



## FOR SALE

### 60 ACRES IN WOODFORD COUNTY Approximately 1 mile north of Spring Bay, IL Off of Route 26 on Vesta Drive

<b>Road:</b>	Vesta Drive is a subdivision road, not a township or county. HOA dues are \$100/year to pay for road maintenance.
<b>Total Acres:</b>	60 acres (seller does not guarantee number of acres)
<b>FSA Tillable Acres:</b>	49.09 acres (approximate)
<b>CRP:</b>	1.95 acres (pays \$497/yr - \$254.87/acre; expires 9/30/2026)
<b>PI (Tillable Acres):</b>	118.7
<b>Brief Legal:</b>	Part of SE 1/4; Sec 31, 28N 3W Partridge Township, Woodford County
<b>Building:</b>	There is a radio tower with a small utility shed next to it
<b>Lease:</b>	Currently under a verbal crop share lease. Seller to terminate the lease for 2021 crop year.
<b>Survey:</b>	Acres shown are based on tax assessor records. No survey has been done.
<b>Zoning:</b>	Conservation
<b>Owner:</b>	Ezra Rumbold Marital Trust

#### LISTING PRICE

**\$330,000**

(\$5,500/ac)

Parcel No.	Acres	2019 Taxes Pd	Per Acre
02-31-400-017	60	\$1,200.30	\$20.01

**For more info: John A Leezer, Designated Managing Broker;  
JimMalooof/REALTOR®**

**(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.

**FOR SALE**



Yield History	Corn	Soybeans
2015		43.5
2016	210	
2017		58
2018	207	
2019		50
2020	192	

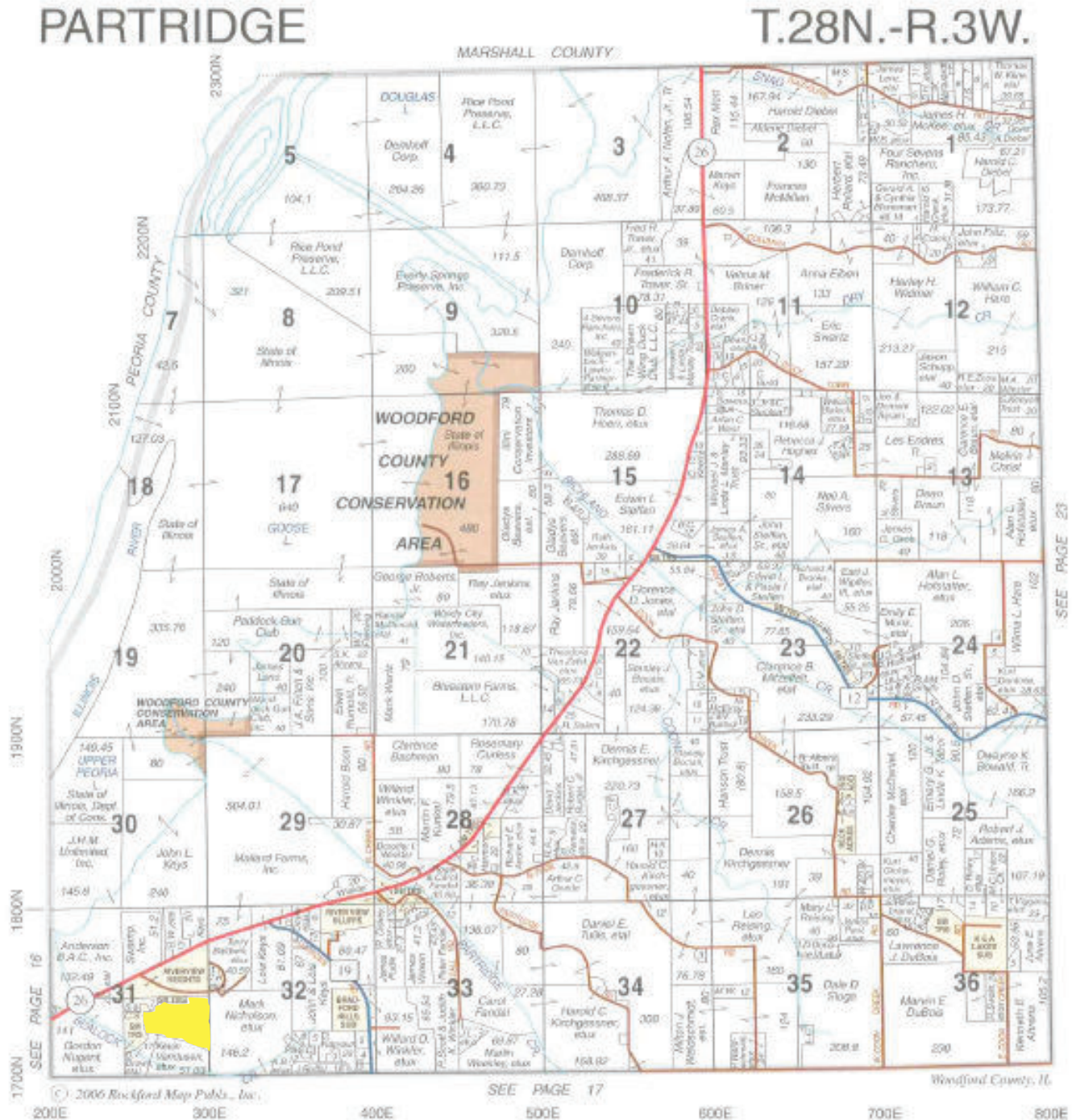
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



