



FOR SALE

130 M/L ACRES PEORIA COUNTY FARM FOR SALE - near Edelstein -

Location:	Approximately 2 miles northeast of Edelstein, IL. Situated along the north side of Streitmatter Road, one mile East of IL Rte 40.
Brief Legal:	Part of SE 1/4 of Sec 5, T11N, R8E Hallock Township, Peoria County
Total Acres:	130 M/L acres
FSA Tillable Acres:	110.45 (not counting CRP)
CRP:	7.9 acres (pays \$940/yr - \$119.11/acre; expires 9/30/2030)
PI (Tillable Acres):	116.5
Building:	None
Lease:	The owner is farming it. If the sale takes place before planting, buyer can have possession to farm in 2021. If sale is after planting, possession and ownership of the crop are negotiable
Owner:	Ted Shimp and Kathy Brown

LISTING PRICE

\$1,030,250
(\$7,925/ac)

Parcel No.	Acres	2019 Taxes Pd	Per Acre
04-05-400-007	130	\$2,379.30	\$18.30

For more info: John A Leezer, Designated Managing Broker;
JimMalloof/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
2014	198	58
2015	178	59
2016	199	69
2017	185	59
2018	181	64
2019*	150 (wind damage 40 Bu)	60
2020*	201	62

* 2019 and 2020 totals are estimated

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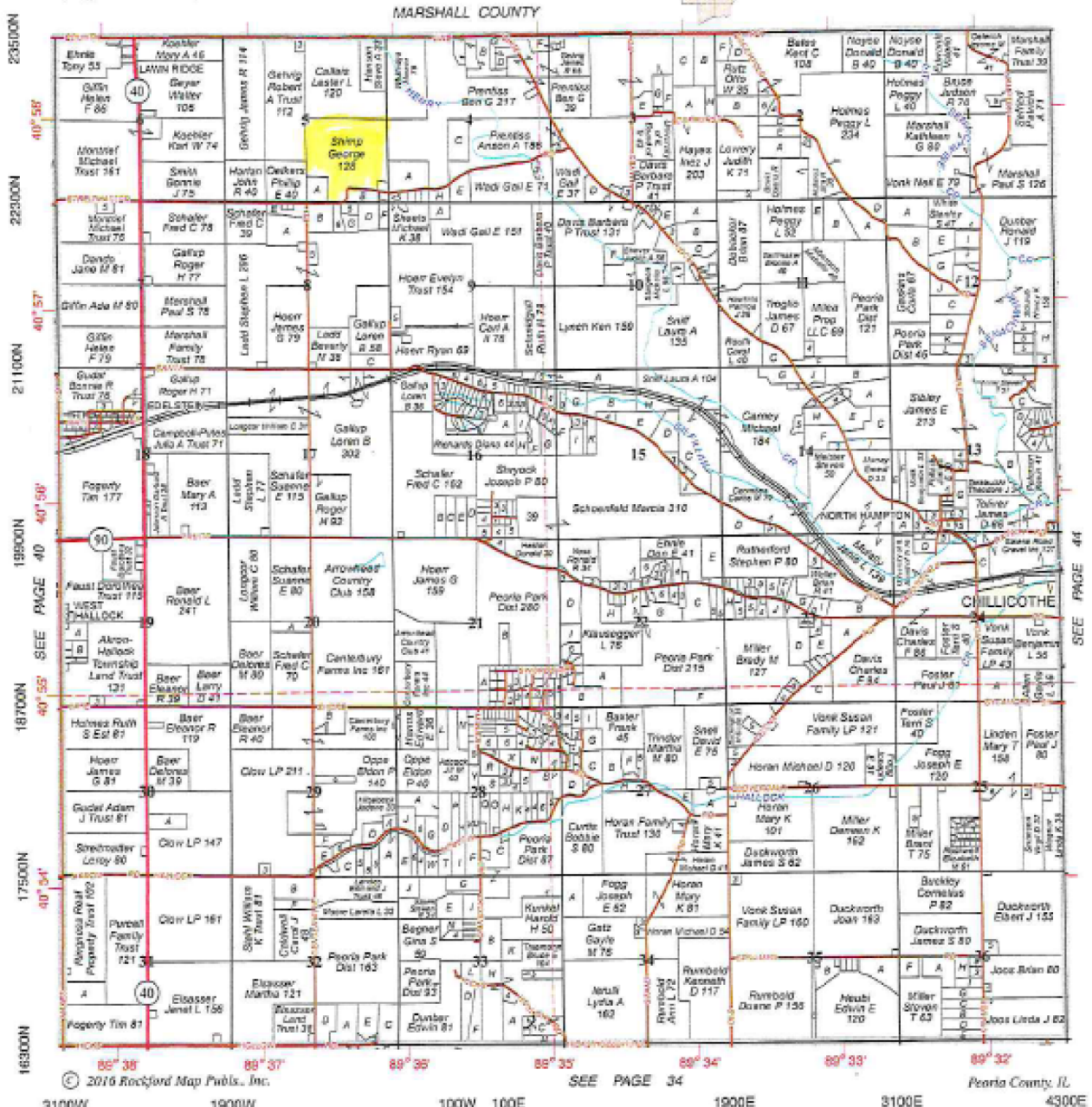
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FOR SALE

HALLOCK

Refer to pages 58 & 57 for keyed parcels

T.11N.-R.8E.



