



**246 Acres Stark County Farm Land  
FOR SALE BY PUBLIC AUCTION  
To be offered in 3 Tracts**

**Sale Date: 11/21/2019 @ 11:00 a.m.**

**Auction to be held at: Stark County Court House - 2nd floor court room**

	<u>Tract 1</u>	<u>Tract 2</u>	<u>Tract 3</u>
<b>Total Acres:</b>	111.49	98.12	36.4
<b>FSA Tillable</b>	108.2	Approx 82.9	35.4
<b>CRP Acres</b>	-0-	4.0	-0-
<b>PI:</b>	132.8	125.7	112.4
<b>Location:</b>	1 mile W of Toulon N side Route 17	1/2 mile S of Toulon W side of Wallace Hwy	1/2 mile S of Toulon E side of Wallace Hwy
<b>Brief Legal:</b>	Pt NW 1/4 Sec 23 13N 5E Goshen Twp	Pt S 1/2 Sec 25 13N 5E Goshen Twp	Pt SE 1/4 Sec 25 13N 5E & Pt SW 1/4 Sec 30 13N 6E Toulon Twp
<b>RE Taxes:</b>	Tax ID # 03-23-100-004 2018 Tax \$4,264.02	This tract is being split	03-25-400-006 \$473.30 04-30-300-003 <u>\$143.24</u> \$616.54

**CRP Info:** (Tract 2) 1.4 Acres paying 172/acre expires 9/30/2020  
2.6 acres paying 244/acre expires 9/30/28

**Survey:** No survey is being offered on Tract 1. It is being sold as 111.49 acres M/L based on real estate tax records. Seller will provide a survey on Tracts 2 & 3.

**Lease:** The Lease has been terminated for 2020

**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-15-8-18



**Order of Sale:** Tract 1 will be sold first. It will not be sold in any combination. Tract 2 and 3 will be sold as **Buyer's Choice and Privilege Method** with 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.**

**Environmental Notice:** From the late 1940's through mid 1970's 4 acres of the Farm was used as the city dump. We have surveyed this area out of the farm and identified it on the attached map as Tract 4 which is shown on the survey as the 9.04 acre tract. The 9.04 acres are not being sold at the auction. The buyer of Tract 2 (98.12 acres) will have first option to purchase it in the amount of \$18,000  
Buyer will have until 11/25/19 to exercise this option.

**Owner:** Land Trust No 001 Brent A Witte, Trustee

**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**  
David Cover  
Cover Law Group  
309-673-8227

**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-15-8-18

## John Leezer Farmland Sales

TERMS OF SALE FOR: Witte Farm

Tract 1 111.49 acres M/L NW 1/2 Sec 23 13N 5E  
Tract 2 98.12 acres Sec 25 13N 5E & Sec 30 13N 6E  
Tract 3 36.4 acres Sec 25 13N 5E

<b>AS IS</b>	Property is being sold in AS-IS Condition with no warranties expressed or implied. Buyer is advised to make a thorough inspection.
<b>DEPOSIT</b>	Buyer is required to pay an earnest money deposit of <u>10%</u> on day of sale. This deposit is <u>NON REFUNDABLE</u> and will be applied to the purchase price at closing.
<b>CLOSING</b>	Within 30 days of auction day.
<b>POSSESSION</b>	Possession to be delivered at closing. Seller will allow the Buyer to do farm work prior to closing subject to the rights of current tenant.
<b>LEASE</b>	<b>The lease has been terminated, effective 12/01/2019.</b>
<b>CONTINGENCY</b>	There are no contingencies including those for inspections or financing.
<b>CONTRACT</b>	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.
<b>AGENT</b>	Agents/Brokers/Auctioneers/Maloof Farm & Land are acting as agent for the seller only and there is no agency relationship with the buyer.
<b>ANNOUNCEMENTS</b>	All announcements made on day of sale supercede all other prior written or verbal announcements.
<b>RESERVE</b>	Seller reserves the right to reject all bids. This is not an absolute auction.
<b>EVIDENCE OF TITLE</b>	Seller will provide merchantable title in the form of a title insurance commitment and a warranty deed (or equivalent).
<b>REAL ESTATE TAXES</b>	SELLER to pay 2019 Real Estate taxes (payable in 2020) by giving the BUYER a credit at closing.
<b>SURVEY</b>	No survey is being provided on Tract 1. It is being sold as 111.49 acres M/L based on Stark County Tax Assessors records. Seller does not guarantee the number of acres. Seller has provided a survey on tracts 2 and 3.
<b>ORDER OF SALE</b>	Tract 1 will be sold first. It will not be sold in any combination. Tract 2 and 3 will be sold as <b>Buyer's Choice and Privilege Method</b> with 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. <b>Sellers reserve the right to reject any and all bids.</b>
<b>MINERAL RIGHTS</b>	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
<b>BUYER'S PREMIUM</b>	There is no buyer's premium on this sale.

