



## FOR SALE

**90.88 ACRES IN STARK COUNTY**  
Approximately 3 miles south of Wyoming, IL  
On the west side of Township Road 1050E

**Total Acres:** 90.88

**FSA Tillable Acres:** 86.93 acres

**PI (Tillable Acres):** 140.2

**Brief Legal:** Part of the west 1/2 of Sec 23, T12N R6E  
Essex Township, Stark County

**Building:** None

**Lease:** Currently under a crop share lease.  
Seller to terminate the lease for 2021 crop year.

**Survey:** No survey is being provided.  
Acres shown are based on tax assessment information.  
Seller does not guarantee the number of acres.

**Owner:** Bebe J Groter, Bernene K Dahl, and Billie R Fryer

### LISTING PRICE

**\$817,920**

(\$9,000/ac)

Parcel No.	Acres	2019 Taxes Pd	Per Acre
07-23-100-003	90.88	\$3,881.36	\$42.71
07-23-300-002			

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

(309) 286-2221      John@LeezerAgency.com  
[www.JohnLeezer.com](http://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
2014	206	47
2015	207	64
2016	257	61
2017	217	64
2018	236	59
2019	164	54
2020	225	59

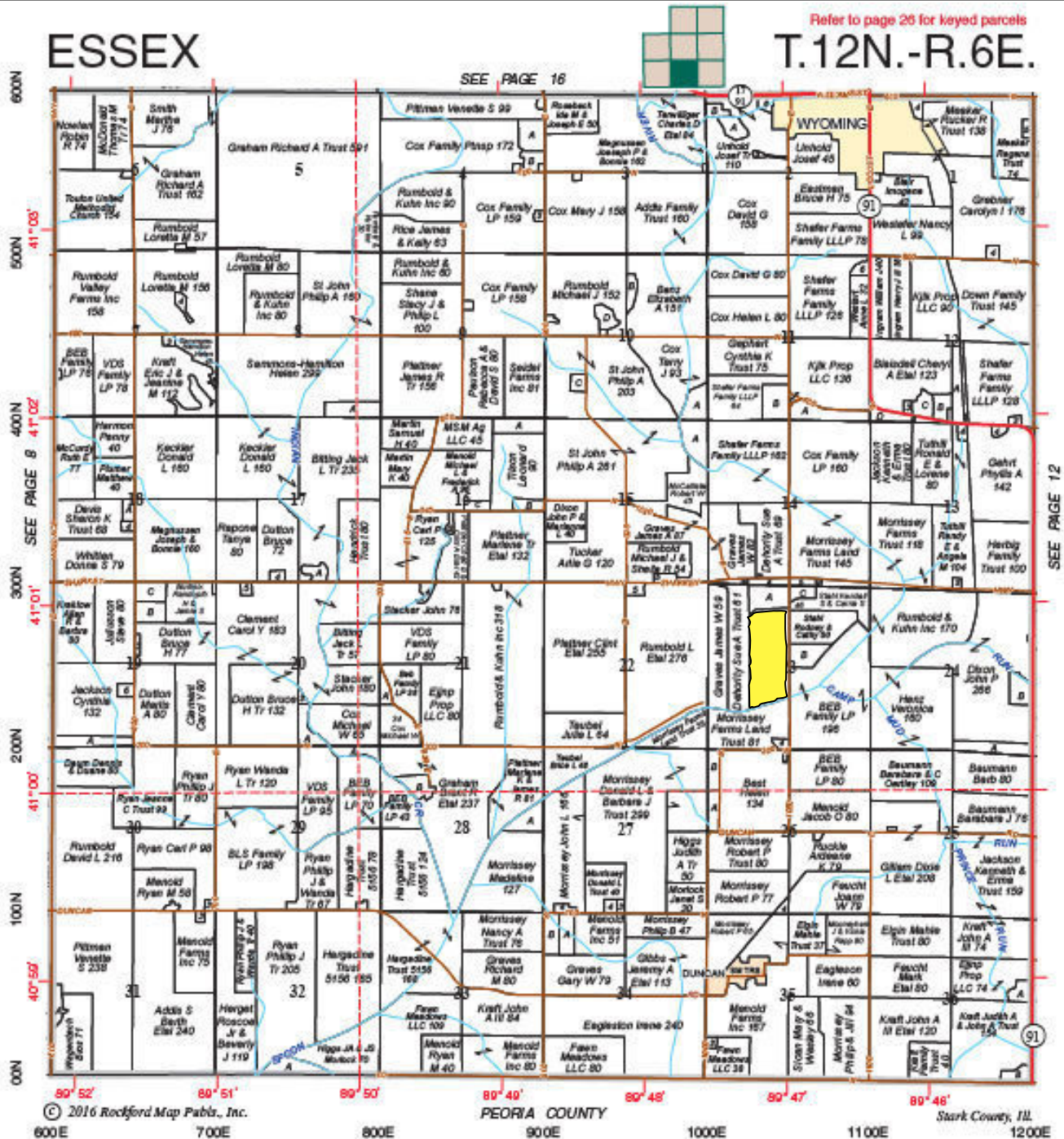
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## FOR SALE