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



United States
Department of
Agriculture

Peoria County, Illinois



Common Land Unit




-  Non-Cropland
-  Cropland

Tract Boundary
plss_a_II_WMAS

0 170 340 680
Feet

2021 Program Year
Map Created November 03, 2020

Wetland Determination Identifiers

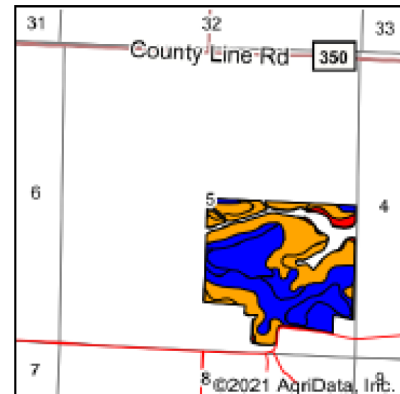
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 118.35 acres

Farm **378**
Tract **908**

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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soils Map



50 YEARS
1958 - 2008
Leezer
INSURANCE AGENCY, INC.
327 N. Main St. PO Box 339, Tuscola, IL 61950

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Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	30.35	26.8%		**162	**50	**119
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	27.24	24.1%		**155	**49	**113
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	22.30	19.7%		**153	**47	**112
257A	Clarksdale silt loam, 0 to 2 percent slopes	15.24	13.5%		174	56	128
17A	Keomah silt loam, 0 to 2 percent slopes	13.43	11.9%		161	51	119
**224D3	Strawn silty clay loam, 10 to 18 percent slopes, severely eroded	3.04	2.7%		**113	**38	**85
**24D	Dodge silt loam, 10 to 18 percent slopes	1.19	1.1%		**155	**49	**113
**86B	Osco silt loam, 2 to 5 percent slopes	0.35	0.3%		**189	**59	**140
Weighted Average					158.7	49.8	116.5

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

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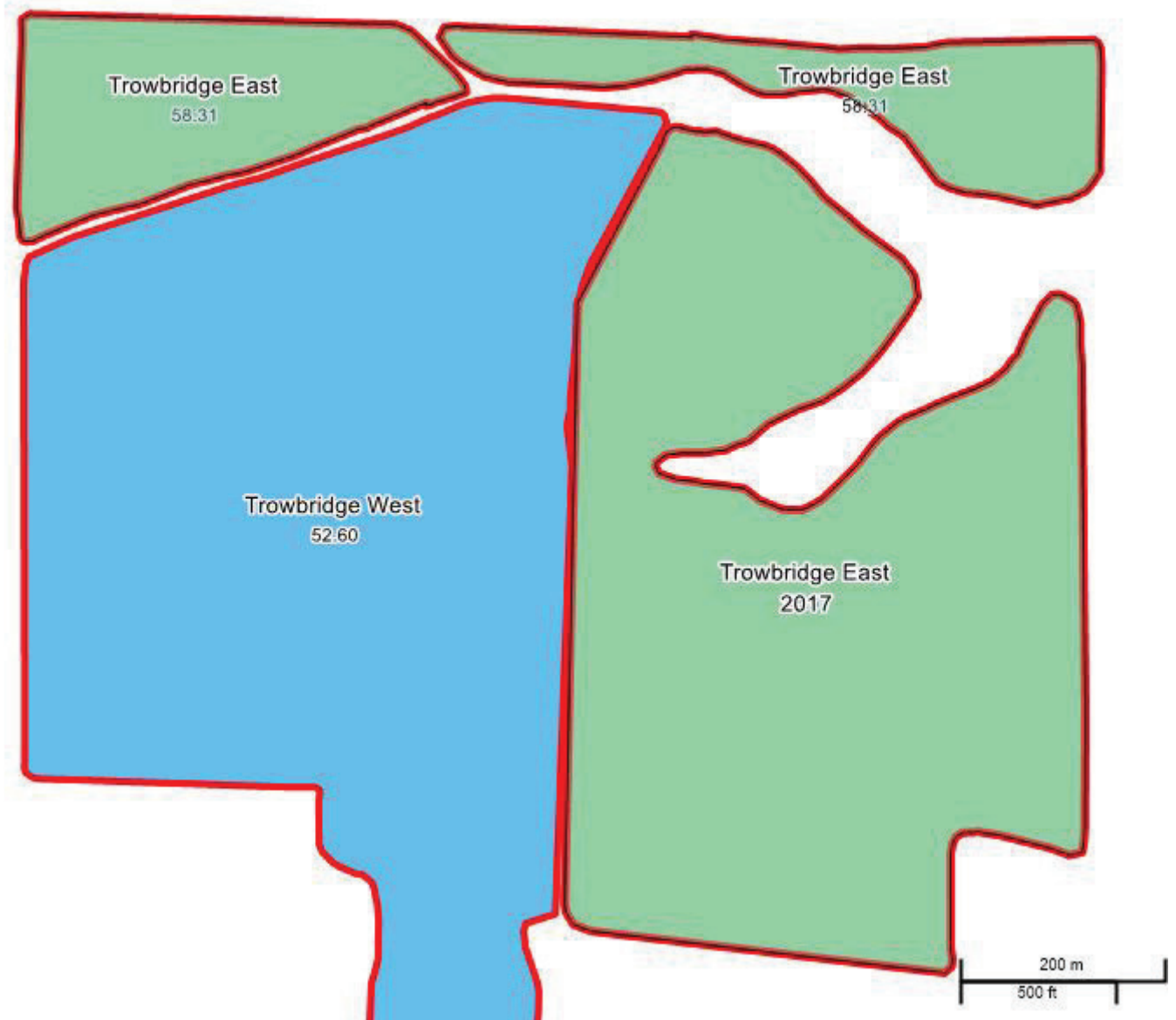
Soil Test Overview Map

Ted Shimp

Area: 58.35

Farm: Trowbridge

Field: Trowbridge East



Location:

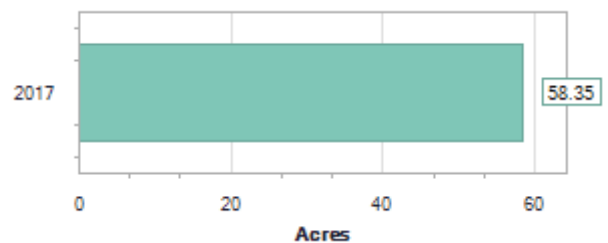
County: Peoria, IL

Township:

Twp Rng Sec: T11N R8E S5

Directions:

Acres sampled by year





Soil Test Map Report - pH

Ted Shimp

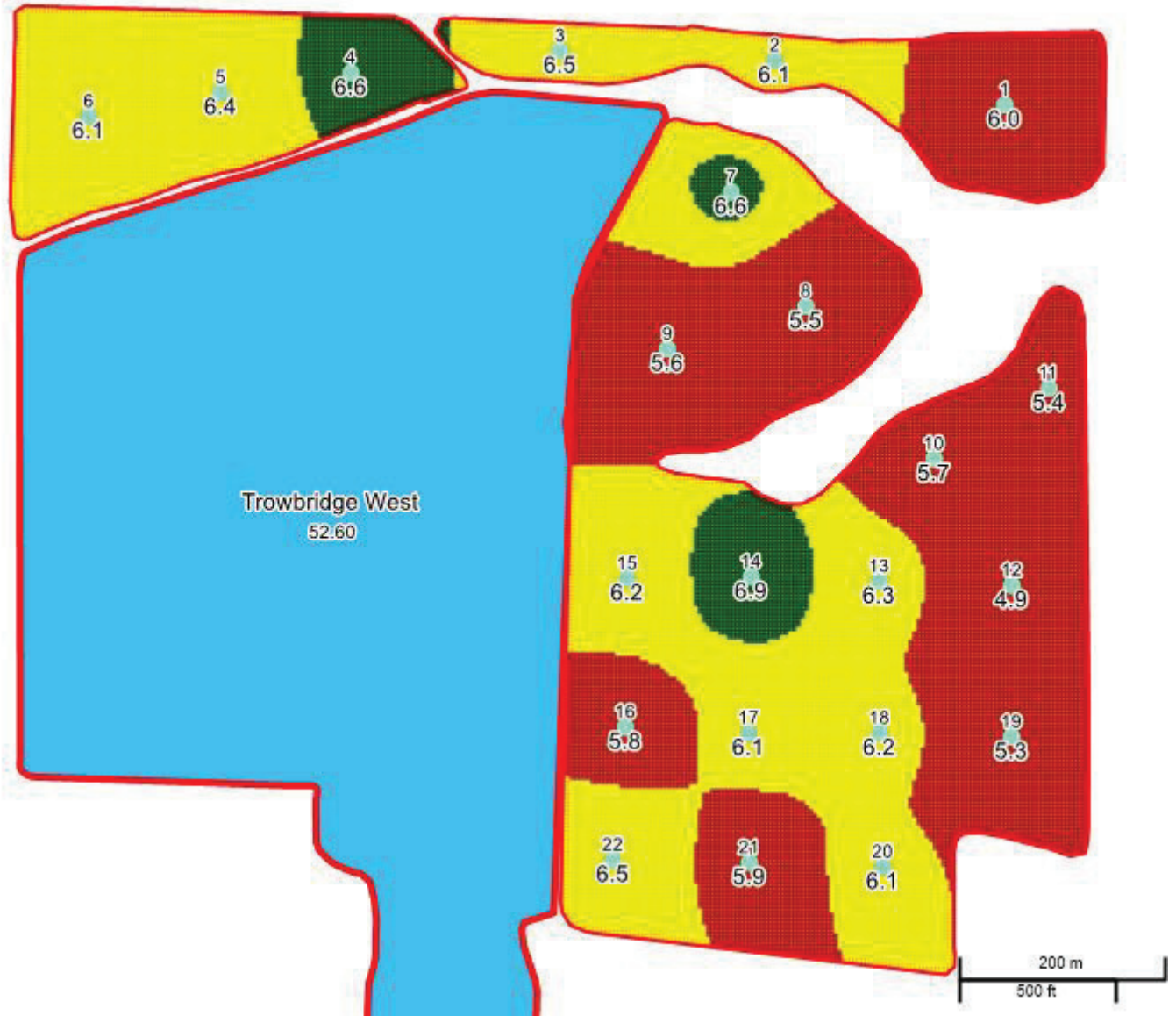
Farm: Trowbridge

Field Trowbridge East

Area: 58.35

Sample Date Mar 31, 2017

Lab Name Waypoint Analytica



Location:

County: Peoria, IL

Township:

