



**FOR SALE BY PUBLIC AUCTION**  
**102.64 Acres M/L of Prime Stark County, IL Farmland**  
**To be Sold in 3 Tracts**  
**December 10, 2019 - 9:00 a.m.**

**Auction to be held at**  
**Stark County Courthouse - 130 W Main St, Toulon, IL 61483**

**Plat Book Location: SE 1/4 Section 27, 13N—5E Goshen Township**

	<b>Tract 1 (East)</b>	<b>Tract 2 (West)</b>	<b>Tract 3 (South)</b>
<b>Total Acres</b>	40.90	41.16	20.58
<b>Tillable Acres</b>	41	41	19.58
<b>PI</b>	141.5	142	142
<b>Tax ID</b>	03-27-400-001 2018 Taxes: \$2,041.24	03-27-400-001 2018 Taxes: \$2,041.24	03-27-400-004 2018 Taxes: \$1,040.52

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

**Survey:** Seller will provide a survey and farm will be sold on surveyed acres. The split of tillable acres by tract is approximate only.

**Terms of Sale:** Land will be offered by the **Buyer's Choice and Privilege Method** with Choice to the high bidder to take one or more tracts. Should the high bidder not select all three tracts, the contending bidder will have the privilege to select the remaining tracts at the high bid. If the remaining tracts are not accepted by second highest bidder, the remaining tracts will be offered with another round of bidding.

**Sellers reserve the right to reject any and all bids. If second tract does not meet the reserve, Seller may withdraw both tracts from the sale.** See attached Terms of Sale for details.

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

**Owner: Willard Q Price Family Trust**

**Broker for Seller**

John A Leezer, Designated Managing Broker  
Jim Maloof Realtors  
127 W Main, Toulon, IL 61483  
(309) 286-2221  
john@leezeragency.com  
www.johnleezer.com

**Attorney for Seller**

Mike Massie  
Massie & Quick LLC  
115 NW 3rd Ave  
Galva, IL 61434  
(309) 932-2168

