



FOR SALE BY PUBLIC AUCTION

96.448 +/- Acres in Two Tracts

Stark County, near Toulon, IL

December 12, 2019 - 9:00 AM

Stark County Courthouse

130 W Main St., Toulon, IL

TWO TRACTS

	TRACT 1	TRACT 2	TOTAL
TOTAL ACRES	56.225	40.223	96.448
FSA TILLABLE	55.32	1.36	56.68
PI	136.6	130.3	134.1
PLAT BOOK LOCATION	Part of SE 1/4 of Section 22 T13N - R5E Goshen Township, Stark County		

Acres shown are approximate and subject to survey. The split of FSA acres are approximate.

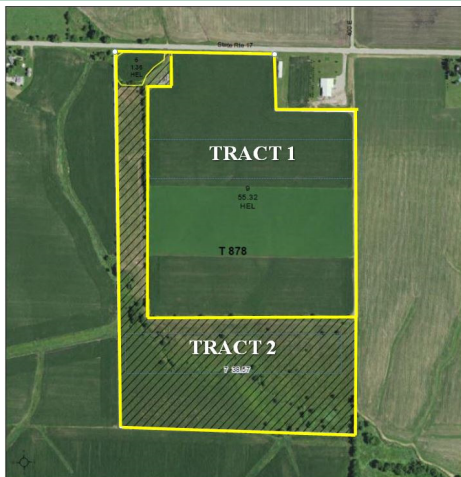
Parcel No.	Acres	2018 Taxes Pd	Per Acre
03-22-400-008	94.73	\$2,411.00	\$25.45

**For more info: John A Leezer, Designated Managing Broker;
Jim Maloof Realtors**

(309) 286-2221 John@LeezerAgency.com

www.JohnLeezer.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.



Directions To Property:

1.5 miles west of Toulon on the south side of IL Route 17.

Notes:

A very productive farm in a good location. This is owned by a dairy farmer, so it has had manure spread on it for many years. Yield history and soil test reports are available upon request. Electric fence on tract 2 does not go with farm.

Lease:

The leases have been terminated. Possession is open for 2020 crop season.

Survey:

Seller will provide a survey and tracts will be sold based on surveyed acres. Acres shown are approximate and subject to survey.

Terms Of Sale:

Tracts will be sold separately and not in any combination.

Tract 2 Note:

This tract currently is mostly pasture. Owner has applied with Stark County Soil and Water to convert it to tillable. They determined that .6 acres are wetland which cannot be cleared, filled, or tiled. The remainder was approved to be cleared. See attached information.

Sellers reserve the right to reject any and all bids.

