



FOR SALE BY PUBLIC AUCTION

155 Acres M/L in Wheatland Township, Bureau County, IL

To be sold in 2 Tracts

December 4, 2018—9:00 a.m.

To be held at the Bradford American Legion Post 445

	TRACT I West of Home	TRACT II Home Place
Location: Both tracts are Approx. 8 miles east of Bradford, IL then 1 mile south on 1925E.	Pt of SW 1/4 Section 29 14N 9E	Pt of SW 1/4 Section 28 14N 9E
Total Acres	61	93.84 Surveyed Acres
FSA Tillable Acres	50.8 (Approx.)	62.91
Productivity Index (PI)	120.9	128.6
Tax ID	26-29-400-005	26-28-300-008
2017/18 Taxes	\$1,084.66	Approx. \$1,800-\$2,000 To be Split.
Improvements	None	None (House and buildings have been sold.)

Access: On Tract 2, access to the fields on the east side will be by an easement through the building site.

Survey: No survey is being provided on Tract I. It is being sold as 61 Acres M/L based on Bureau County Tax Assessor's records. Seller to provide survey on Tract II.

Lease: The lease has been terminated for 2019.

USDA Program: ACR County—Corn and Soybeans.

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

Bidding: Order of sale will be offered by order of tract number. Tracts will not be offered in any combination. This will be a live auction only, we are unable to accept telephone bids.

Owner: Estate of Anne Stowe • Roxanne Martin, Executor

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

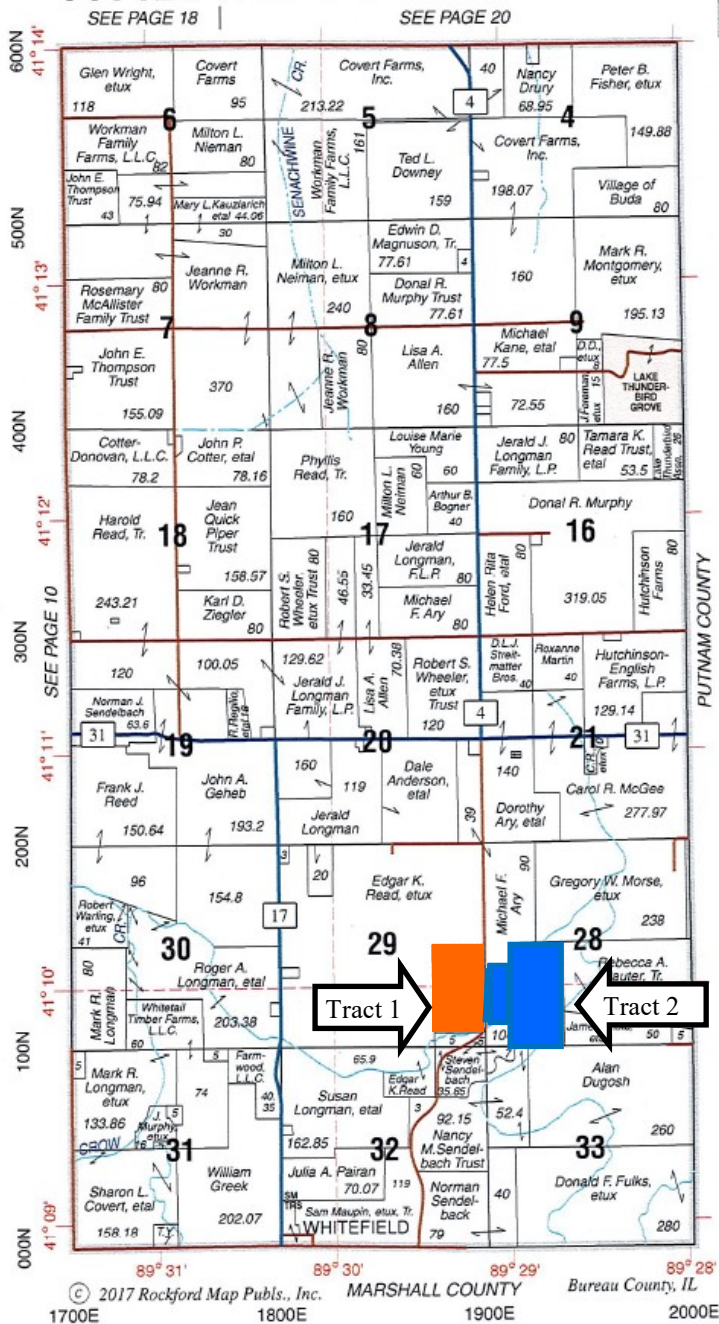
Attorney for Seller
Stu Borden
Borden Law Office
113 E Williams
Wyoming, IL 61491
(309) 695-2491
bordenlawoffices@frontier.com