**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.

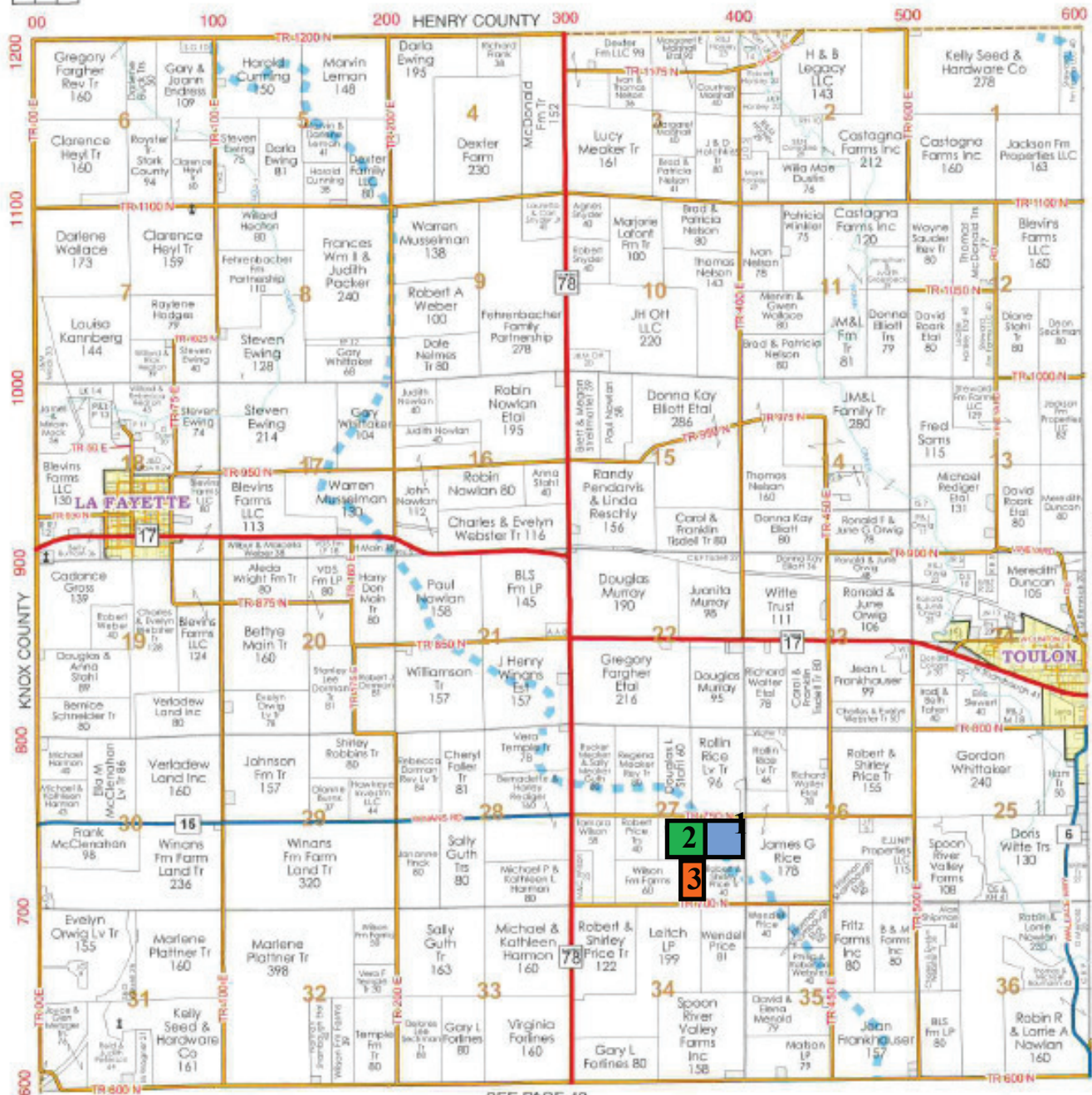
V-5/23/19



Goshen

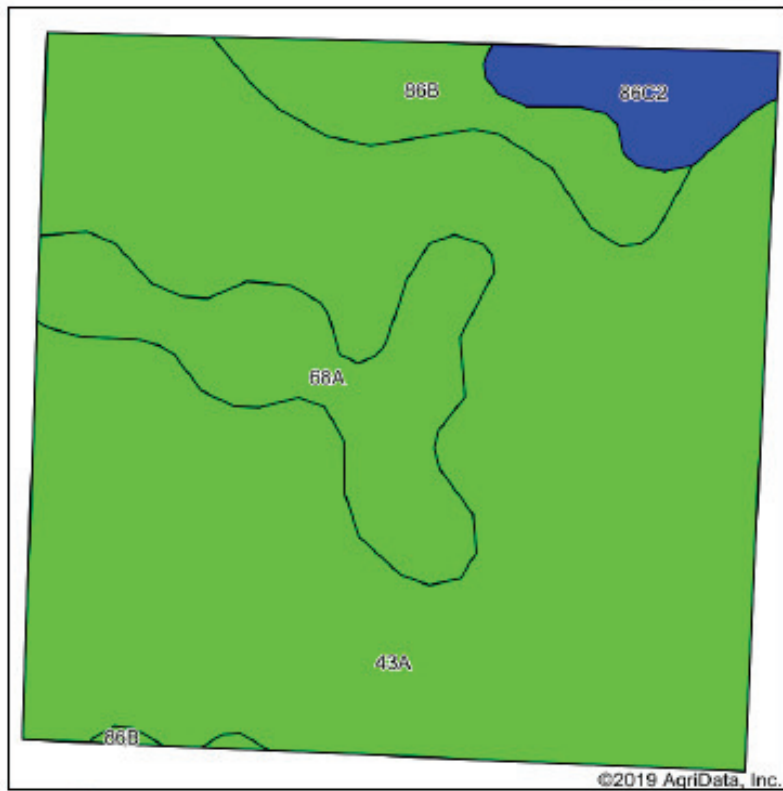
# Township 13N - Range 5E

Copyright © 2018 Mapping Solutions



## Tract 1 (East)

### Soils Map



Soils data provided by USDA and NRCS.