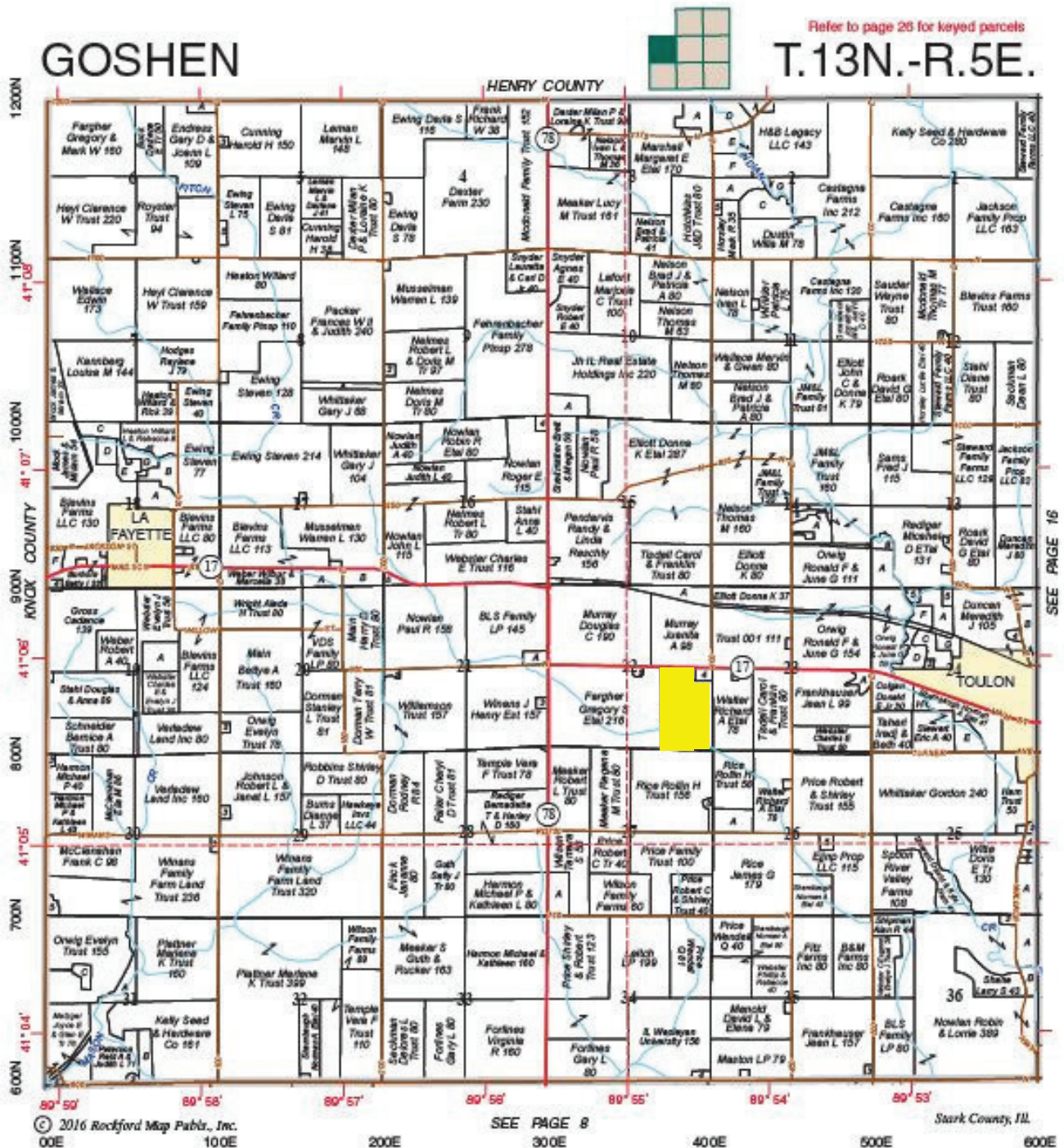
See attached Terms of Sale for details.

Owner of Property:

Betty L Murray Trust No 0002
Doug and Jane Murray

Attorney for Seller

Robert Rennick Sr
Rennick Law Firm
119 W Court Street
Toulon, IL 61483
(309) 286-5921



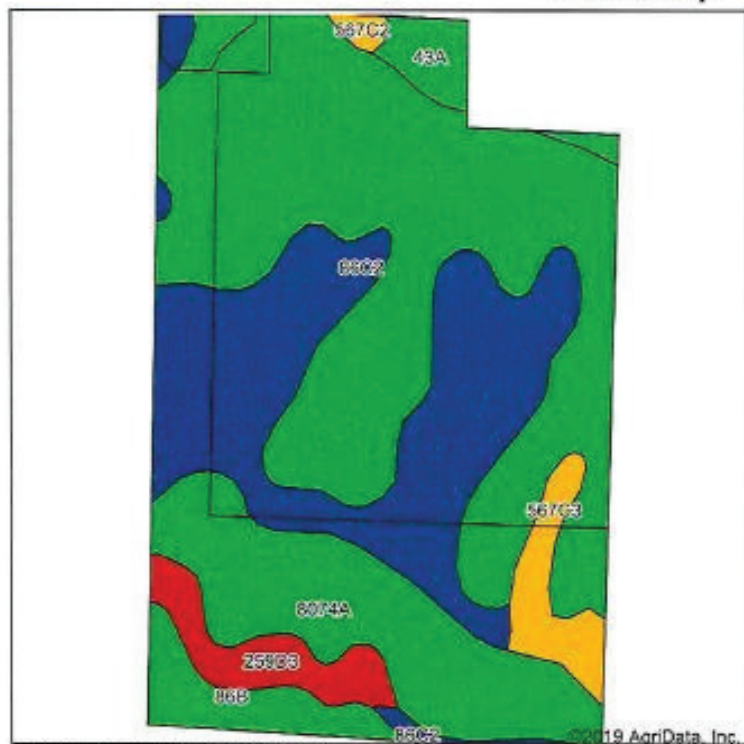
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December 2019						
S	M	T	W	T	F	S
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29	30	31				