Twp Rng Sec: T11N R8E S5

Summary Statistics

Layer Name Sample Points Layer 2015

Sample Count 22

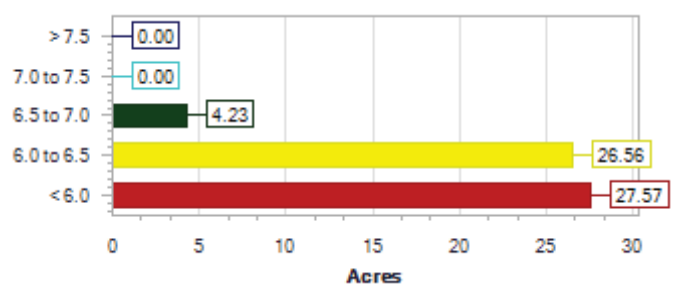
Minimum 4.9

Maximum 6.9

Average Rate 6.01

Weighted Average: 6.01

pH none





Soil Test Map Report - P1

Ted Shimp

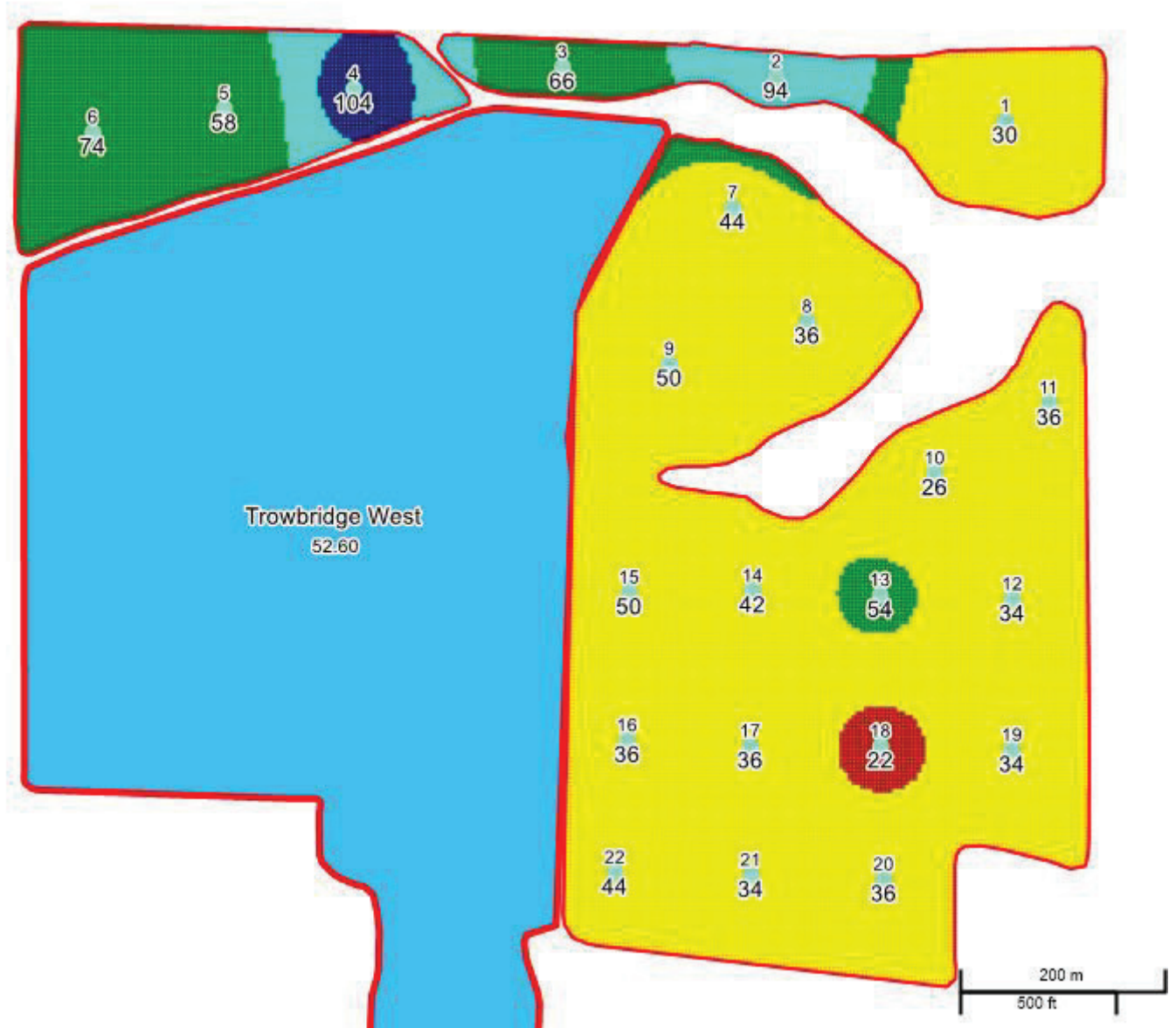
Farm: Trowbridge

Field Trowbridge East

Area: 58.35

Sample Date Mar 31, 2017

Lab Name Waypoint Analytica



Location:

County: Peoria, IL

Township:

Twp Rng Sec: T11N R8E S5

Summary Statistics

Layer Name Sample Points Layer 2015

Sample Count 22

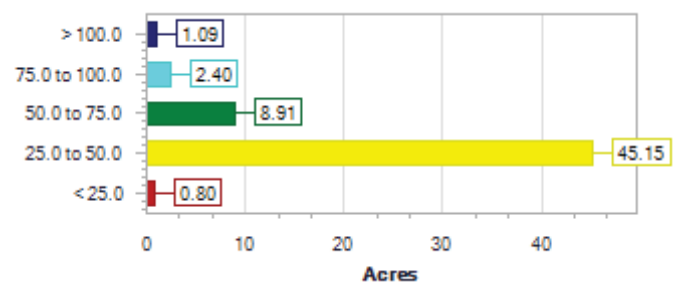
Minimum 22

Maximum 104

Average Rate 46.02

Weighted Average: 45.8

P1 lbs per acre (st)