State: Illinois  
 County: Stark  
 Location: 27-13N-5E  
 Township: Goshen  
 Acres: 41  
 Date: 10/17/2019

John Leezer, ALC  
 (309) 286-2321  
 www.illinoisfarms4sale.com

Maps Provided By:  
**surety**  
 CUSTOMIZED 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
43A	Ipava silt loam, 0 to 2 percent slopes	31.32	76.4%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	4.88	11.9%		192	63	143
**86B	Osco silt loam, 2 to 5 percent slopes	2.97	7.2%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.83	4.5%		**178	**56	**131
Weighted Average					190.4	61.6	141.5

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

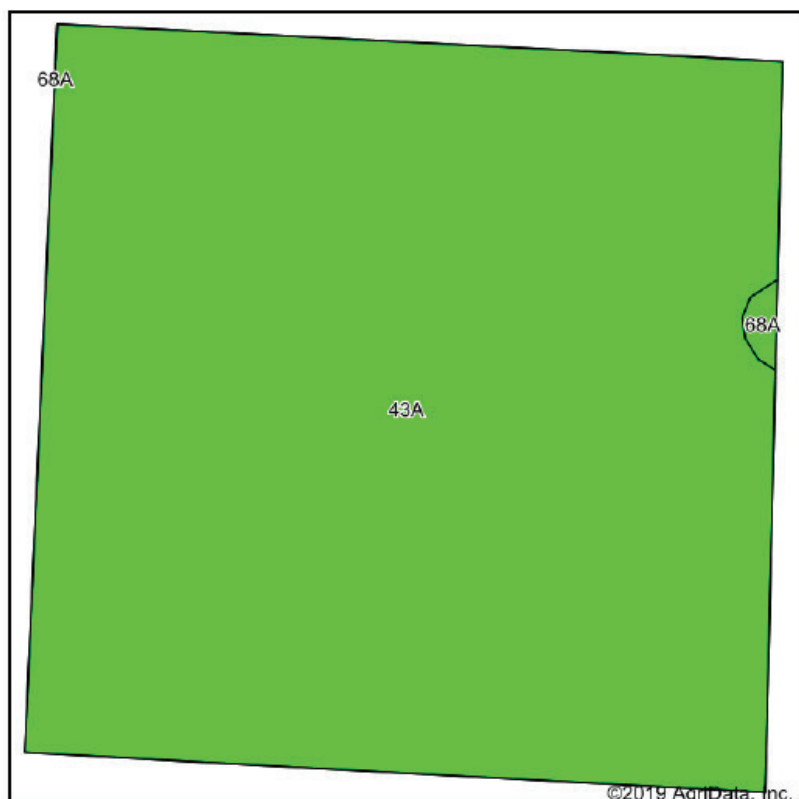
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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



## Tract 2 (West)

### Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Stark**  
 Location: **27-13N-5E**  
 Township: **Goshen**  
 Acres: **41**  
 Date: **10/17/2019**

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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
43A	Ipava silt loam, 0 to 2 percent slopes	40.84	99.6%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	0.16	0.4%		192	63	143
Weighted Average					191	62	142

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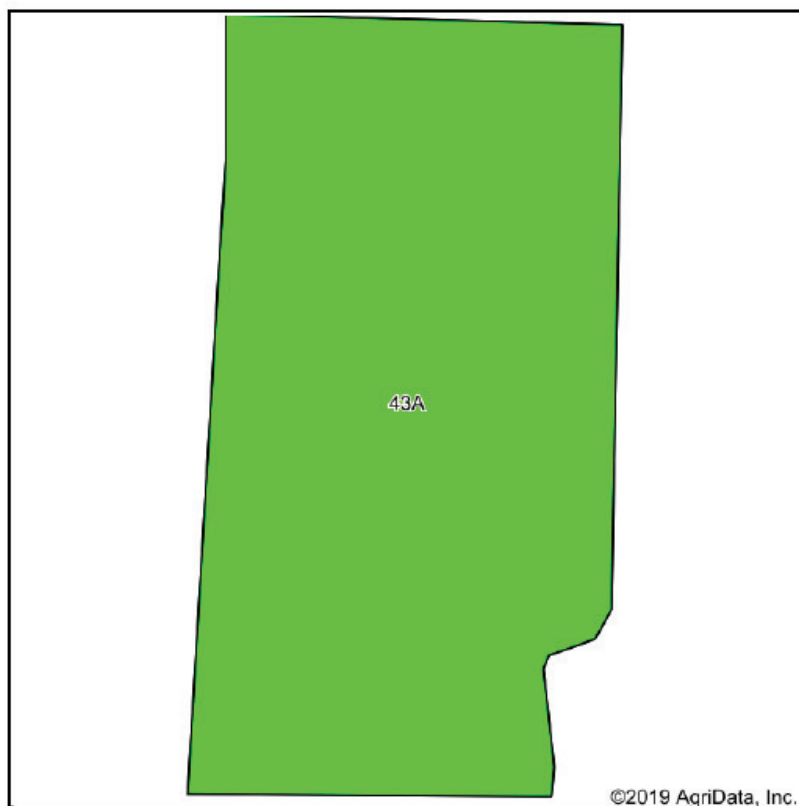
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