Thursday, Dec 12th 2019

SOIL MAP - ENTIRE FARM

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **22-13N-5E**
Township: **Goshen**
Acres: **95.25**
Date: **8/26/2019**

John Leezer, ALC
(309) 286-2221
www.illinoisfarmland4sale.com

Map Provided By
surety
CUSTOMER'S ONLINE MAPPING
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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
**86B	Osco silt loam, 2 to 5 percent slopes	45.94	48.2%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	25.08	26.3%		**178	**56	**131
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	14.41	15.1%		186	58	136
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	3.89	4.1%		**132	**42	**96
**567C3	Elkhart silty clay loam, 5 to 10 percent slopes, severely eroded	3.23	3.4%		**147	**46	**108
43A	Ipava silt loam, 0 to 2 percent slopes	2.22	2.3%		191	62	142
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	0.48	0.5%		**159	**50	**116
Weighted Average					181.8	56.9	134.1

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

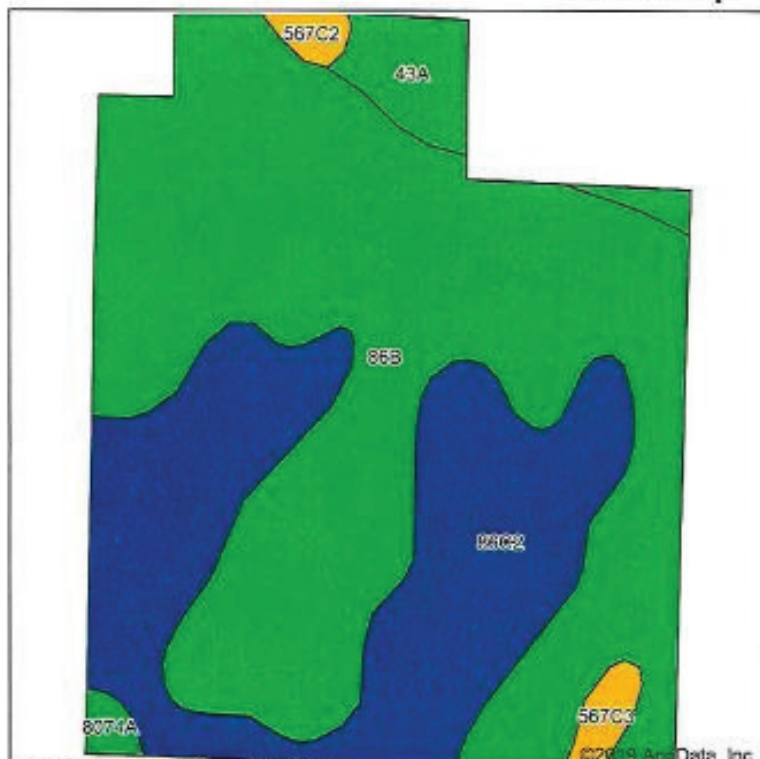
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Thursday, Dec 12th 2019

SOIL MAP - TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **22-13N-5E**
Township: **Goshen**
Acres: **55.32**
Date: **8/26/2019**

John Leezer, ALC

(309) 286-2221

www.johnleezeragency.com

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CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL175, Soil Area Version: 11







Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	34.22	61.9%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	17.32	31.3%		**178	**56	**131
43A	Ipava silt loam, 0 to 2 percent slopes	2.22	4.0%		191	62	142
**567C3	Elkhart silty clay loam, 5 to 10 percent slopes, severely eroded	0.68	1.2%		**147	**46	**108
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	0.48	0.9%		**159	**50	**116
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	0.40	0.7%		186	58	136
Weighted Average					184.8	57.9	136.6