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-10-24-18

WHEATLAND

T.14N.-R.9E.

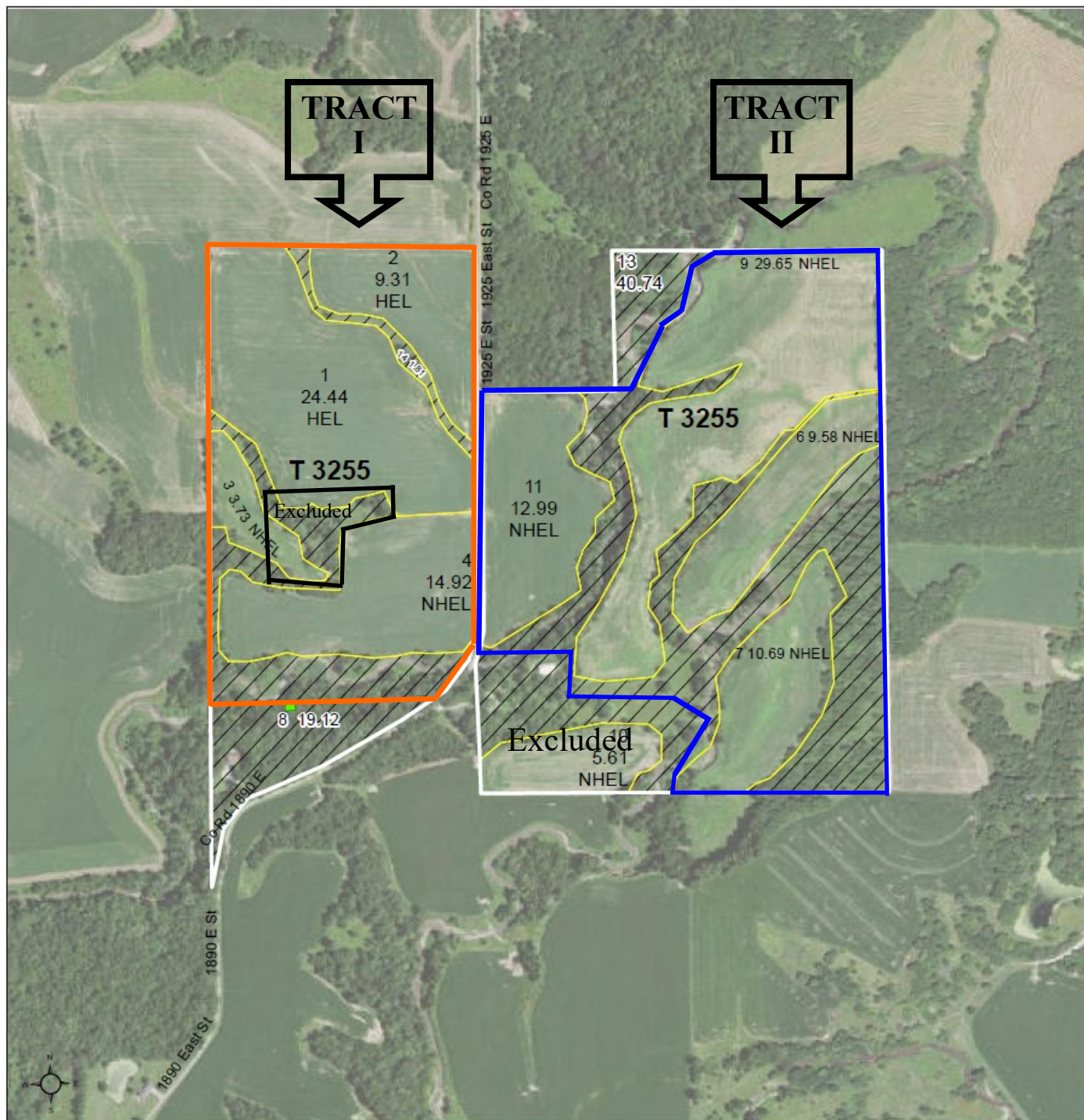


Tract II— 3 acres for the house and 7 acres of bottom have been taken out.



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 **2634**

Tract **3255**

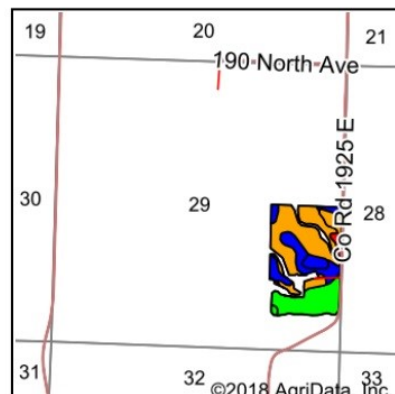
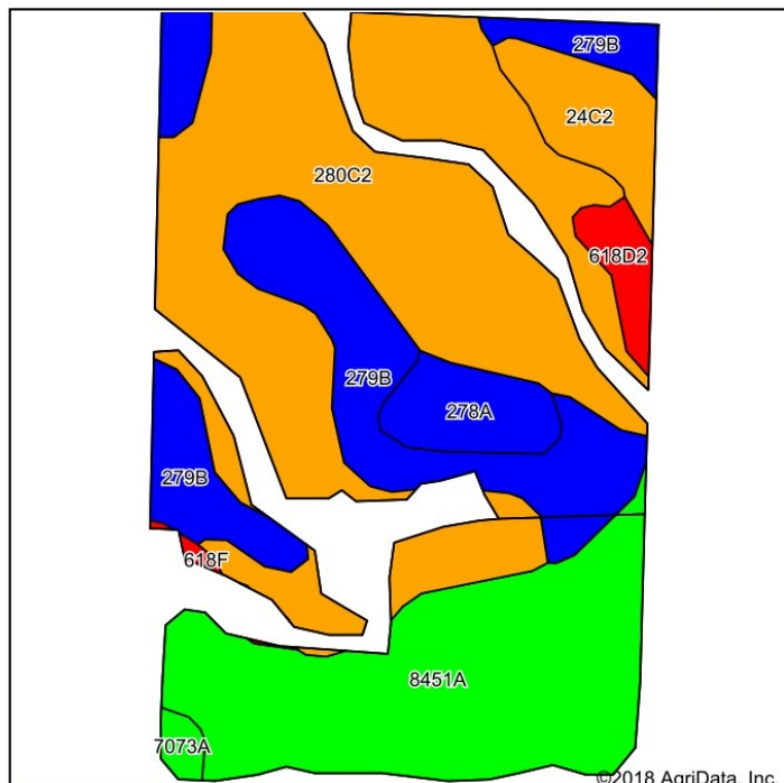
Tract Cropland Total: 120.92 acres

IL011_T3255

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).

Tract I

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **29-14N-9E**
 Township: **Wheatland**
 Acres: **52.34**
 Date: **5/22/2018**

John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com

Maps Provided By:



Soils data provided by USDA and NRCS.