\*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 (South)

### Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Stark**  
 Location: **27-13N-5E**  
 Township: **Goshen**  
 Acres: **19.58**  
 Date: **10/17/2019**

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Area Symbol: IL 175, 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	19.58	100.0%		191	62	142
Weighted Average					191	62	142

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



United States  
Department of  
Agriculture

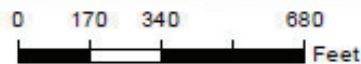
## Stark County, Illinois



### Common Land Unit

- Non-Cropland
- Cropland

### Tract Boundary



2019 Program Year

Map Created March 28, 2019

Farm 3220

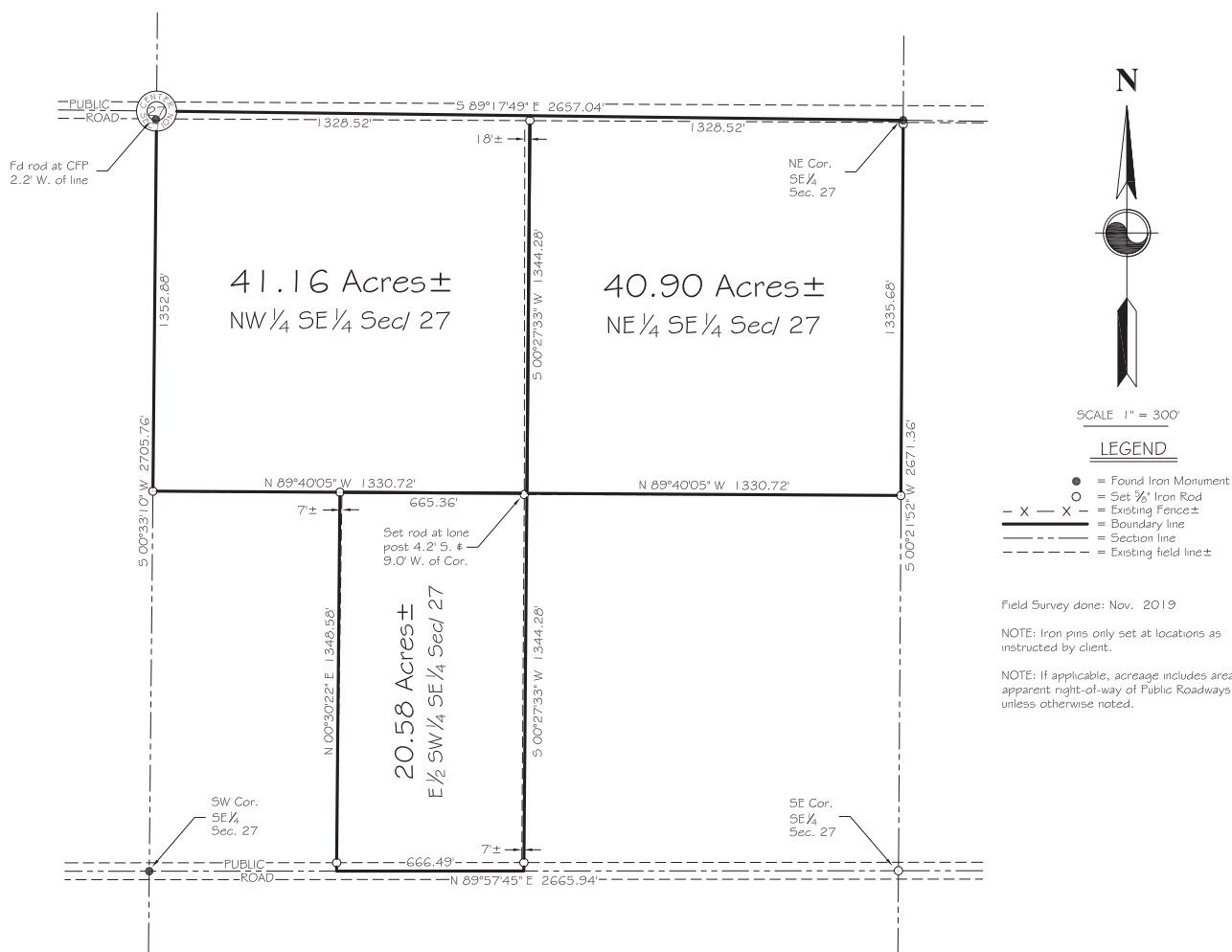
Tract 3235

### Wetland Determination Identifiers

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

Tract Cropland Total: 101.76 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).



### SURVEYOR'S STATEMENT

STATE OF ILLINOIS) 55  
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 27, 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-205/1b of the Illinois complied 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 18th 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