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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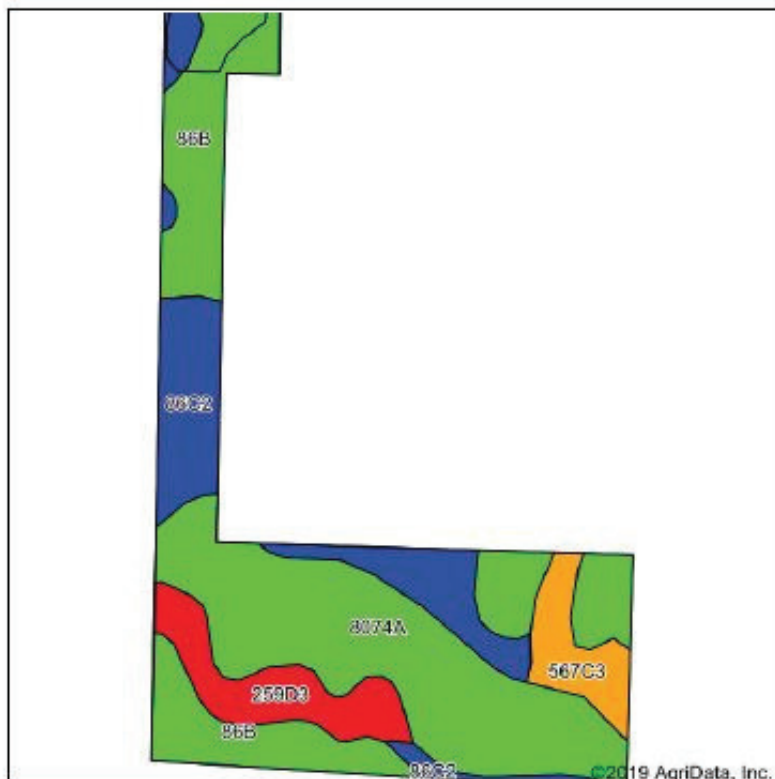
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SOIL MAP - TRACT 2

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **22-13N-5E**
Township: **Goshen**
Acres: **39.93**
Date: **11/15/2019**

Leezer
INSURANCE AGENCY, INC.
127 W Main St Toulon, IL 61489
309-286-2221

Maps Provided By:
surety
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Area Symbol: IL175, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	14.01	35.1%		186	58	136
**86B	Osco silt loam, 2 to 5 percent slopes	11.72	29.4%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	7.76	19.4%		**178	**56	**131
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	3.89	9.7%		**132	**42	**96
**567C3	Elkhart silty clay loam, 5 to 10 percent slopes, severely eroded	2.55	6.4%		**147	**46	**108
Weighted Average					177.6	55.6	130.5