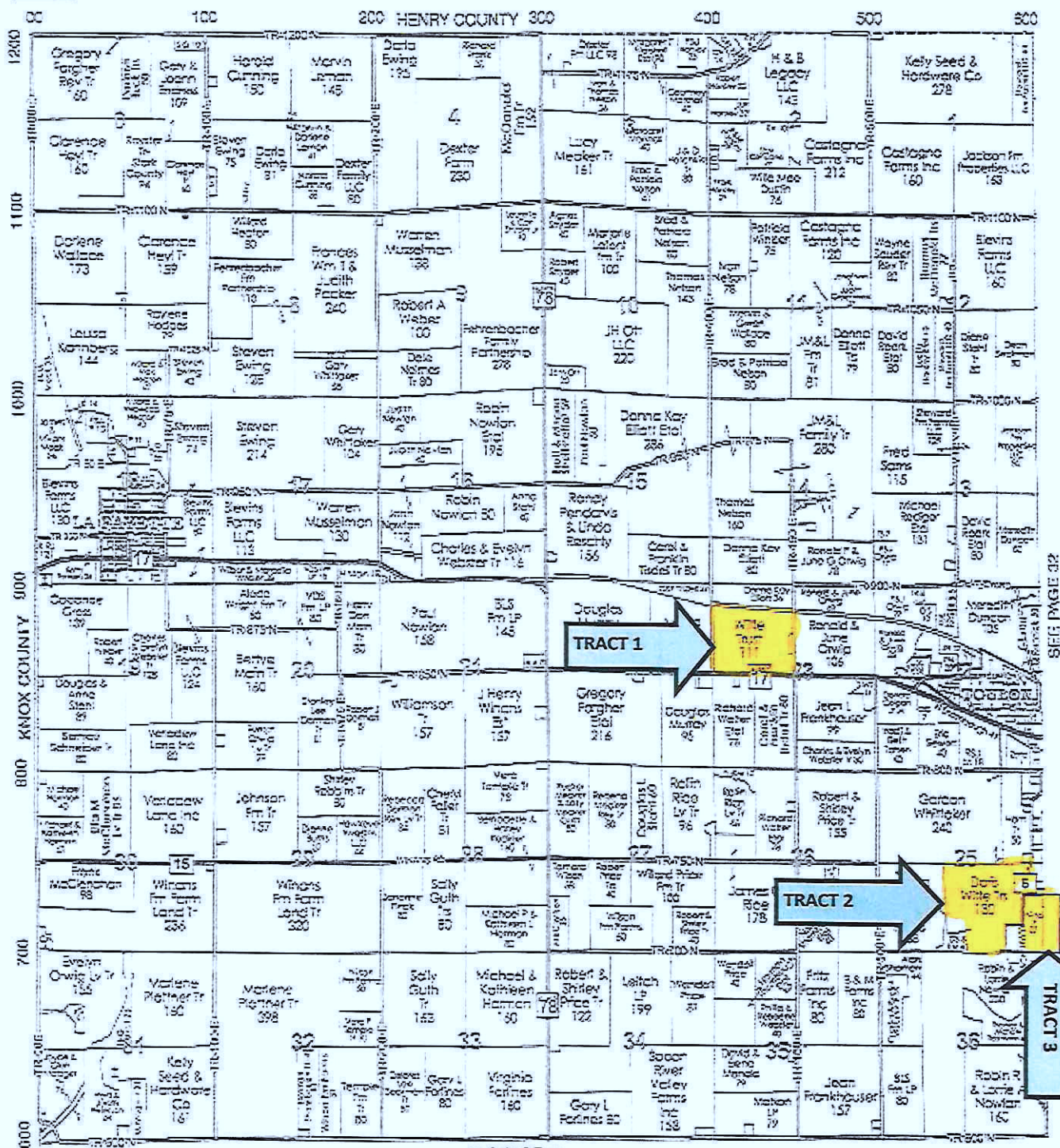
Disclaimer: All information contained herein is taken from sources believed to be accurate. However, BROKER and SELLER make no warranties as to the accuracy. BUYERS are advised to make a thorough inspection.