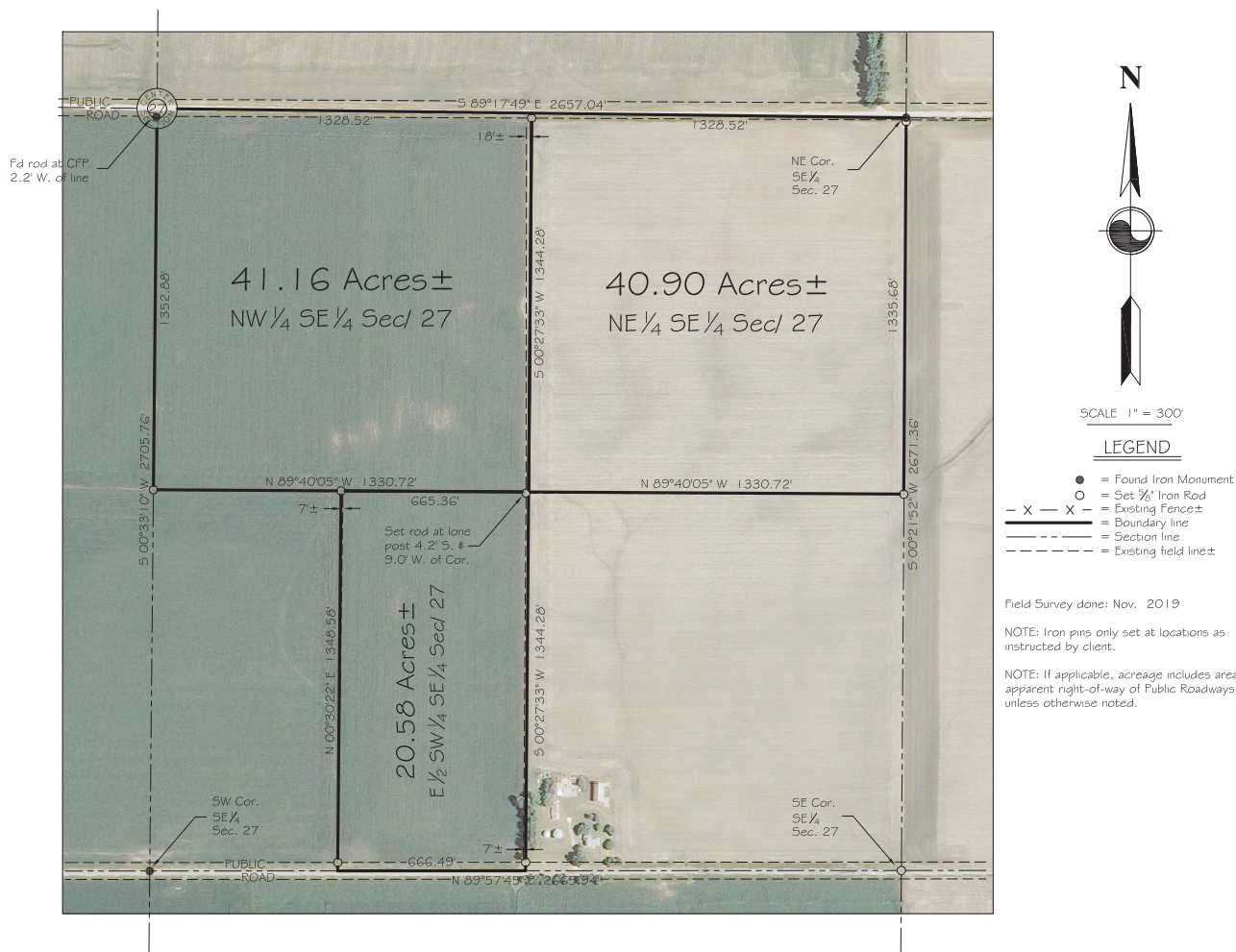
CLIENT: Leezer Agency  
Re: Price Farm

DATE: 11-18-19  
JOB: 19237-001

Prepared for:

Leezer Agency  
127 W. Main St.  
Toulon, IL 61483  
Re: Price Farm





### SURVEYOR'S STATEMENT

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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: Leezer Agency  
Re: Price Farm

DATE: 11-18-19  
JOB: 19237-001

Prepared for:

Leezer Agency  
127 W. Main St.  
Toulon, IL 61483  
Re: Price Farm



Illinois

Stark

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3220

Prepared: 10/16/19 4:00 PM

Crop Year: 2020

Page: 1 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.

Operator Name	Farm Identifier	Recon Number
GREEN, ROBERT E	Not Applicable	

Farms Associated with Operator:  
None

ARC/PLC G/WF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
102.35	101.76	101.76	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	101.76	0.0	0.0				

		ARC/PLC				
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	NONE	CORN	SOYBN	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	65.0	166	0.0
SOYBEANS	35.4	54	0.0
Total Base Acres:	100.4		

Tract Number: 3235 Description 3F-4 SEC 27 GOSHEN TWP

FSA Physical Location : Stark, IL ANSI Physical Location: Stark, IL

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
102.35	101.76	101.76	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	101.76	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	65.0		166	0.0
SOYBEANS	35.4		54	0.0
Total Base Acres:	100.4			

Owners: WILLARD Q PRICE FAMILY TRUST

## John Leezer Farmland Sales

TERMS OF SALE FOR: Willard Q Price Family Trust

40.90 acres in the NE 1/4 of the SE 1/4, Section 27, T13N - R5E, Goshen Township, Stark County, IL  
41.16 acres in the NW 1/4 of the SE 1/4, Section 27, T13N - R5E, Goshen Township, Stark County, IL  