Soil Test Map Report - K

Ted Shimp

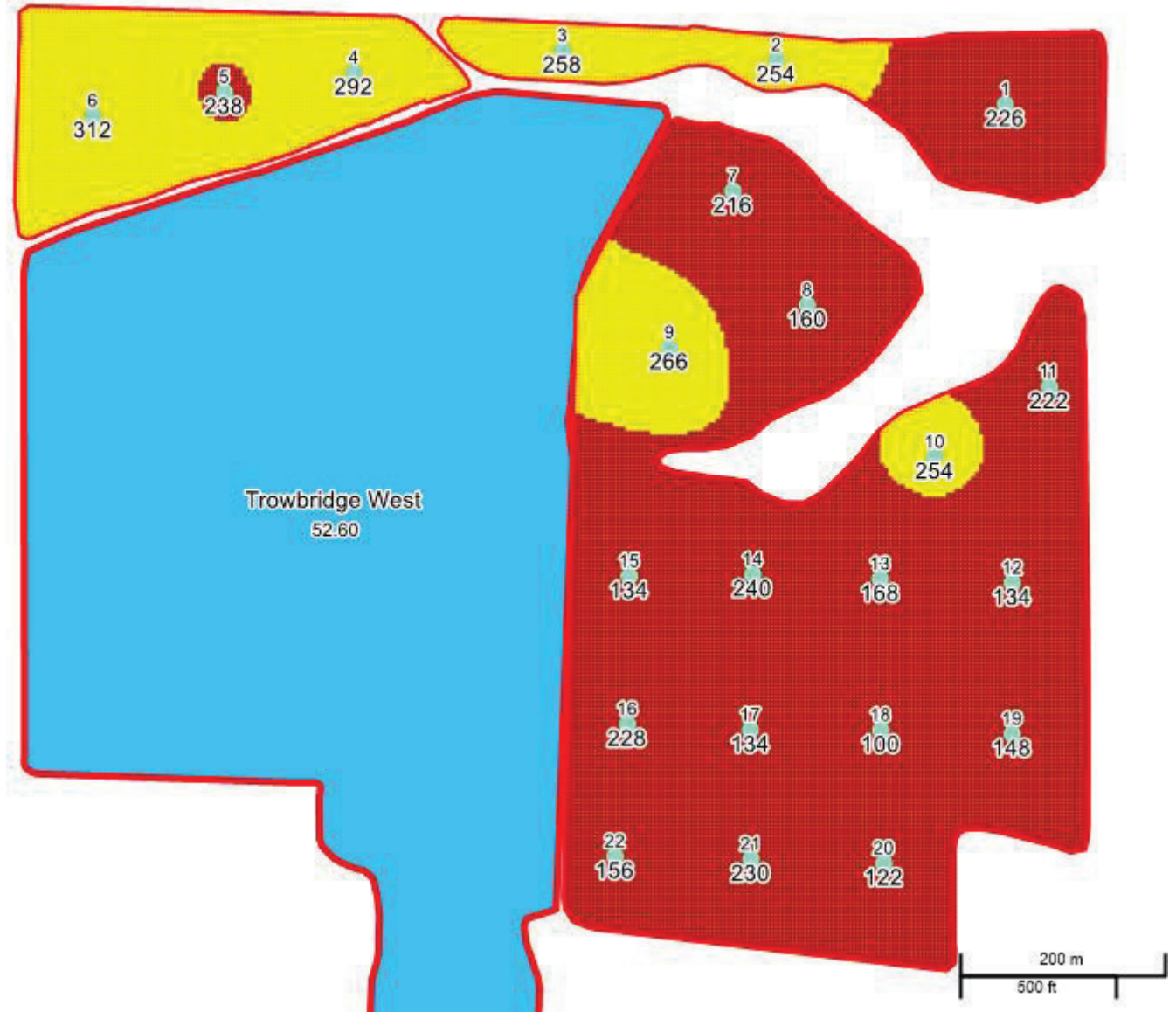
Farm: Trowbridge

Field Trowbridge East

Area: 58.35

Sample Date Mar 31, 2017

Lab Name Waypoint Analytica



Location:

County: Peoria, IL

Township:

Twp Rng Sec: T11N R8E S5

Summary Statistics

Layer Name Sample Points Layer 2015

Sample Count 22

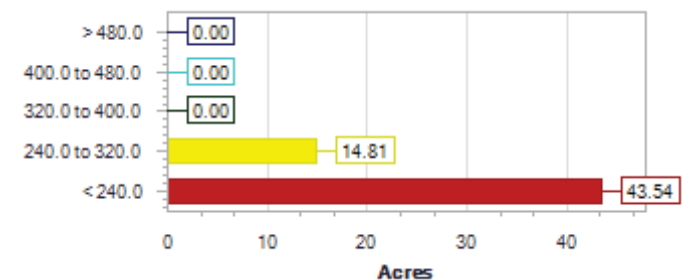
Minimum 100

Maximum 312

Average Rate 204.28

Weighted Average: 203.7

K lbs per acre (st)





Soil Types

Ted Shimp

Area: 58.35

Farm: Trowbridge

Field: Trowbridge East



Location:

County: Peoria, IL

Township:

Twp Rng Sec: T11N R8E S5

Directions:

MuSym by Acres

	24C2 - Dodge silt loam, 5 to 10 percent slopes, e	16.36
	279B - Rozetta silt loam, 2 to 5 percent slopes	15.21
	279C2 - Rozetta silt loam, 5 to 10 percent slopes	13.50
	17A - Keomah silt loam, 0 to 2 percent slopes	10.01
	224D3 - Strawn silty clay loam, 10 to 18 percent	2.93
	86B - Osco silt loam, 2 to 5 percent slopes	0.31
	257A - Clarksdale silt loam, 0 to 2 percent slopes	0.03



Soil Test Summary

Ted Shimp

Farm: Trowbridge

Field: Trowbridge East

Area: 58.35

Sample Date: Mar 31, 2017

Lab Name: Waypoint Analytica

SampleID	pH	BpH	P1	K	Mg	Ca	CEC	OM
none	none	none	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	meq/100g	percent
1	6.0	6.6	30	226	1,124	3,866	18.4	2.3
2	6.1	6.7	94	254	804	3,848	16.1	3.1
3	6.5	7.0	66	258	936	4,942	16.6	3.4
4	6.6	7.0	104	292	1,178	5,060	17.9	3.4
5	6.4	7.0	58	238	1,210	4,852	17.5	2.6
6	6.1	6.7	74	312	1,152	4,908	20.3	3.4
7	6.6	7.0	44	216	1,200	4,488	16.5	2.5
8	5.5	6.1	36	160	800	3,018	20.7	2.3
9	5.6	6.2	50	266	1,264	4,646	25.6	2.5
10	5.7	6.3	26	254	1,208	4,098	23.0	2.4
11	5.4	6.0	36	222	1,116	3,762	25.1	2.6
12	4.9	5.5	34	134	792	2,090	8.7	1.8
13	6.3	6.9	54	168	742	3,502	13.0	2.2
14	6.9	7.0	42	240	1,596	4,748	18.8	2.4
15	6.2	6.8	50	134	728	3,514	13.8	2.2
16	5.8	6.4	36	228	1,456	4,478	23.8	2.8
17	6.1	6.7	36	134	828	3,638	15.5	2.2
18	6.2	6.8	22	100	744	2,878	12.2	2.2
19	5.3	5.9	34	148	998	2,984	23.8	2.0
20	6.1	6.7	36	122	728	3,364	14.4	2.5
21	5.9	6.5	34	230	1,426	4,158	21.6	2.5
22	6.5	7.0	44	156	796	3,560	12.4	2.0
Average:	6.0	6.6	47	204	1,038	3,927	18.0	2.5