Goshen

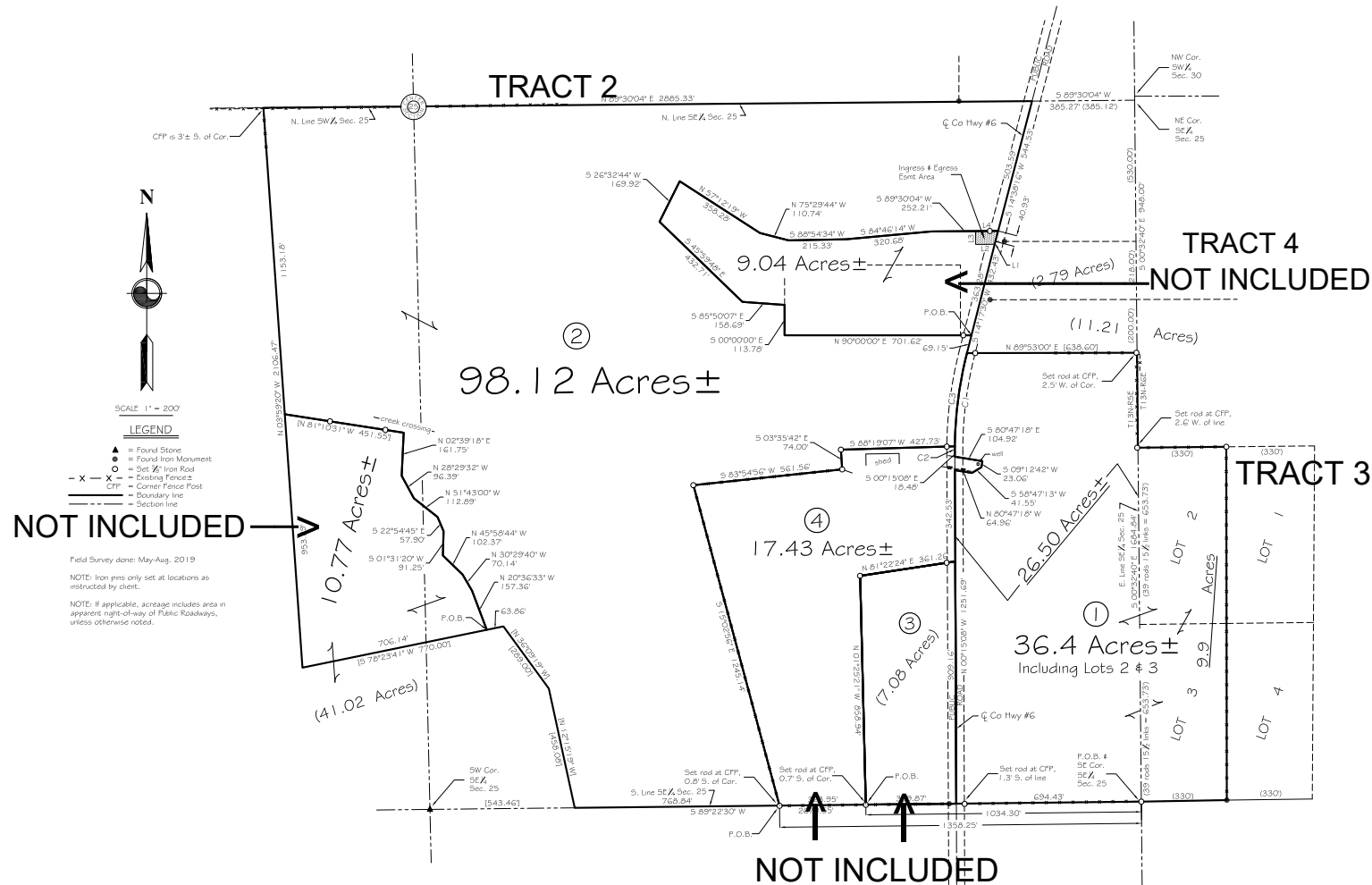
Township 13N - Range 5E

Copyright © 2015 Mapping Solutions



SEE PAGE 40





LINE TABLE  
For Easement

LINE BEARING	DISTANCE
N 1° 41' 30" E	10.50
S 2° 30' 00" W	71.30
N 0° 00' 00" W	20.00
N 2° 30' 00" E	67.70

- CURVE DATA TABLE -

CURVE	SABUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	147.335	574.00	572.59	N 07° 11' 11" E	149° 22' 55"
C2	153.335	60.28	60.28	S 00° 00' 00" W	14° 19'
C3	147.335	555.72	552.67	S 07° 24' 50" W	154° 45' 20"