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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
**280C2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	23.17	44.3%		**155	**49	**113
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	12.70	24.3%		190	61	140
**279B	Rozetta silt loam, 2 to 5 percent slopes	10.29	19.7%		**162	**50	**119
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	2.42	4.6%		**155	**49	**113
278A	Stronghurst silt loam, 0 to 2 percent slopes	2.12	4.1%		171	54	125
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	1.10	2.1%		**130	**42	**95
7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	0.40	0.8%		181	59	134
**618F	Senachwine silt loam, 18 to 35 percent slopes	0.14	0.3%		**104	**33	**76
Weighted Average					165.1	52.2	120.9

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/>

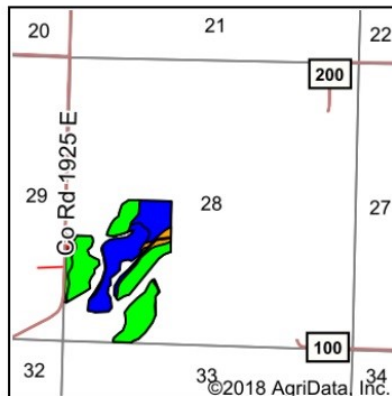
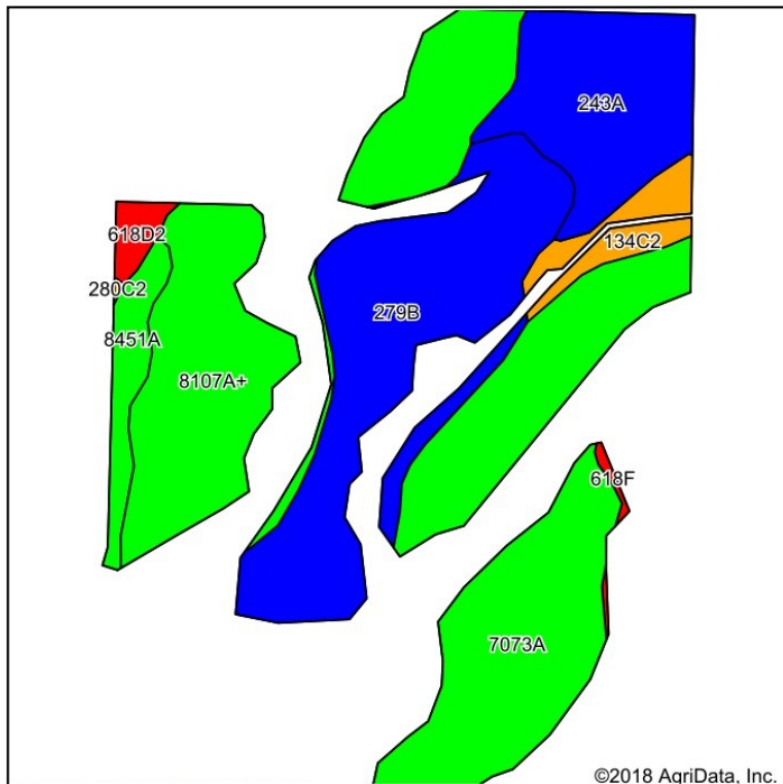
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

Tract II

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **28-14N-9E**
 Township: **Wheatland**
 Acres: **62.91**
 Date: **10/10/2018**

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Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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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
7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	17.94	28.5%		181	59	134
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	15.57	24.7%		189	60	139
**279B	Rozetta silt loam, 2 to 5 percent slopes	15.55	24.7%		**162	**50	**119
243A	St. Charles silt loam, 0 to 2 percent slopes	8.33	13.2%		168	52	122
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	2.26	3.6%		190	61	140
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2.24	3.6%		**154	**47	**111
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	0.79	1.3%		**130	**42	**95
**618F	Senachwine silt loam, 18 to 35 percent slopes	0.23	0.4%		**104	**33	**76
Weighted Average					175	55.4	128.6