20.58 acres in the SW 1/4 of the SE 1/4, Section 27, T13N - R5E, Goshen Township, Stark County, IL

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<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 10% 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>	Upon payment of deposit or conclusion of harvest, whichever is later.
<b>LEASE</b>	Lease has been terminated for 2020 crop year.
<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. There is no agency relationship with the buyer.
<b>ANNOUNCEMENTS</b>	All announcements made on day of sale supersede all other prior written or verbal announcements.
<b>RESERVE</b>	Seller reserves the right to reject all bids. This is not an absolute auction. Both tracts must meet the reserve, or neither will be sold.
<b>EVIDENCE OF TITLE</b>	Seller will provide merchantable title in the form of a title insurance commitment, owner's policy and a warranty deed (or equivalent).
<b>REAL ESTATE TAXES</b>	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.
<b>SURVEY</b>	No survey to be provided. Acres are based on tax assessor records. Seller does not guarantee the number of acres.
<b>MINERAL RIGHTS</b>	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
<b>BUYER'S PREMIUM</b>	No buyers' premium on this sale.
<b>BUYERS CHOICE</b>	Land will be offered by the <b>Buyer's Choice and Privilege Method</b> with Choice to the high bidder to take one or more tracts. Should the high bidder not select all tracts, the contending bidder will have the privilege to select the remaining tracts at the high bid. If the remaining tracts are not accepted by second highest bidder, the remaining tracts will be offered with another round of bidding. <b>Sellers reserve the right to reject any and all bids. If second and third tracts do not meet the reserve. Seller may withdraw both tracts from the sale.</b>

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