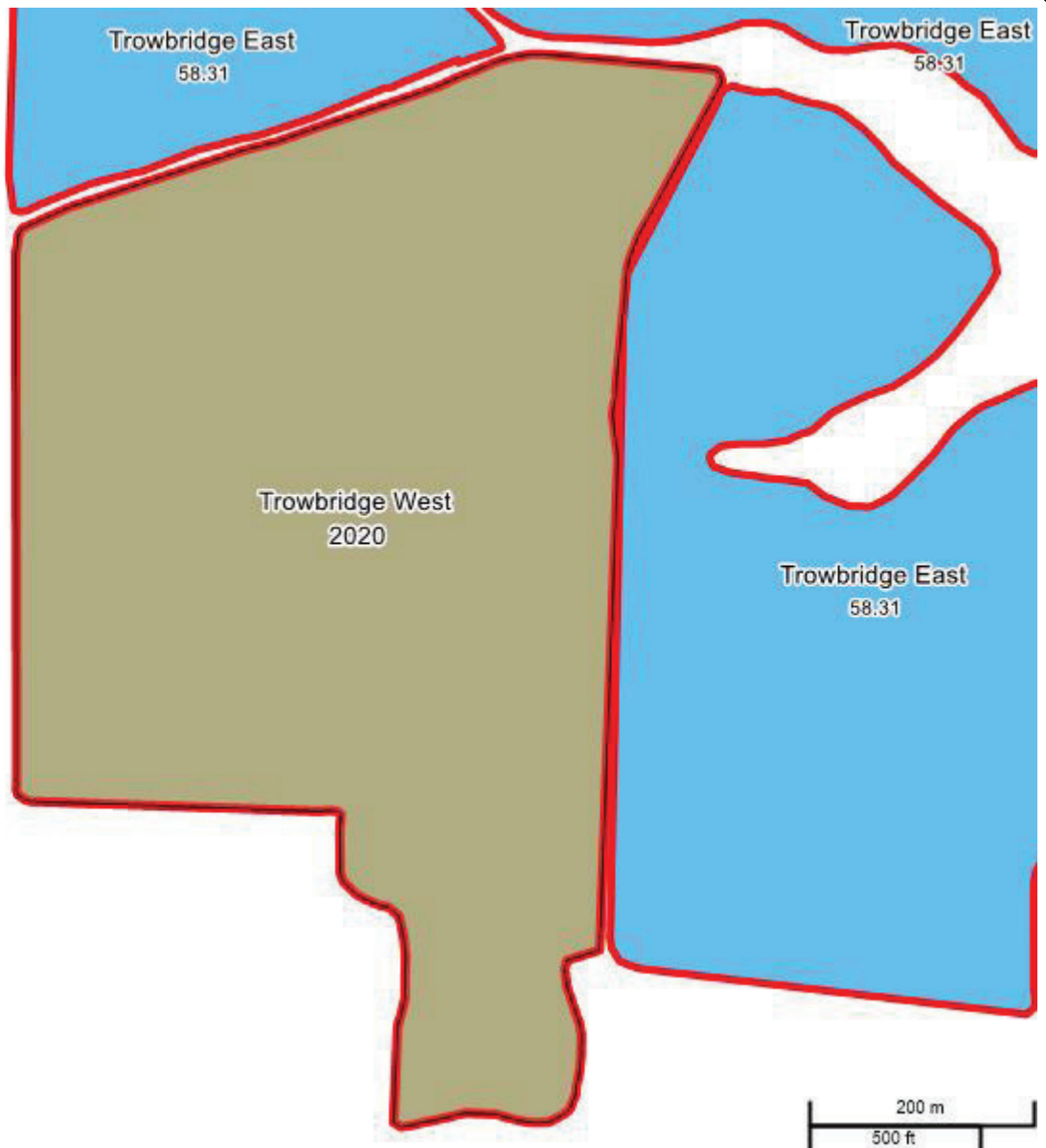
Soil Test Overview Map

Ted Shimp

Area: 52.60

Farm: Trowbridge

Field: Trowbridge West



Location:

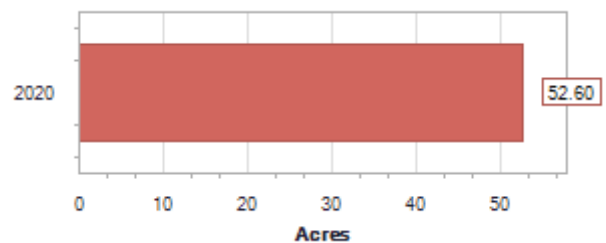
County: Peoria, IL

Township:

Twp Rng Sec: T11N R8E S5

Directions:

Acres sampled by year





Soil Test Map Report - pH

Ted Shimp

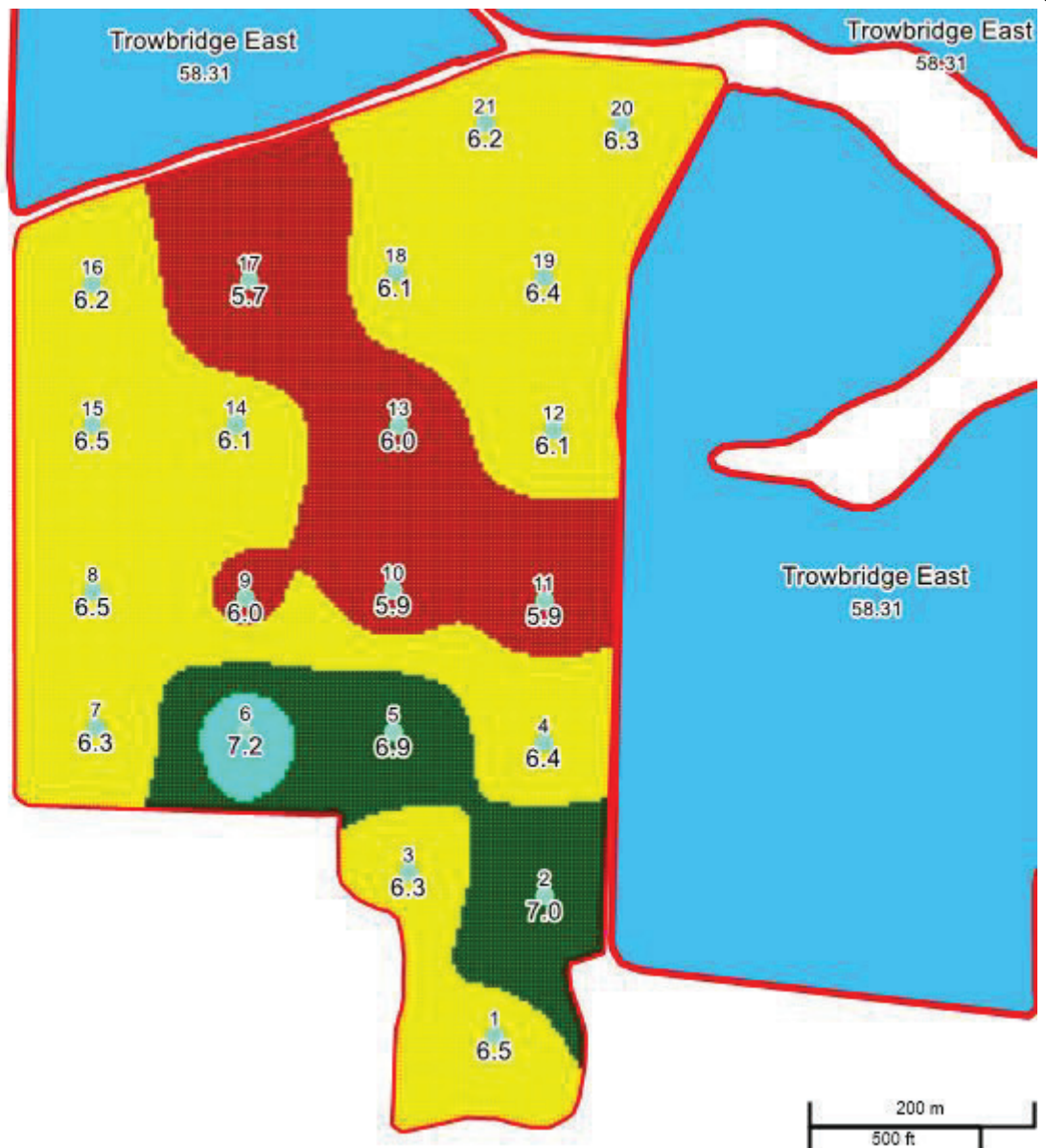
Farm: Trowbridge

Field Trowbridge West

Area: 52.60

Sample Date Mar 02, 2020

Lab Name Waypoint Analytica



Location:

County: Peoria, IL

Township:

Twp Rng Sec: T11N R8E S5

Summary Statistics

Layer Name Sample Points 2015

Sample Count 21

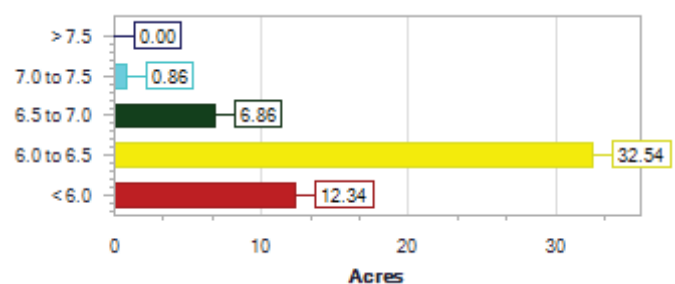
Minimum 5.7

Maximum 7.2

Average Rate 6.29

Weighted Average: 6.29

pH none





Soil Test Map Report - K

Ted Shimp

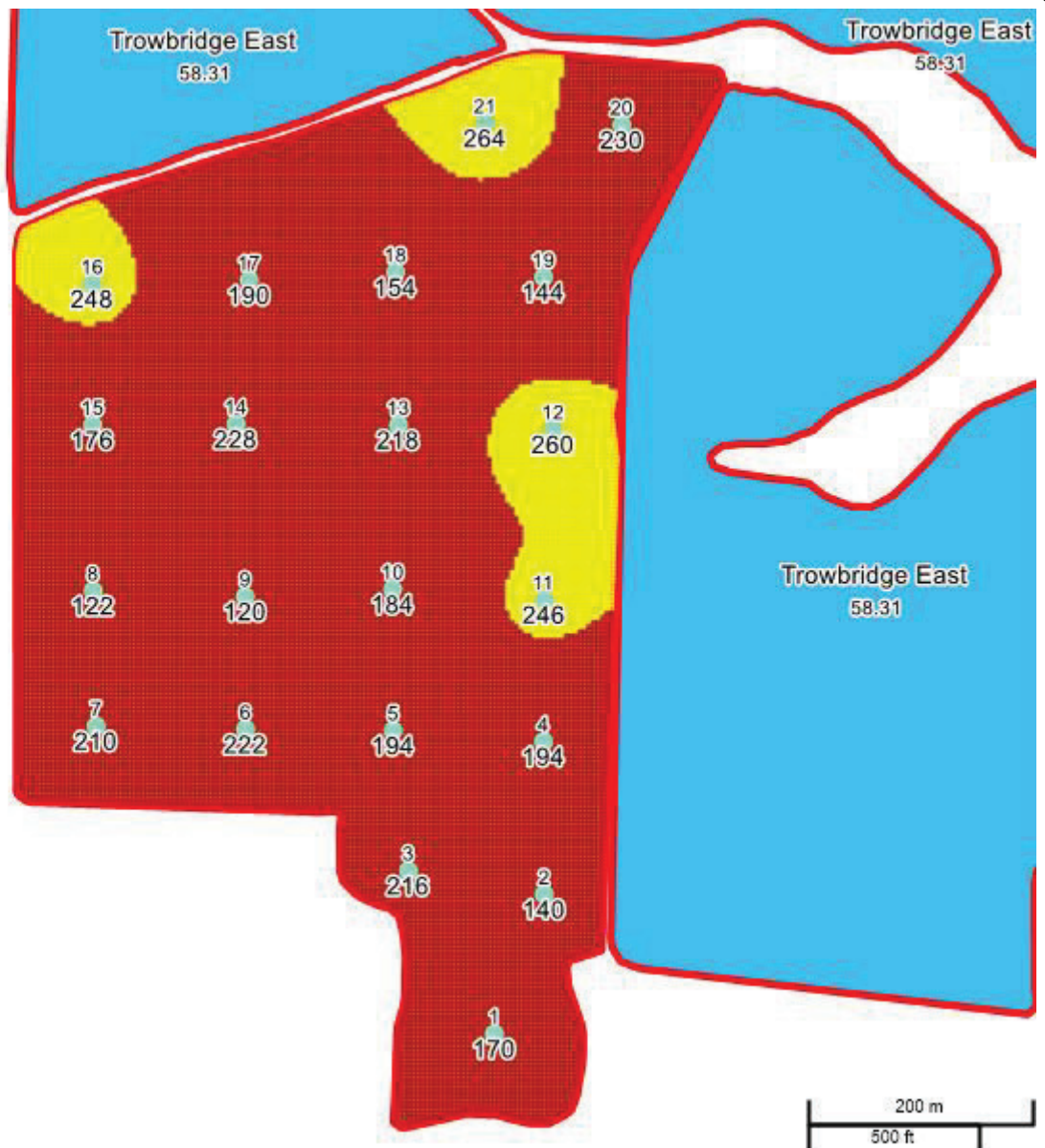
Farm: Trowbridge

Field Trowbridge West

Area: 52.60

Sample Date Mar 02, 2020

Lab Name Waypoint Analytica



Location:

County: Peoria, IL

Township:

Twp Rng Sec: T11N R8E S5

Summary Statistics

Layer Name Sample Points 2015

Sample Count 21

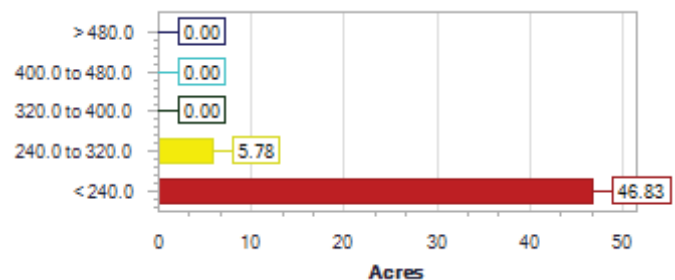
Minimum 120

Maximum 264

Average Rate 196.15

Weighted Average: 196.06

K lbs per acre (st)





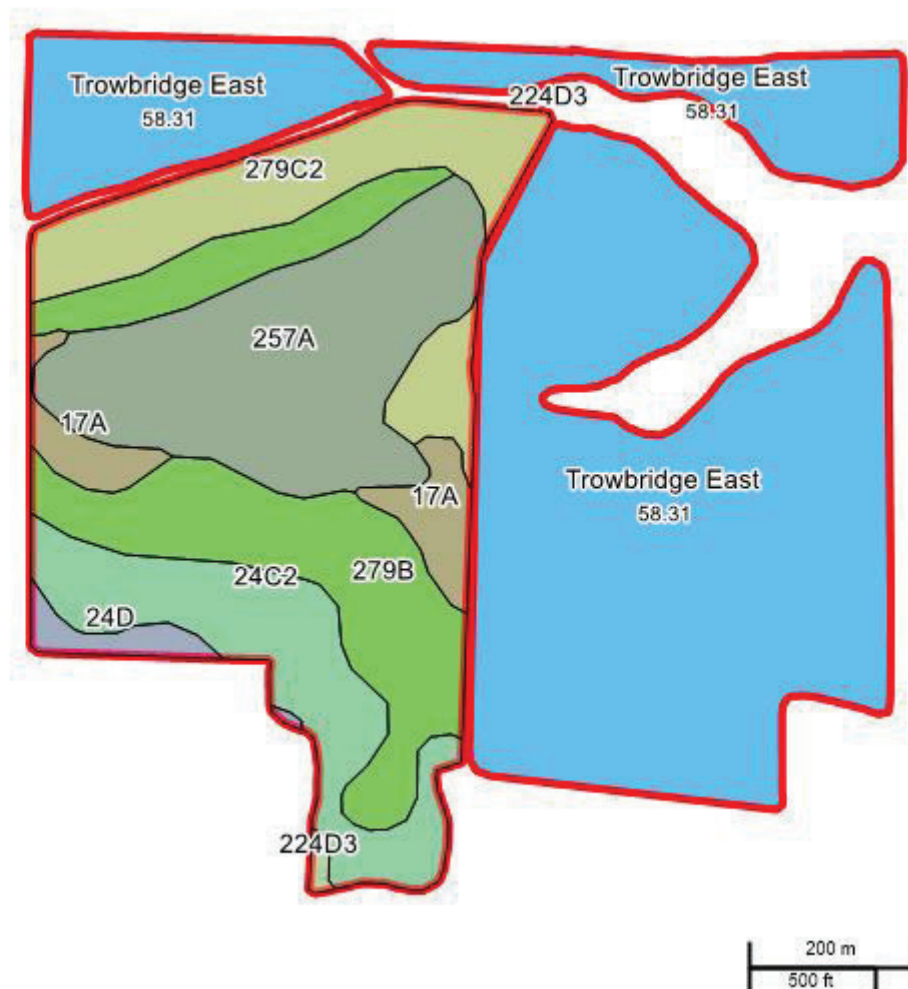
Soil Types

Ted Shimp

Area: 52.60

Farm: Trowbridge

Field: Trowbridge West



Location:

County: Peoria, IL

Township:

Twp Rng Sec: T11N R8E S5

Directions:

MuSym by Acres

257A - Clarksdale silt loam, 0 to 2 percent slopes	15.20
279B - Rozetta silt loam, 2 to 5 percent slopes	14.12
279C2 - Rozetta silt loam, 5 to 10 percent slopes	9.59
24C2 - Dodge silt loam, 5 to 10 percent slopes, e	9.15
17A - Keomah silt loam, 0 to 2 percent slopes	3.15
24D - Dodge silt loam, 10 to 18 percent slopes	1.17
224D3 - Strawn silty clay loam, 10 to 18 percent	0.22



Soil Test Summary

Ted Shimp

Farm: Trowbridge

Field: Trowbridge West

Area: 52.60

Sample Date: Mar 02, 2020

Lab Name: Waypoint Analytica

SampleID	pH	BpH	K	Mg	Ca	CEC	OM
none	none	none	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	meq/100g	percent
1	6.5	7.0	170	668	3,534	11.8	2.5
2	7.0	7.0	140	562	3,404	11.0	2.1
3	6.3	6.9	216	1,140	4,300	16.7	2.6
4	6.4	7.0	194	1,134	4,374	15.9	2.6
5	6.9	7.0	194	1,416	4,576	17.6	2.3
6	7.2	7.0	222	1,376	5,058	18.7	2.4
7	6.3	6.9	210	1,090	4,368	16.6	2.4
8	6.5	7.0	122	548	3,032	10.0	2.5
9	6.0	6.6	120	758	2,804	14.1	2.4
10	5.9	6.5	184	994	3,852	19.0	3.0
11	5.9	6.5	246	1,344	4,310	21.7	2.6
12	6.1	6.7	260	1,110	5,366	21.2	3.5
13	6.0	6.6	218	1,140	5,838	23.4	4.4
14	6.1	6.7	228	1,062	5,308	20.8	3.9
15	6.5	7.0	176	832	5,614	17.7	3.3
16	6.2	6.8	248	1,124	4,990	19.3	3.2
17	5.7	6.3	190	862	3,548	20.1	2.8
18	6.1	6.7	154	574	3,330	13.7	2.6
19	6.4	7.0	144	724	4,002	13.2	2.9
20	6.3	6.9	230	1,160	4,712	17.8	2.8
21	6.2	6.8	264	1,268	5,138	20.3	2.8
Average:	6.3	6.8	197	995	4,355	17.2	2.8



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: _____