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

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

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

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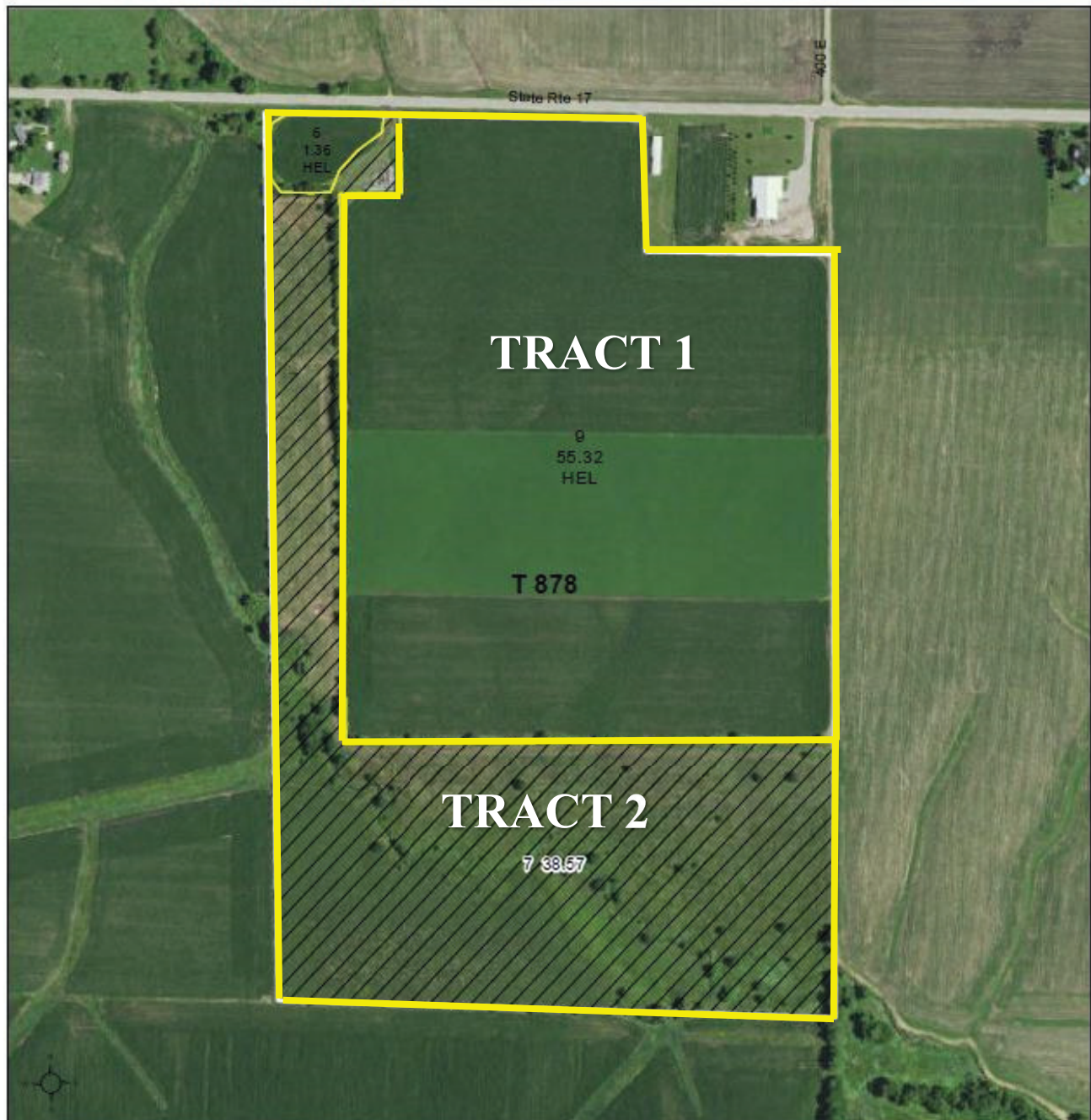
Thursday, Dec 12th 2019

Murray FSA - Aerial



United States
Department of
Agriculture

Stark County, Illinois



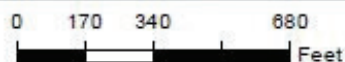
Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



