



FOR SALE BY PUBLIC AUCTION
78.88 Acres M/L in Peoria County, IL

November 8, 2018 - 9:00 a.m.

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

- Brief Legal:** Part S 1/2 of the SE 1/4 Section 4, T11N-R6E, Princeville Township, Peoria County, IL
- Location:** 4 miles NW of Princeville on the NW corner of Elliott Rd and Streitmatter Rd.
- Size:** **Total Acres:** 78.88 **FSA Tillable Acres:** 65.26
(Productivity Index of 116.9)
- Real Estate Taxes:** Tax ID # 02-04-400-002 2017/18 Taxes \$1,676.04
- Survey:** Seller will not provide a survey. The farm is being sold as 78.88 acres more or less based on Peoria County Tax Assessor's records.
- Lease:** Lease has been terminated for 2019.
- USDA Program:** ARC 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: Carl Will, Carolyn Haney and Charles Will

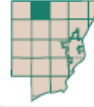
Broker for Seller
John A Leezer
Maloof Farm & Land
127 W Main, Toulon, IL 61483
(309) 286-2221
john@leezeragency.com
www.johnleezer.com

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

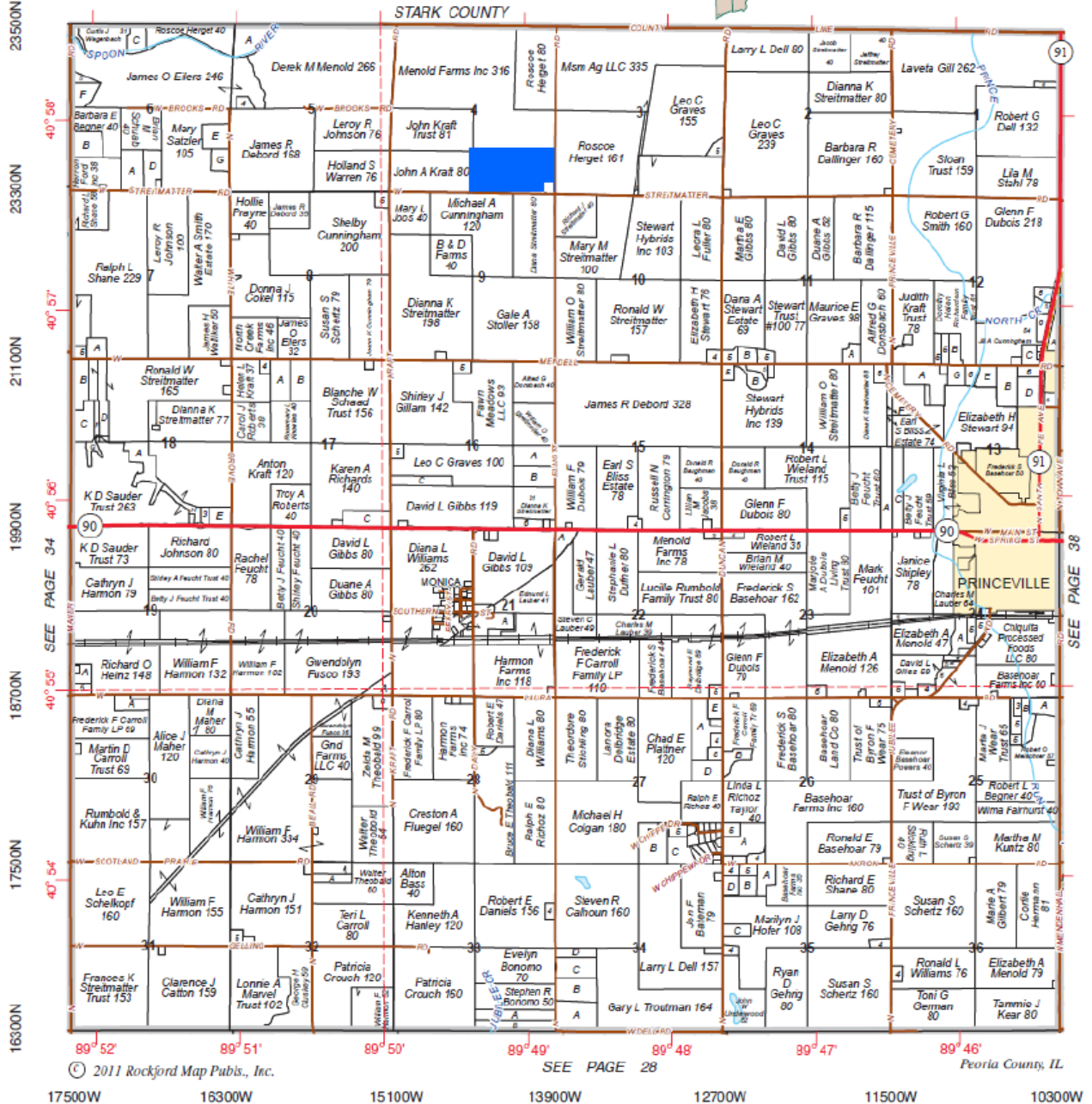
Disclaimer: The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the sale are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