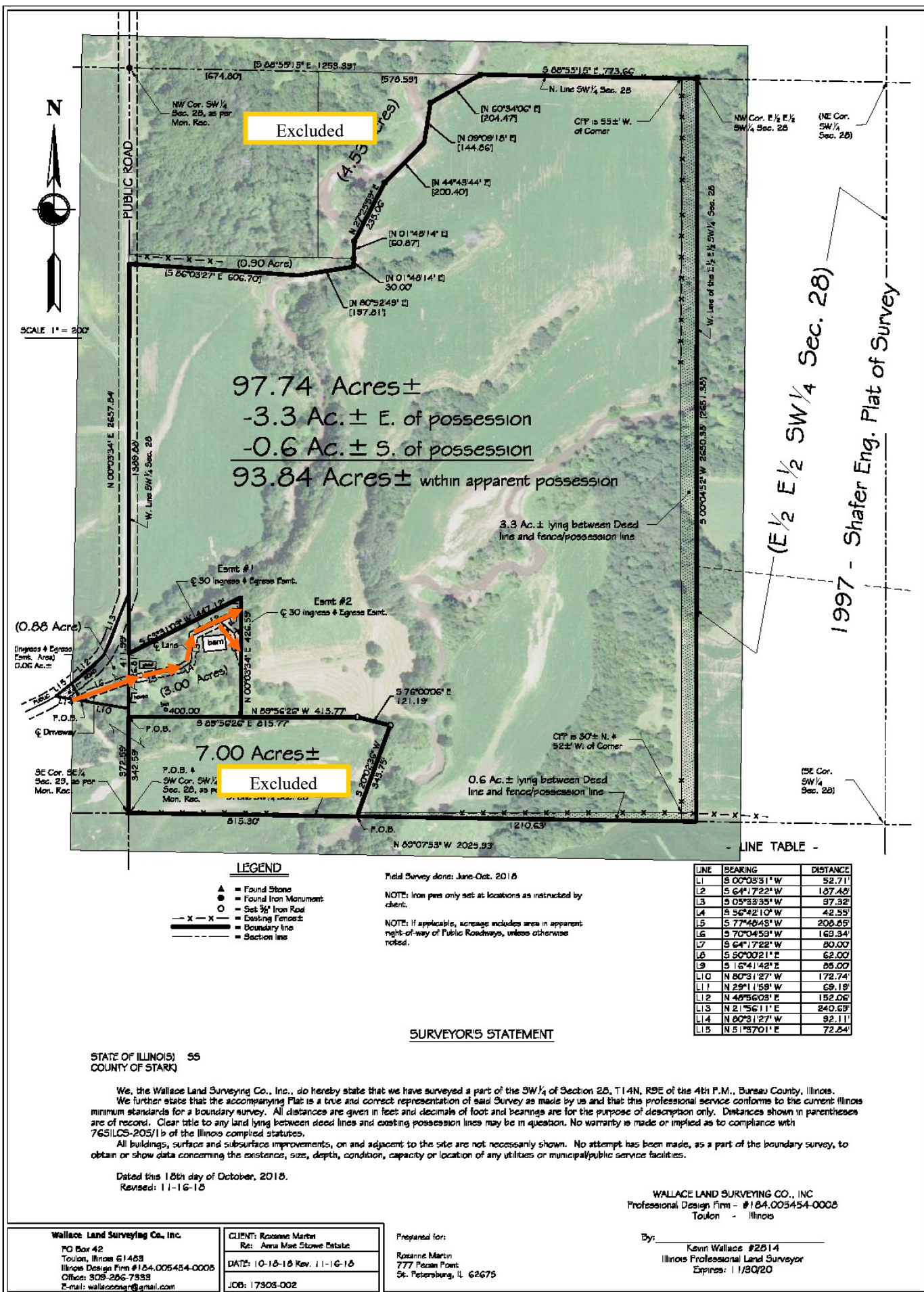
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John Leezer Farmland Sales

TERMS OF SALE FOR: Estate of Anna Stowe • Roxanne Martin, Executor

Tract I - 61 acres M/L in SE 1/4 Section 29. Tract II - 93.84 acres in SW 1/4 Section 28 both Tracts are in T14N-R9E, Wheatland 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	Within 30 days of auction day.
POSSESSION	Upon receipt of down payment.
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 the 2019 Real Estate taxes payable in 2020.
SURVEY	No survey will be provided on Tract I. It is being sold as 61 Acres M/L based on the Bureau County Tax Assessor's records. SELLER to provide a survey on Tract 2. (Note access to Tract 2 is on the east side by an easement through the building site.)
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.