



FOR SALE BY PUBLIC AUCTION
192 Acres in Stark & Knox County, IL
To be Sold in 3 Tracts

November 6, 2018 - 9:00 a.m.

Auction to be held at The News Bistro-101 W Main, Toulon, IL

Location: Stark County 12N5E Sections 16 & 17 West Jersey Township & Knox County 13N4E Section 34, Lynn Township

	Tract 1 Stark County	Tract 2 Stark County	Tract 3 Knox County
Total Acres *	41	111	*40
Brief Legal	NW 1/4 SW 1/4 Section 16	S 1/2 SW 1/4 Section 16 & Pt E 1/2 NE 1/4 Section 17	NW 1/4 SW 1/4 Section 34
FSA Tillable	37.26	100.1	Approx. 28.1
PI	134.6	136.5	132.3
CRP Acres**	1.2	Approx. 4.2	7.8
CRP Payment	\$373	\$1,306	\$1,137
CRP Expiration	9-30-27	9-30-27	9-30-19
Tax ID	06-16-300-005	06-16-100-002 Pt 06-17-200-002 Pt 06-17-400-003	04-34-300-010
Taxes 2017/18	\$1,543	Approx. \$35/Acre	\$1,237.56

* Acres are an estimate subject to survey. **CRP Acres shown are in addition to FSA tillable shown.

IMPROVEMENTS: There is an old set of buildings on Tract 1. Tracts 2 & 3 are unimproved.

USDA Program: ACR County—Corn and Soybeans.

Survey: Seller will provide a survey. **Lease:** No lease.

Terms of Sale: Tract 2: BUYER will be given an \$8,000 credit off the purchase price at closing, to replace the bridge with a 9 ft diameter culvert. See attached Terms of Sale for details.

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

Owner: Dennis and Lori Jackson

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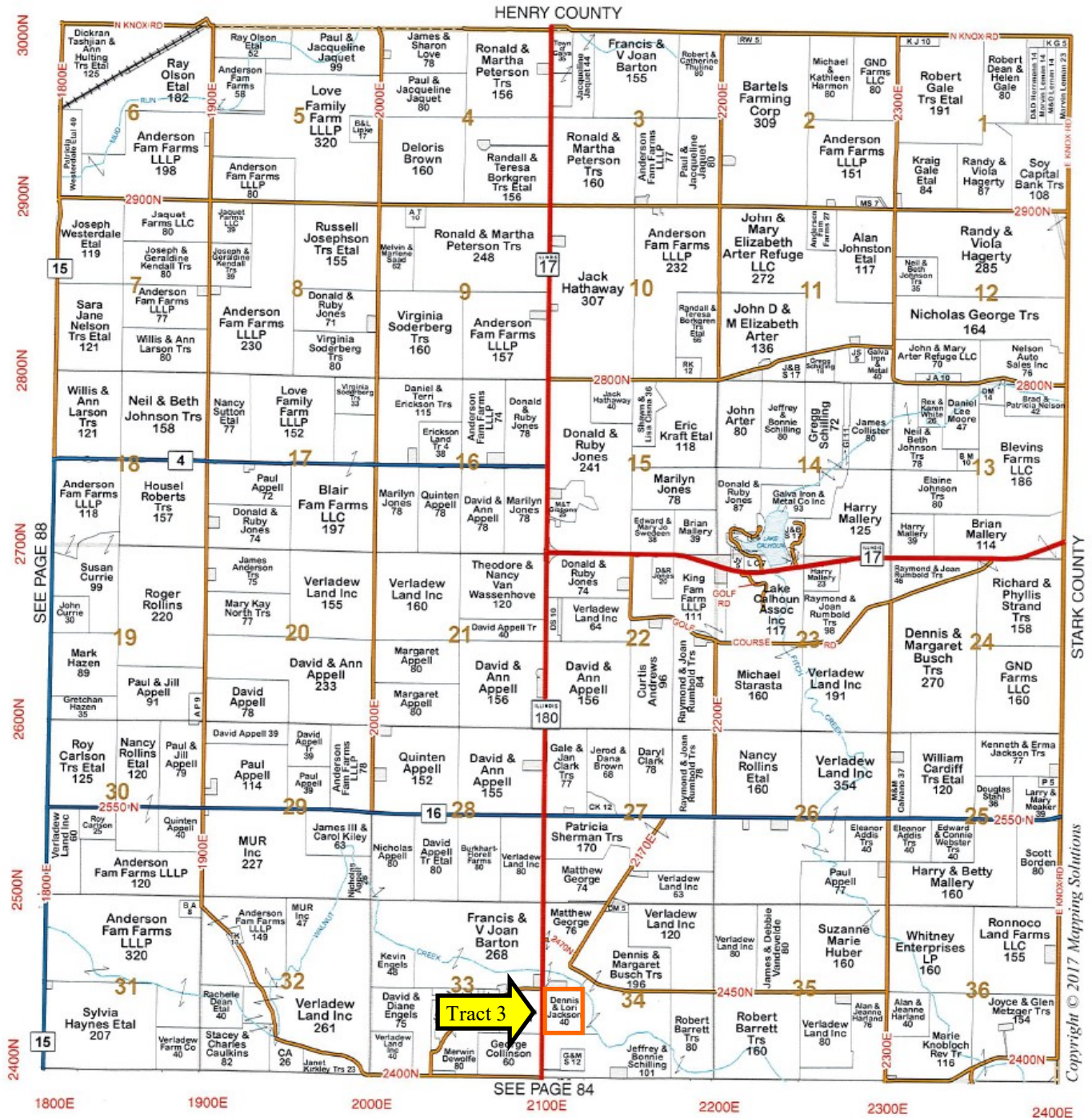
Disclaimer: The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the sale are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

