



PUBLIC AUCTION

80 M/L ACRES PEORIA COUNTY FARM FOR SALE - SEPTEMBER 8, 2021 9 AM - Virtual Online Only: register at www.illinoisfarms4sale.com

Location:	Approximately 2 miles NE of Laura, IL at the NE corner of Lorange Rd and Brimfield Rd.
Brief Legal:	West half of the SW 1/4 of Section 12, 11N, 5E Millbrook Township, Peoria County, IL
Total Acres:	80 M/L acres
FSA Tillable Acres:	72.84 (balance is in roads and waterway)
PI (Tillable Acres):	128.1
Building:	None
Survey:	No survey has been done. It is being sold as 80 acres more or less based on Peoria County Tax Assessors records.
Lease:	Lease has been terminated, so buyer will get full farming rights for 2022. Possession is subject to the right of the tenant and will be no later than 03/01/2022.
Owner:	Harold E. & Joanne Whittaker
Attorney:	Mike Evans (Evans Law Office, Wyoming, IL)

REAL ESTATE TAX			
Parcel No.	Acres	2020 Taxes Pd	Per Acre
01-12-300-001	80	\$3,276.99	\$40.96

**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.

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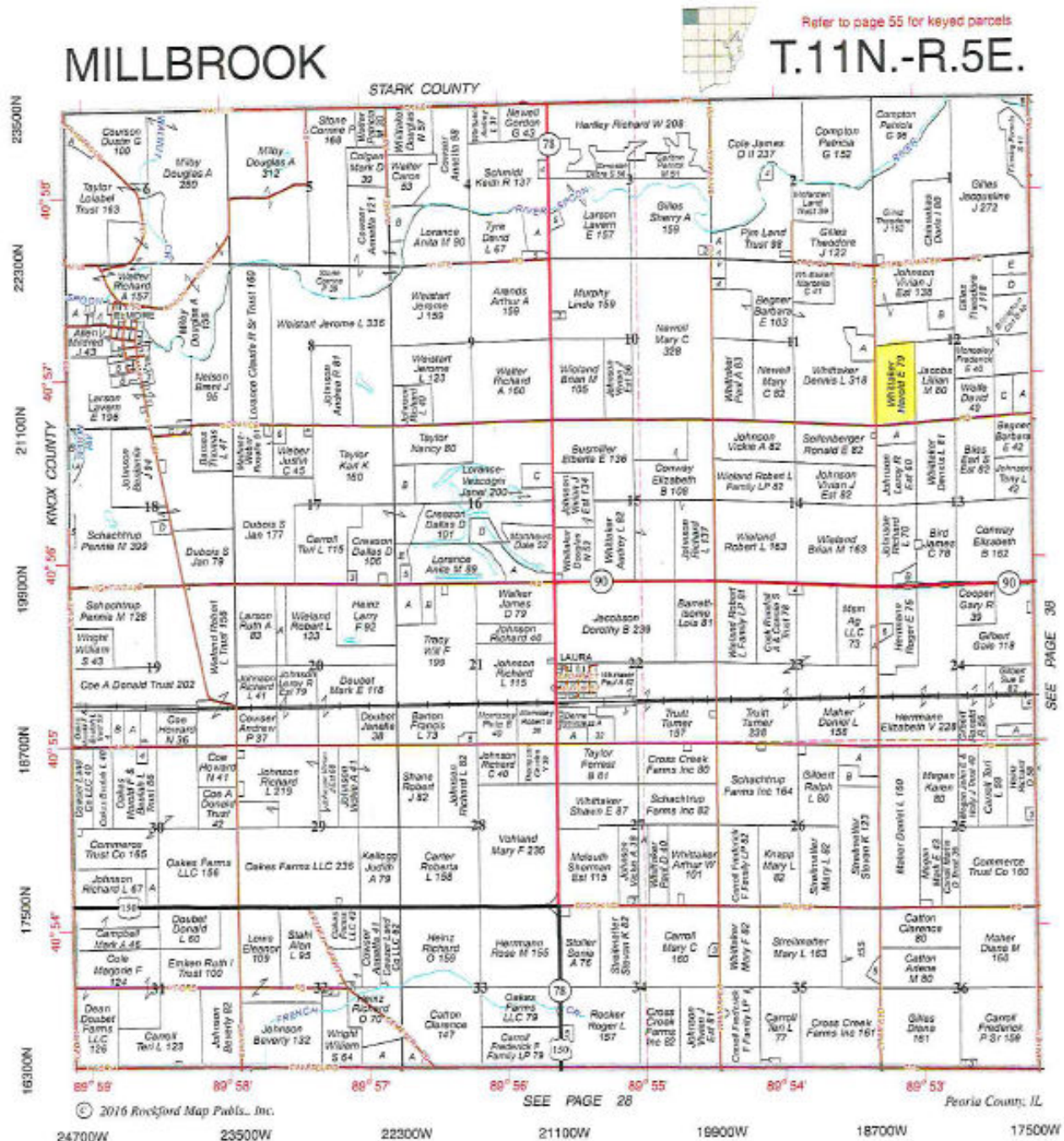
Yield History	Corn	Soybeans
2015		65
2016	225	
2017	222	
2018		65
2019	208	
2020		55