United States  
Department of  
Agriculture

Woodford County, Illinois



**Common Land Unit**

-  Non-Cropland
-  Cropland
-  Tract Boundary

0 170 340 680  
Feet

2020 Program Year  
Map Created March 04, 2020

**Wetland Determination Identifiers**

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

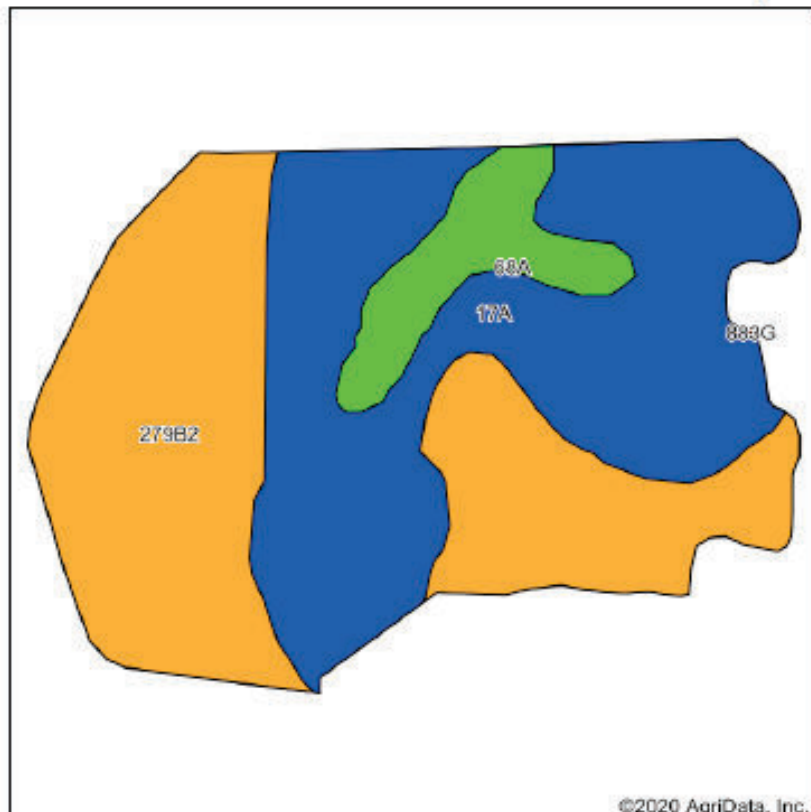
Tract Cropland Total: 51.04 acres

Farm 7915  
Tract 937

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).

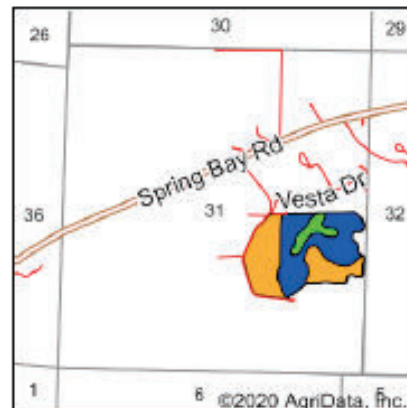
## FOR SALE

### Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois  
County: Woodford  
Location: 31-28N-3W  
Township: Partridge  
Acres: 50.04  
Date: 8/17/2020



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL 203, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
17A	Keomah silt loam, 0 to 2 percent slopes	23.29	46.5%		161	51	119
**279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	22.73	45.4%		**156	**48	**114
68A	Sable silty clay loam, 0 to 2 percent slopes	4.02	8.0%		192	63	143
Weighted Average					161.2	50.6	118.7

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.