SURVEYOR'S STATEMENT

STATE OF ILLINOIS) SS  
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the S $\frac{1}{2}$  of Section 25, T13N, R5E and also Lots 2 and 3 in the Subdivision of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 30, T13N, R6E, all of the 4th P.M., Stark 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 foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 765ILCS-205/1 b of the Illinois compiled statutes.

All buildings, surface 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/public service facilities.

Dated this 14th day of August, 2019.  
Revised: 8-19-19

WALLACE LAND SURVEYING CO., Ltd  
Professional Design Firm - #184.005454-0008  
Toulon - Illinois

By: \_\_\_\_\_  
Kevin Wallace #2814  
Illinois Professional Land Surveyor  
Expires: 11/30/20

Prepared for:  
Leaser Agency  
Toulon, Illinois 61483  
Re: Witte Estate  
Attn: Brent Witte

Wallace Land Surveying Co., Ltd  
PO Box 42  
Toulon, Illinois 61483  
Illinois Design Firm #184.005454-0008  
Office: 309-266-7333  
E-mail: wallacesng@gmail.com

CLIENT: Witte Estate  
DATE: 8-14-19  
Revised: 8-19-19  
JOB: 19148-002



United States  
Department of  
Agriculture

## Stark County, Illinois



**Common Land Unit**   Tract Boundary

  Non-Cropland  
  Cropland

### Wetland Determination Identifiers

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

0 170 340 680  
Feet

**2019 Program Year**

Map Created March 28, 2019

**Farm 3003**  
**Tract 460**

**Tract Cropland Total: 108.20 acres**

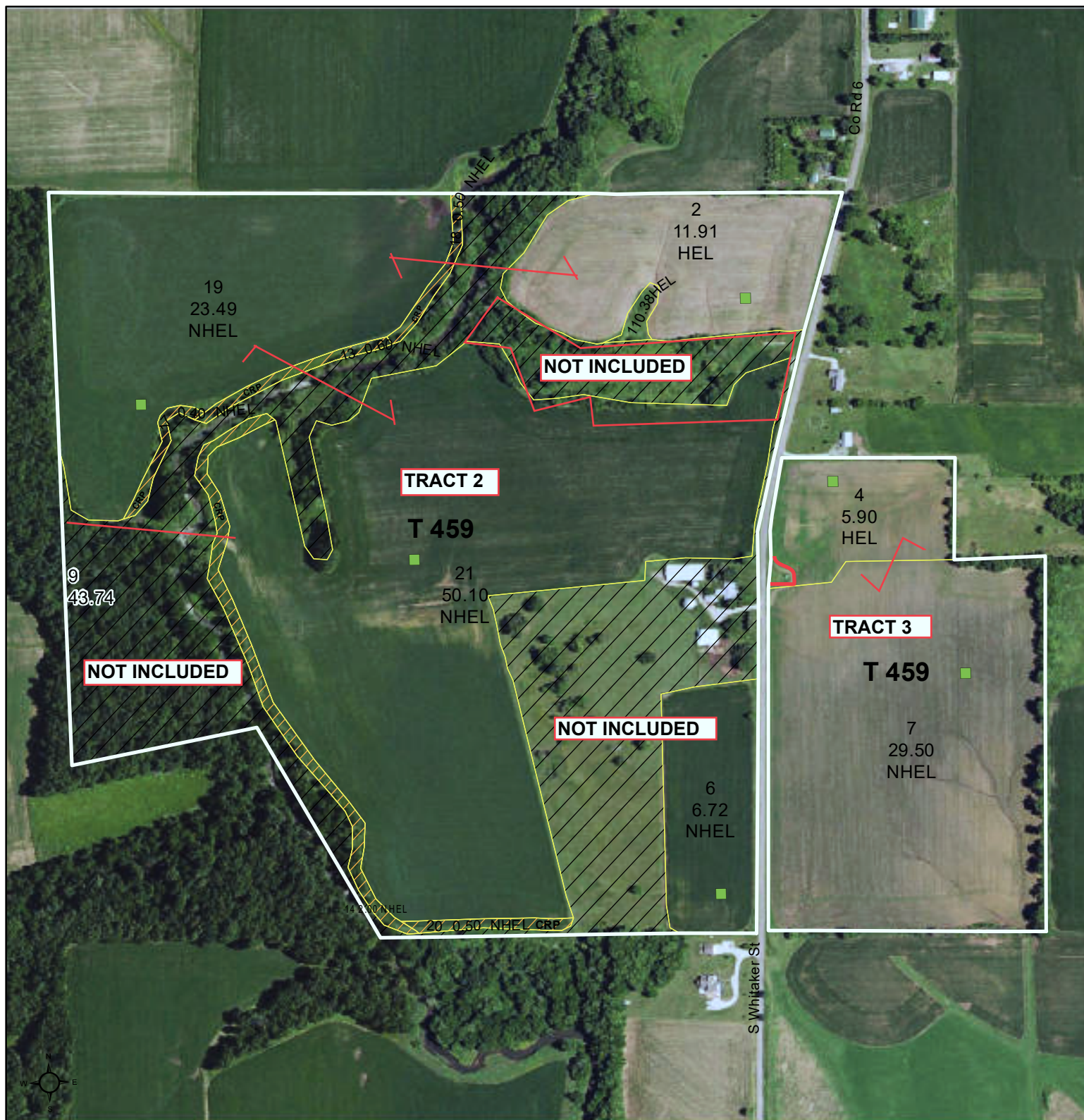
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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