2019 Program Year

Map Created March 28, 2019

Farm 149

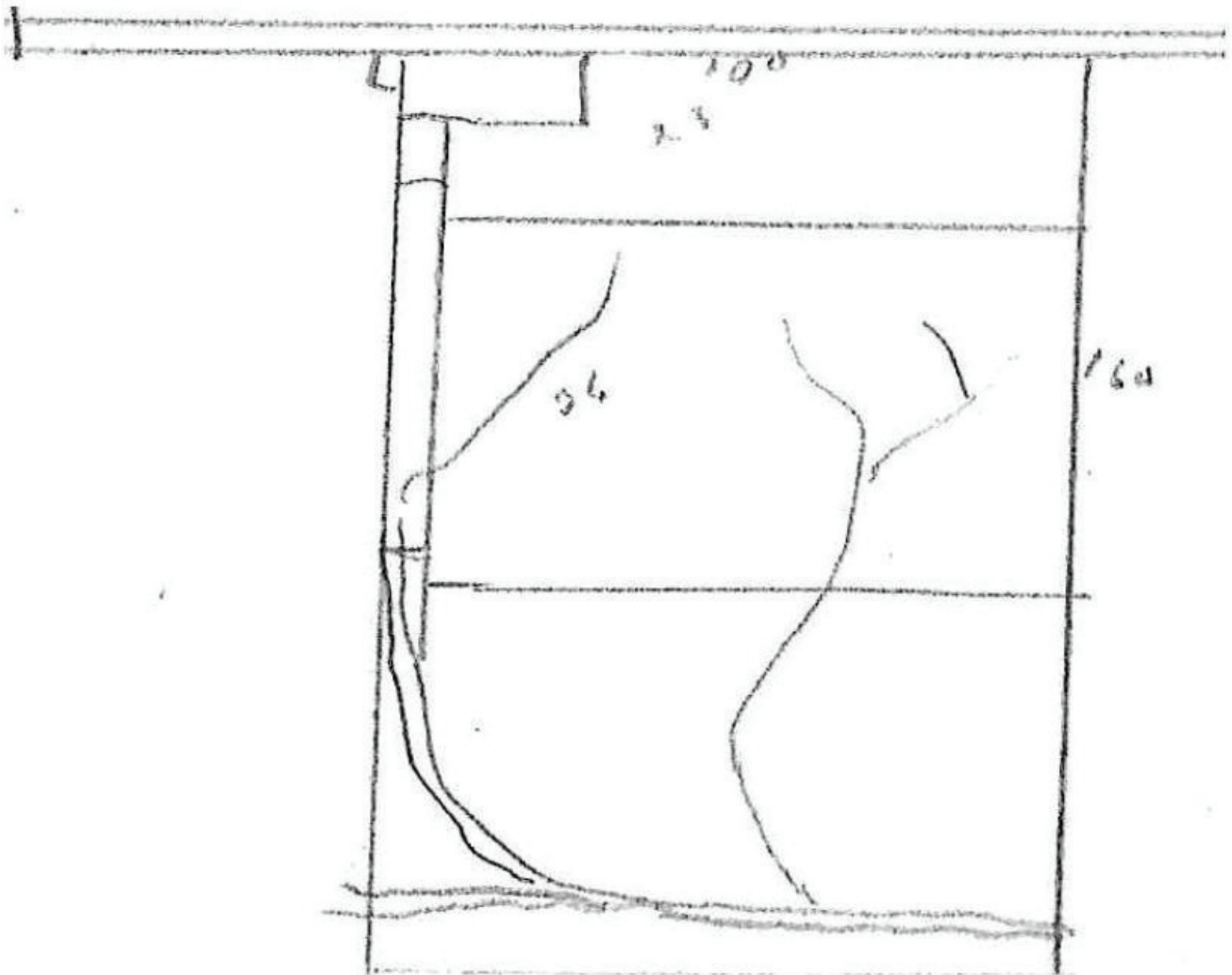
Tract 878

Tract Cropland Total: 56.68 acres

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Murray Tile Map

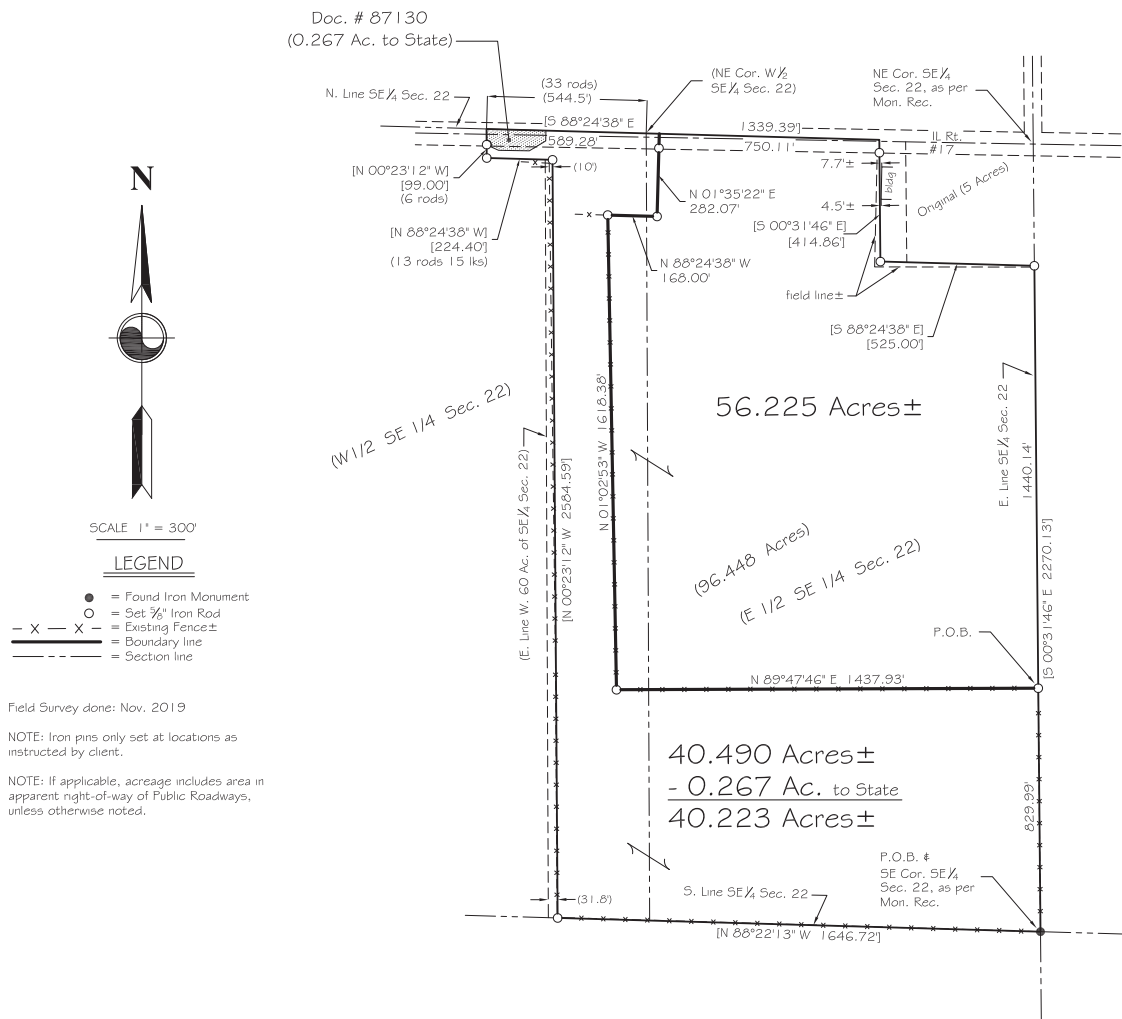
Tile Map



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Thursday, Dec 12th 2019



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 SE 1/4 of Section 22, T13N, R5E 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 22nd day of November, 2019.

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

Wallace Land Surveying Co, Ltd

PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184.005454-0008
Office: 309-286-7333
E-mail: wallaceengr@gmail.com

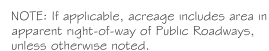
CLIENT: Doug Murray

DATE: 11-22-19

JOB: 19272-001

Prepared for:

Doug Murray
3393 IL Rt. #17
Toulon, IL 61483



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

Doug Murray
3393 IL Rt. #17
Toulon, IL. 61483



TERMS OF SALE FOR:

Betty L Murray Trust No 0002

Part of the SE 1/4 of Section 22, 13N-5E Goshen Township, Stark 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 payment of deposit or conclusion of harvest, whichever is later.
LEASE	Lease has been terminated for 2020 crop year.
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/Jim Maloof Realtors are acting as agent for the seller only. 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, owner's policy and Trustee's Deed.
REAL ESTATE TAXES	SELLER to pay 2019 Real Estate taxes payable in 2020, settled at closing. The 2020 Real Estate Taxes, payable in 2021 to be paid by BUYER.
SURVEY	Seller will provide a survey.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
BUYER'S PREMIUM	There is no buyers' premium on this sale.
BUYERS CHOICE	Tracts will be sold separately and not offered in any combination.
ELECTRIC FENCE	The electric fence on tract 2 does not go with the farm.

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.