V-7-26-18

PRINCEVILLE



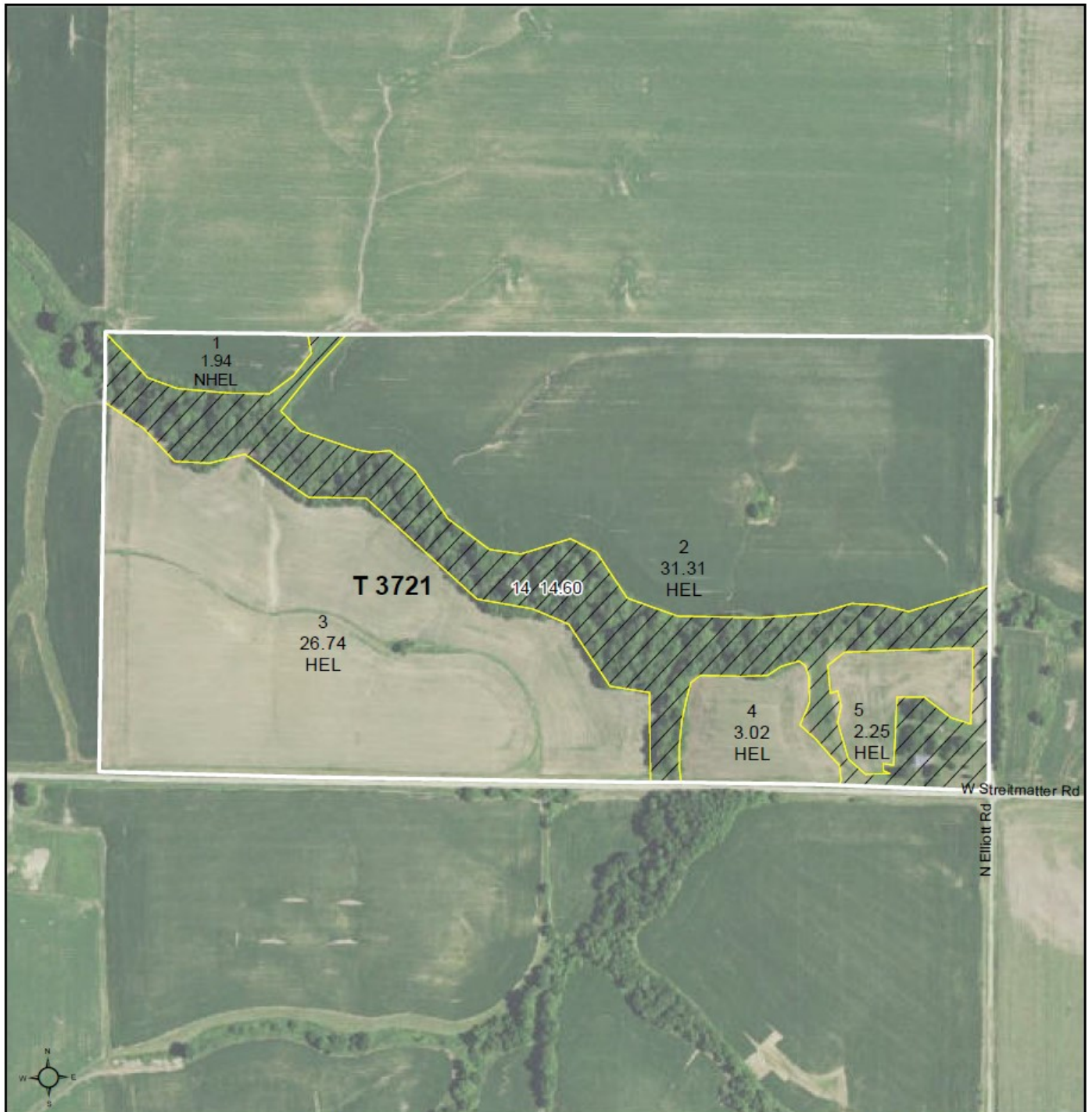
T.11N.-R.6E.