United States  
Department of  
Agriculture

## Stark County, Illinois



**Common Land Unit**

- CRP
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

0 205 410 820  
Feet

2019 Program Year  
Map Created March 28, 2019

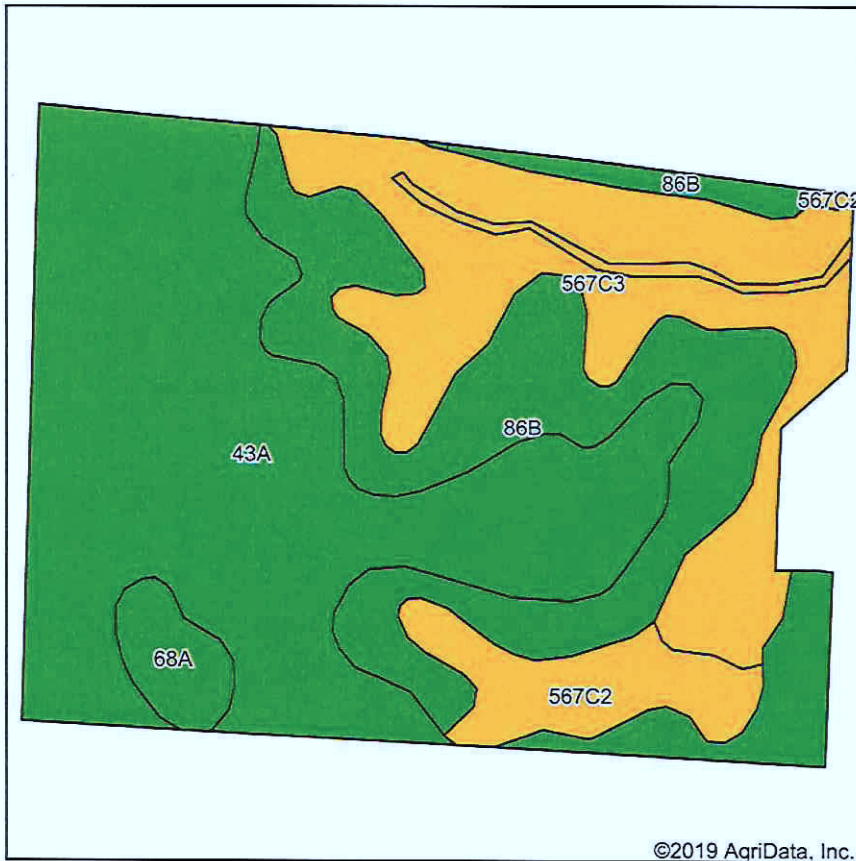
Farm **3003**  
Tract **459**

Tract Cropland Total: 132.00 acres

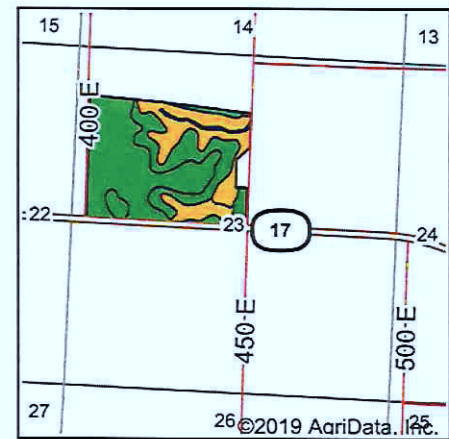
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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



# Tract 1 Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Stark**  
 Location: **23-13N-5E**  
 Township: **Goshen**  
 Acres: **108.2**  
 Date: **7/30/2019**

**John Leezer, ALC**  
 (309) 286-2221  
[www.illinoisfarms4sale.com](http://www.illinoisfarms4sale.com)