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## FOR SALE



[Schedule a Showing](#)

Unbranded V Tour

Directions: N of Spring Bay on Rt 26 1 mile, turn R on to Vesta Dr.

MLS #: PA1218044	St: Active	Cat: Lots/Acres/Farms	LP: \$330,000
Addr: 00 VESTA		DR: # of Lots:	
		Zip Code: 61548	
City: Metamora	IL	Subdivision: Partridge	
County: Woodford		Ann Taxes: \$1,200.30	Tax Yr: 2019
Type: ACRES		Add'l Parcel IDs:	
Parcel ID: 02-31-400-017		Apprx Lot Size: Irregular	
Apprx. Acres: 60.000		Virtually Stage Y/N: N	
Legal: Pt SE 1/4 SEC 31 28N 3W Woodford County, IL			
# F Baths:	# Bedrooms:	Year Built:	Source:
# Stories:	# 1/2 Baths:		
Approx Above-Grade SF:		Approx Fin Bemt SqFt:	
Approx Total Fin SqFt:		Approx Bemt SqFt:	

Apprx Tillable Acres: 48.090	Apprx. Pasture Acres: 0.000	Apprx. # Wooded Acres: 0.00
Section: SE31	Township: PARTRIDGE 28N	Range: 3N
Principle Meridian #: 4	FSA Farm #: 937	FSA Cropbase:
Cropshare Lease: Yes	Quiet Ten Farm Rights: Yes	Corn Suitability Rating: 118
CRP: Yes	Soil Type: Rozette Keomah	Production Index:
Soil Index:	Mineral Rights: Yes	Tenant/Operator Name: Tenant
# Yield/Acre - Corn:	# Yield/Acre - Millo:	# Yield/Acre - Soybeans:
# Yield/Acre - Wheat:	# Yield/Acre - Oats:	# Yield/Acre - Other:
Corn Suitability Rating/PI: 118		

Mo Assn Fee:	Ann Assoc Fee: \$100	Zoning: Other	100-Yr Flood Plain: Unknown	High Schl: Metamora
Repo: No	Short Sale: N	Elem School: Metamora Comm Con		Mid Schl:

60 Acres Farm with 48.09 FSA tillable acres. There is also 1.95 Acres in CRP paying \$497/year (254.87 per acre). CRP expires 9-30-2026. List price is \$5,500/acre Farm is currently on a crop share lease. Seller will terminate the lease for 2021 Crop year. This farm is part of Riverview Subdivision. Vesta Drive is a subdivision road. Not a township or a County Rd. HOA dues are \$100/year for road maintenance.

Agent Remarks  
Office Remarks

Info on File	Aerial View/FSA, Soil Type	Financing: Cash, Conventional
Road/Access:	Paved, Private Road	Show Instr: Other Shwing Instructions
Miscellaneous:		
Utilities Avail:	Electricity/Lot Line	
Lot Description:	Level, Agricultural	
Tax Exemptions:	None	
Water/Sewer:	No Sewer, No Water	
Amenities:	None	
Assn Fee Incl:	Maintenance/Road	

Owner:	Also Ref MLS #:
LO: Jim Maloof/REALTOR - Phone: 309-266-2221	Off License # 477011919
LA: John A. Leezer - Phone: 309-335-2221	Ag't License # 471003305
LA Email: john@leezeragency.com	
CLA:	Appointment Desk Phone: 309-690-4262
OLA:	
Comp: 2.5	LD: 8/20/2020
Dual/Var: No	XD: 3/1/2021
Listing Type: Exclusive Right to Sell	Agent Designated MB: Yes
Agent Owned: N	Agent Related to Seller: N

OLP: \$375,000	Selling Agent:	Co-Sell Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Sell Agent:	Type of Sale:
		DOM: 76
		CDOM: 76



# PEORIA AREA ASSOCIATION OF REALTORS®



## DISCLOSURE AND CONSENT TO DUAL AGENCY (DESIGNATED AGENCY)

**NOTE TO CONSUMER:** THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOU ARE CONSENTING TO DUAL AGENCY REPRESENTATION.

The undersigned John Leezer ("Licensee"), may  
(insert name(s) of Licensee undertaking dual representation)  
undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

### WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualifications of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

### WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT \_\_\_\_\_

CLIENT \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

LICENSEE \_\_\_\_\_

Date: \_\_\_\_\_

#### DOCUMENT PRESENTED:

Date: \_\_\_\_\_

Broker/Licensee Initials: \_\_\_\_\_

Client Initials: \_\_\_\_\_