United States
Department of
Agriculture

Stark 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 December 18, 2017

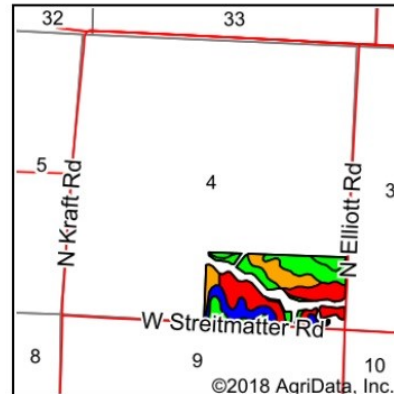
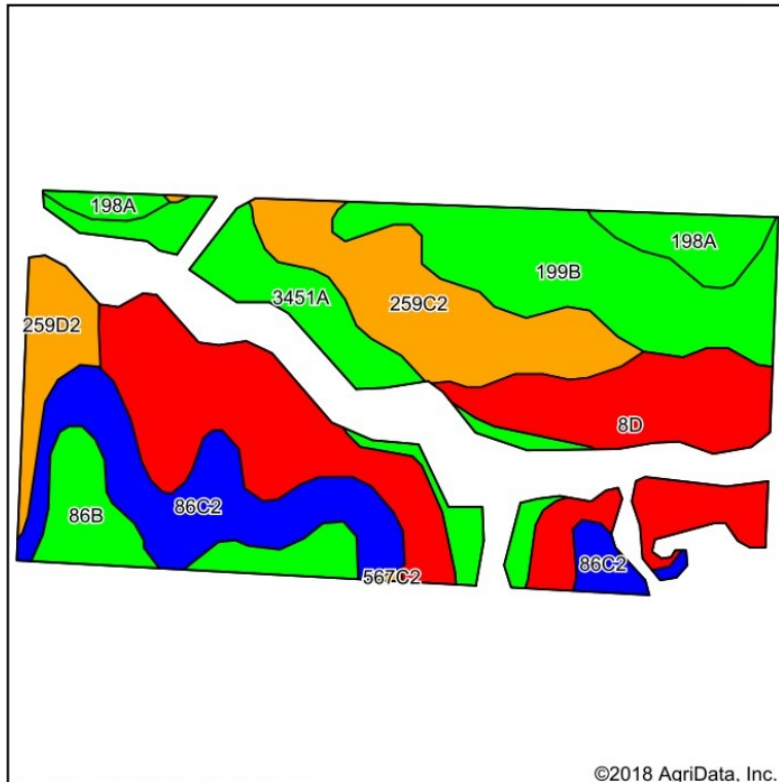
Farm 3801

Tract 3721

Tract Cropland Total: 65.26 acres

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Soils Map



State: **Illinois**
 County: **Peoria**
 Location: **4-11N-6E**
 Township: **Princeville**
 Acres: **65.26**
 Date: **7/26/2018**

John Leezer, ALC
 (309) 286-2221
www.illinoisfarms4sale.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	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**8D	Hickory silt loam, 10 to 18 percent slopes	20.38	31.2%		**113	**38	**86
**199B	Plano silt loam, 2 to 5 percent slopes	9.91	15.2%		**192	**59	**141
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	9.28	14.2%		**178	**56	**131
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	8.44	12.9%		**152	**48	**111
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	6.95	10.6%		190	61	140
**86B	Osco silt loam, 2 to 5 percent slopes	4.36	6.7%		**189	**59	**140
198A	Elburn silt loam, 0 to 2 percent slopes	3.04	4.7%		197	61	143
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	2.84	4.4%		**145	**46	**106
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	0.06	0.1%		**159	**50	**116
Weighted Average					157.9	50.3	116.9

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

Stark

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3801

Prepared: 4/20/18 9:49 AM

Crop Year: 2018

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
STANLEY L GRIGG	In Trans from Pia Co FN1618	

Farms Associated with Operator:

78, 233, 238, 251, 611, 4198, 4565, 4566, 4598, 4599

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
79.86	65.26	65.26	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	65.26	0.0	0.0				

	ARC-IC NONE	ARC-PLC ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
Crop				
CORN				
SOYBEANS				
Total Base Acres:	64.2			

Tract Number: 3721 Description: Sec 4 Princeville Twp Pia Co

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
79.86	65.26	65.26	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	65.26	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	49.4		155	0.0
SOYBEANS	14.8		46	0.0
Total Base Acres:	64.2			

Owners: CHARLES WILL
CAROLYN HANEY

CARL WILL

Other Producers: None

John Leezer Farmland Sales

TERMS OF SALE FOR: **Carl Will, Carolyn Haney and Charles Will**

78.88 Acres M/L in Part S 1/2 of the SE 1/4 Section 4, T11N-R6E, Princeville 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	When harvest is complete or upon receipt of down payment whichever is later.
LEASE	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 warranty deed (or equivalent).
REAL ESTATE TAXES	SELLER to pay 2018 Real Estate taxes payable in 2019. BUYER to pay 2019 Real Estate Taxes, payable in 2020 and thereafter.
SURVEY	Seller will not provide a survey. The farm is being sold as 78.88 acres more or less based on Peoria County Tax Assessor's records.
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.