United States  
Department of  
Agriculture

**Stark County, Illinois**



### Common Land Unit

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

0 185 370 740  
Feet

**2020 Program Year**

Map Created March 10, 2020

**Farm 363**

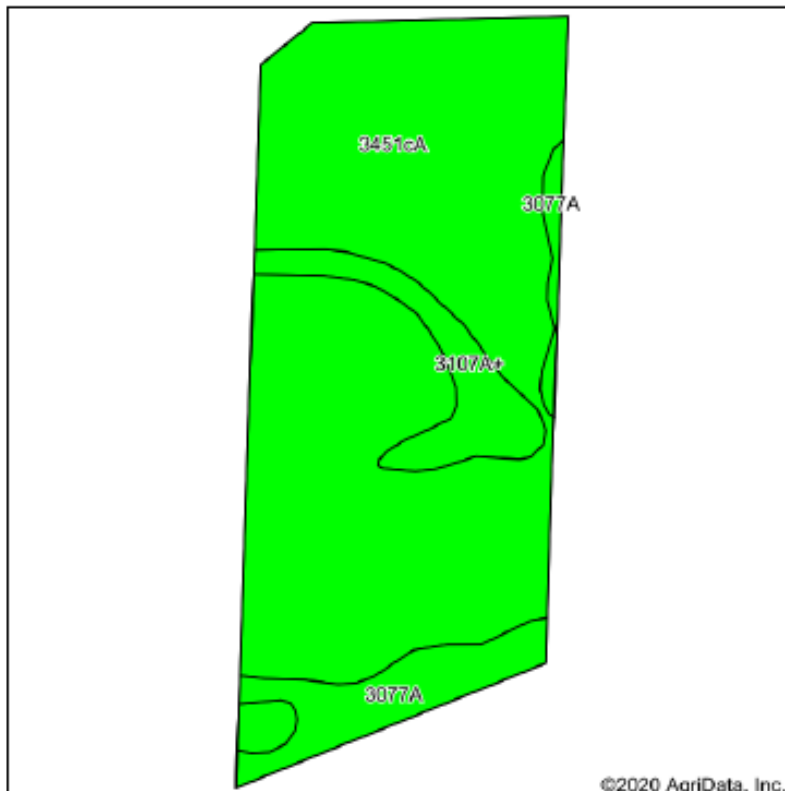
**Tract 1161**

**Tract Cropland Total: 86.93 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).

## FOR SALE

### Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**  
County: **Stark**  
Location: **23-12N-6E**  
Township: **Essex**  
Acres: **86.93**  
Date: **9/30/2020**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL 175, Soil Area Version: 13							
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	71.88	82.7%		190	61	140
3077A	Huntsville silt loam, 0 to 2 percent slopes, frequently flooded	8.35	9.6%		193	61	143
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	6.70	7.7%		189	60	139
Weighted Average					190.2	60.9	140.2