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United States
Department of
Agriculture

Peoria County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

plss_a_II_WMAS

0 170 340 680
Feet

2021 Program Year

Map Created April 22, 2021

Farm 7231

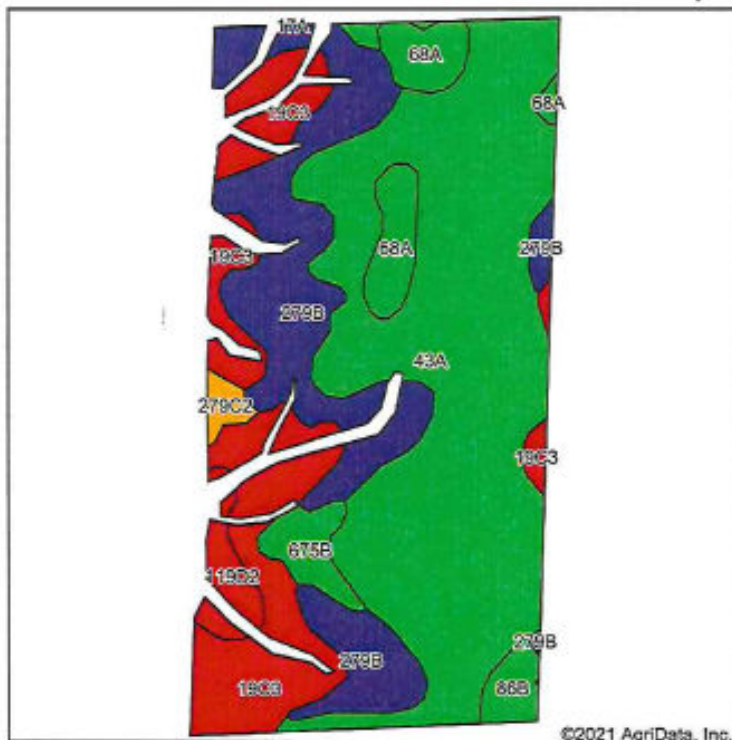
Tract 299

Tract Cropland Total: 77.87 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).

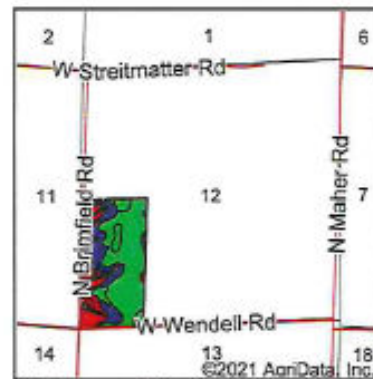
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Peoria**
Location: **12-11N-5E**
Township: **Millbrook**
Acres: **72.84**
Date: **6/14/2021**

JOHN Leezer
FARMLAND SALES
Sponsoring Broker Jim Maloof / Realtor®
surety®
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Area Symbol: IL143, Soil Area Version: 15							
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	36.55	50.2%		191	62	142
**279B	Rozetta silt loam, 2 to 5 percent slopes	15.46	21.2%		**162	**50	**119
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	11.95	16.4%		**130	**42	**95
68A	Sable silty clay loam, 0 to 2 percent slopes	3.74	5.1%		192	63	143
**675B	Greenbush silt loam, 2 to 5 percent slopes	1.78	2.4%		**182	**57	**133
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	1.48	2.0%		**134	**44	**100
**86B	Osco silt loam, 2 to 5 percent slopes	1.22	1.7%		**189	**59	**140
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	0.66	0.9%		**153	**47	**112
Weighted Average					173.1	55.5	128.1

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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TERMS OF SALE FOR HAROLD AND JOANNE WHITTAKER FARM 80 ACRES - Section 12, Millbrook Township, Peoria County

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.
LEASE	Lease has been terminated; so buyer has full farming rights for 2022.
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/Maloof Farm & Land 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 and a warranty deed (or equivalent).
REAL ESTATE TAXES	SELLER to pay 100% of 2021 Real Estate Taxes via a credit at closing.
SURVEY	No survey has been done. It is being sold as 80 acres more or less based on tax assessors records.
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.
TECHNOLOGY DISCLAIMER	John Leezer Farmland Sales, Jim Maloof/REALTOR®, and their affiliates, partners, and vendors, make no warranty or guarantee that the phone, internet service provider, or online bidding system will function as designed on the day of the sale. If a technical problem occurs on the day of the sale that limits you in your ability to place your bid, John Leezer Farmland Sales, Jim Maloof/REALTOR®, and their affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during the auction over the internet or phone.
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 inspection.

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