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2019 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Area Symbol: IL175, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	51.71	47.8%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	24.24	22.4%		**189	**59	**140
**567C3	Elkhart silty clay loam, 5 to 10 percent slopes, severely eroded	23.16	21.4%		**147	**46	**108
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	6.36	5.9%		**159	**50	**116
68A	Sable silty clay loam, 0 to 2 percent slopes	2.73	2.5%		192	63	143
Weighted Average					179.3	57.2	132.8

**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/>

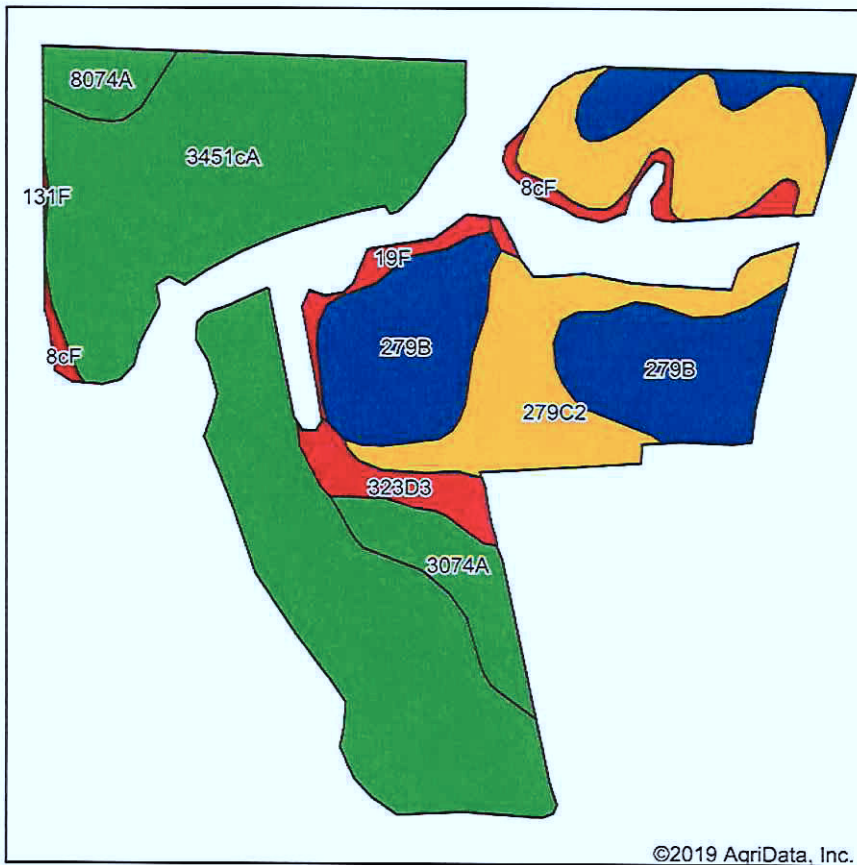
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