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: 3.5 miles south of Wyoming Sale Barn

MLS #: PA1219374	St: Active	Cat: Lots/Acres/Farms	LP: \$817,920
Addr: 00 TOWNSHIP	# of Lots:		
City: Wyoming	IL	Zip Code: 61491	
County: Stark	Subdivision: Essex		
Type: ACRES	Ann Taxes: \$3,881.36		
Parcel ID: 07-23-100-003	Tax Yr: 2019		
Apprx. Acres: 90.880	Add'l Parcel IDs: 07-23-300-002		
Legal: PT W 1/2 SECTION 23, 12N 6E STARK COUNTY IL	Apprx Lot Size: IRREGULAR		
# F Baths:		Year Built:	
# Bedrooms:		Source:	
# Stories:		# 1/2 Baths:	
Approx Above-Grade SF:		Approx Fin Bsmt SqFt:	
Approx Total Fin SqFt:		Approx Bsmt SqFt:	

Apprx Tillable Acres: 86.930	Apprx. Pasture Acres: 0.000	Apprx. # Wooded Acres: 0.00
Section: W23	Township: ESSEX 12N	Range: 6E
Principle Meridian #: 4	FSA Farm #: 363	FSA Cropbase:
Cropshare Lease: Yes	Quiet Ten Farm Rights: Yes	Corn Suitability Rating: 140
CRP: No	Soil Type: LAWSON, HUNTSVILLE, SAWMILL	Production Index: 140.2
Soil Index:	Mineral Rights:	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: 140		

Mo Assn Fee:	Ann Assoc Fee:	Zoning: Agricultural	100-Yr Flood Plain: Yes	High Schl: Stark County
Repo: No	Short Sale: N	Elem School:		Mld Schl:

<p>Very productive farm on a good all weather road. List price is \$9,000 per acre. Farm is currently leased for 2020. Seller to retain 2020 crop income and all 2020 government program payments. Address shown is approximate since no buildings are on property. Acres are based on tax assessor information and are not guaranteed.</p> <p>Agent Remarks</p> <p>Office Remarks</p>
--

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

Owner:	Also Ref MLS #:
LO: Jim Maloof/REALTOR - Phone: 309-286-2221	Off License # 477011919
LA: John A Leezer - Phone: 309-335-2221	Agt License # 471003305
LA Email: john@leezeragency.com	
CLA:	Appointment Desk Phone:
OLA:	LD: 10/1/2020
Comp: 2.5	XD: 1/6/2021
Dual/Var: Yes	Agent Designated MB: Yes
Listing Type: Exclusive Right to Sell	Agent Related to Seller: N
Agent Owned: N	

OLP: \$872,500	Selling Agent:	Co-Sell Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Sell Agent:	Type of Sale
		DOM: 33
		CDOM: 33

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  
GROTER, ROBERT J

Farm Identifier  
Not Applicable

Farms Associated with Operator:  
None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
86.93	86.93	86.93	0.0	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	86.93	0.0	0.0					

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	62.7	178	0.00
SOYBEANS	22.6	49	0.00
Total Base Acres:	85.3		

Tract Number: 1161      Description 6I-C SEC 23 ESSEX 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
86.93	86.93	86.93	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	86.93	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	62.7	178	0.00
SOYBEANS	22.6	49	0.00
Total Base Acres:	85.3		

Owners: MILLER, BONNIE L

Illinois  
Stark

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 363**  
**Prepared:** 10/2/20 8:18 AM  
**Crop Year:** 2021  
**Page:** 2 of 2

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

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**Other Producers:** None





# ILLINOIS 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"), (insert name(s) of Licensee undertaking dual representation) may 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 qualification 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 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: \_\_\_\_\_

Document presented on \_\_\_\_\_

By: \_\_\_\_\_  
(Broker/Licensee Initials)

**LICENSEE:** \_\_\_\_\_

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