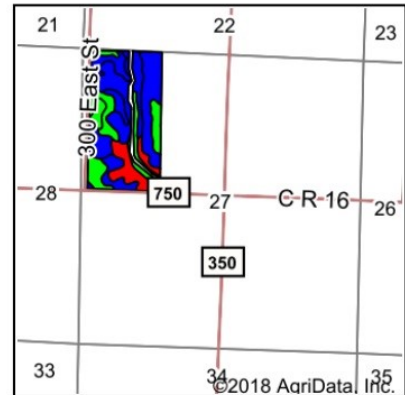
*c: Using Capabilities Class Dominant Condition Aggregation Method

WEST TRACT

Soils Map



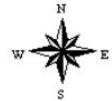
Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **27-15N-6E**
 Township: **Neponset**
 Acres: **78.4**
 Date: **7/31/2018**

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Maps Provided By:



Area Symbol: IL011, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	25.41	32.4%		**178	**56	**131
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	21.87	27.9%		**164	**52	**121
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	13.75	17.5%		**181	**57	**134
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	9.48	12.1%		**132	**42	**96
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	4.62	5.9%		186	58	136
705A	Buckhart silt loam, 0 to 2 percent slopes	3.08	3.9%		190	61	142
51A	Muscature silt loam, 0 to 2 percent slopes	0.19	0.2%		200	64	147
Weighted Average					170.1	53.7	125.3

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

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ILLINOIS

BUREAU

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6231

Prepared : Jun 27, 2018

Crop Year : 2018

Operator Name : ALAN D SCOTT
 Farms Associated with Operator : 17-011-1946, 17-011-6231
 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
320.98	316.55	316.55	0.00	0.00	0.00	0.00	0.00	Active	2
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	316.55	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	242.80	0.00	0	174	
Soybeans	63.30	0.00	0	53	
TOTAL	306.10	0.00			

NOTES

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Tract Number : 3054

Description : SEC 27 Neponset Twp
 FSA Physical Location : ILLINOIS/BUREAU
 ANSI Physical Location : ILLINOIS/BUREAU
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
160.38	159.43	159.43	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	159.43	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	121.80	0.00	0	174
Soybeans	31.90	0.00	0	53

John Leezer Farmland Sales

TERMS OF SALE FOR: Alan and Debora Scott

164.34 Acres in NW 1/4 Section 27, T15N-R6E, Neponset Township, Bureau 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	On or before December 3, 2018.
POSSESSION	After deposit of earnest money.
LEASE	No lease in effect.
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 warranty deed (or equivalent).
REAL ESTATE TAXES	SELLER to pay 2018 Real Estate taxes payable in 2019. The 2019 Real Estate Taxes, payable in 2020 to be paid by BUYER.
SURVEY	Will be provided by SELLER. Bids will be based on surveyed acres.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
BUYER'S PREMIUM	No buyers' premium on this sale.
BUYER'S CHOICE	Choice to the high bidder to take one or both of tracts. Should the high bidder not select both tracts, the contending bidder will have the privilege to select the remaining tract at the high bid. If the remaining tract is not accepted by second highest bidder, the remaining tract will be offered with another round of bidding. Sellers reserve the right to reject any and all bids.

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.