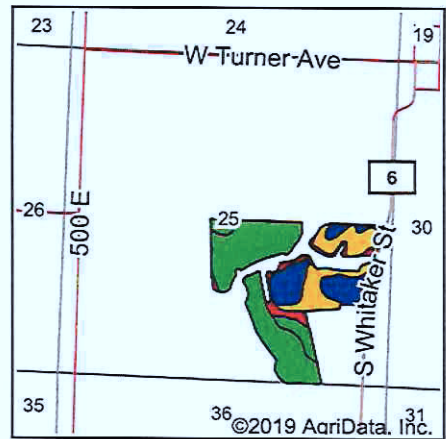


## Tract 2 Soils Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: Illinois  
County: Stark  
Location: 25-13N-5E  
Township: Goshen  
Acres: 86.91  
Date: 7/30/2019

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

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2019 www.AgrIDataInc.com



Area Symbol: IL175, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	41.02	47.2%		190	61	140
**279B	Rozetta silt loam, 2 to 5 percent slopes	17.30	19.9%		**162	**50	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	17.17	19.8%		**153	**47	**112
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	3.93	4.5%		186	58	136
**323D3	Casco clay loam, 10 to 18 percent slopes, severely eroded	2.39	2.7%		**97	**32	**71
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	2.08	2.4%		186	58	136
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	1.78	2.0%		**86	**29	**65
**19F	Sylvan silt loam, 18 to 35 percent slopes	1.18	1.4%		**107	**35	**79
**131F	Alvin sandy loam, 18 to 35 percent slopes	0.06	0.1%		**107	**35	**79
Weighted Average					171	54	125.7

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

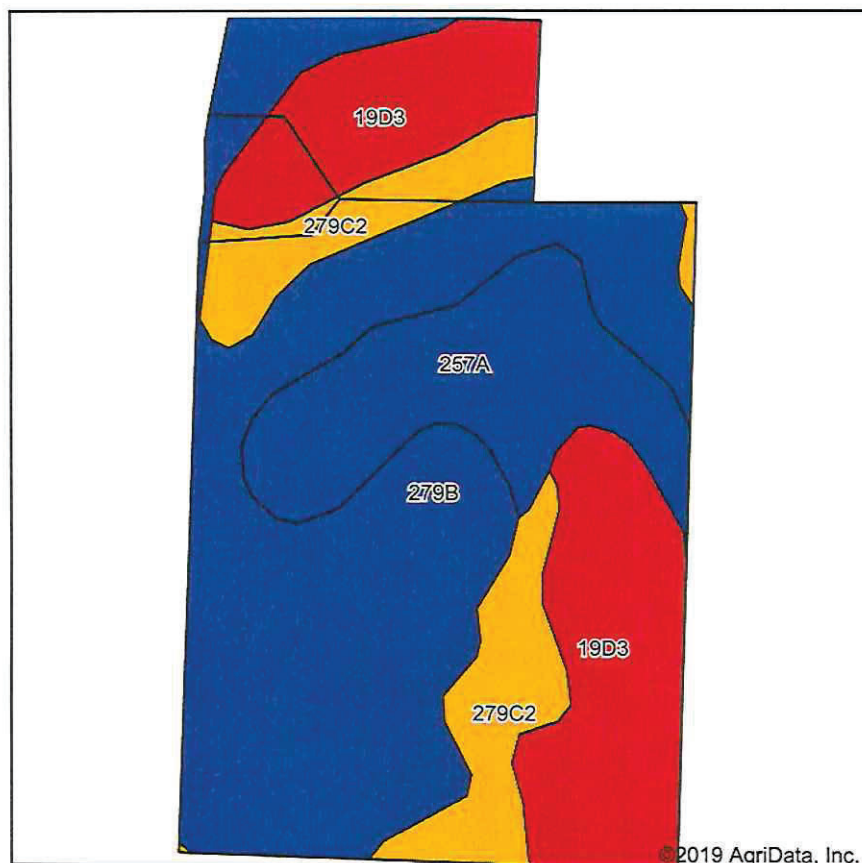
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

# Tract 3 Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Stark**  
 Location: **30-13N-6E**  
 Township: **Goshen**  
 Acres: **35.4**  
 Date: **7/30/2019**

**John Leezer, ALC**

(309) 286-2221

[www.illinoisfarms4sale.com](http://www.illinoisfarms4sale.com)

Maps Provided By:



Area Symbol: IL175, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	16.13	45.6%		**162	**50	**119
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	8.67	24.5%		**122	**40	**90
257A	Clarksdale silt loam, 0 to 2 percent slopes	5.84	16.5%		174	56	128
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	4.76	13.4%		**153	**47	**112
Weighted Average					153	48.1	112.4

**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

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