V-10-31-18



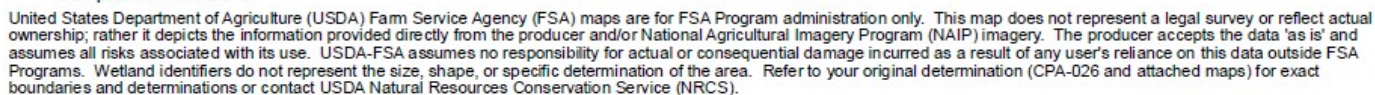
LYNN

Township 13N • Range 4E

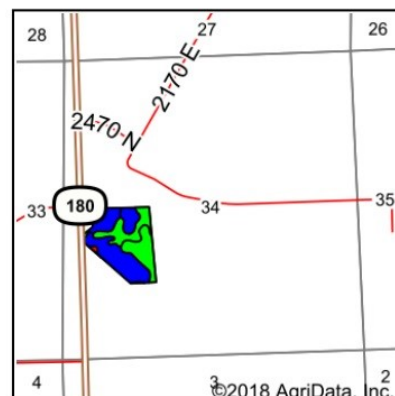
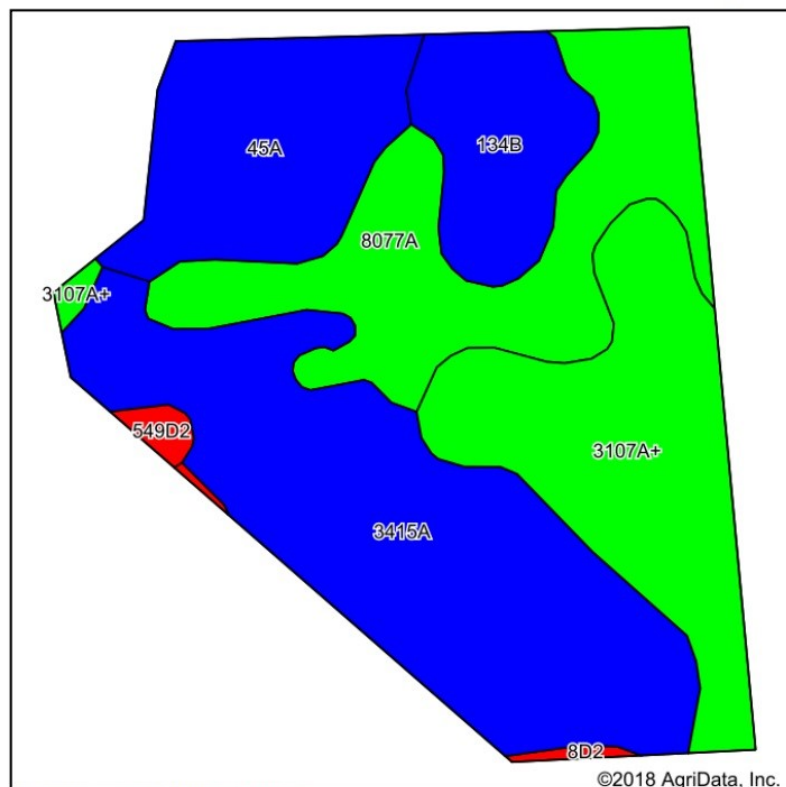




Tract 3



Soils Map



State: **Illinois**
 County: **Knox**
 Location: **34-13N-4E**
 Township: **Lynn**
 Acres: **28.1**
 Date: **9/20/2018**

John Leezer, ALC
 (309) 286-2221
www.illinoisfarms4sale.com

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL095, 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
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	9.43	33.6%		180	57	131
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	5.99	21.3%		189	60	139
8077A	Huntsville silt loam, 0 to 2 percent slopes, occasionally flooded	5.77	20.5%		193	61	143
45A	Denny silt loam, 0 to 2 percent slopes	4.01	14.3%		159	52	118
**134B	Camden silt loam, 2 to 5 percent slopes	2.55	9.1%		**164	**50	**118
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	0.22	0.8%		**121	**39	**90
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	0.13	0.5%		**108	**36	**82
Weighted Average					179.3	57.1	132.3

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

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 3

Illinois

Stark

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4480

Prepared: 9/6/18 8:55 AM

Crop Year: 2018

Page: 2 of 2

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.

Tract Number: 1242 Description: K68L-6 SEC 34 LYNN TWP KNOX CO

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
45.53	40.4	40.4	0.0	0.0	7.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	32.6	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.0		0	1.7
CORN	25.9		149	0.0
SOYBEANS	6.7		46	4.2
Total Base Acres:	32.6			

Owners: DENNIS E JACKSON

Other Producers: None

Tract Number: 1242

Description: K68L-6 SEC 34 LYNN TWP KNOX CO

John Leezer Farmland Sales

TERMS OF SALE FOR: Dennis and Lori Jackson

Stark County 12N5E Sections 16 & 17 West Jersey Township &
Knox County 13N4E Section 34, Lynn Township

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% per tract 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 receipt of down payment
LEASE	There is 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 by putting the money in escrow at closing. The 2019 Real Estate Taxes payable in 2020 are to be paid by BUYER.
SURVEY	Will be provided by SELLER. Note: Acres shown in this flyer are based on a preliminary survey done by Wallace Land Surveying Co. Inc. A final survey will be completed prior to closing and sales price will be adjusted to the final acres.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
ORDER OF SALE	Tracts will be sold individually in order by Tract number. They will not be offered in any combination.
BUYER'S PREMIUM	No buyers' premium on this sale.
Tract 2:	BUYER will be given an \$8,000 credit off the purchase price at closing, to replace the bridge with a 9 ft diameter culvert. See attached Terms of Sale for details.

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.