



PUBLIC AUCTION

38.89 M/L ACRES STARK COUNTY FARM FOR SALE - October 27, 2021 9 AM - Virtual Online Only: register at www.illinoisfarms4sale.com

Location:	Approximately 2 miles N of Toulon, IL at the end of Township Road 1050N.
Brief Legal:	SE 1/4 of the NE 1/4 of Section 11, T13N, R5E Goshen Township, Stark County, IL
Total Acres:	38.89 M/L acres
FSA Tillable Acres:	28.93 (balance is in roads and waterway)
CRP Acres:	1.7 (pays \$414, expires 09/30/27)
PI:	121.5
Building:	None
Survey:	No survey has been done. It is being sold as 38.89 acres more or less based on Stark County Tax Assessors records.
Lease:	The current lease has been terminated. Buyer will get full farming rights for 2022, and will be able to take possession after 2021 crop is out of field.
Real Estate Taxes:	Parcel # 03-11-200-003; Acres: 38.89; 2020 Taxes Paid: \$890.70 Tax per Acre: \$22.90
Owner:	Groesbeck Family Revocable Living Trust
Attorney:	Robert Potts (Whitney & Potts Law Office, Elmwood, IL)

**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.



PUBLIC AUCTION - OCTOBER 27th

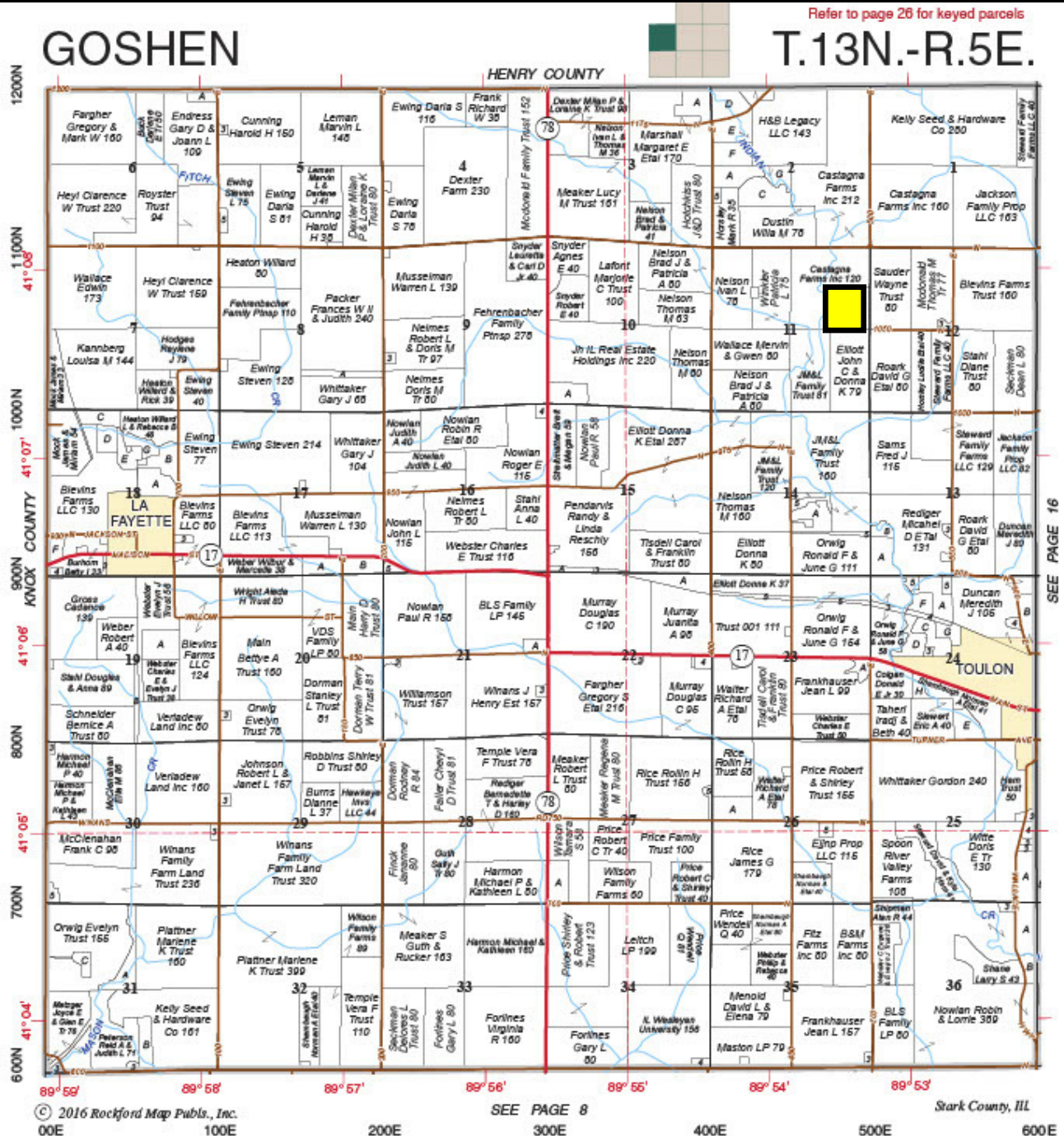
Yield History	Corn	Soybeans
2014	213	
2015		55
2016	258	
2017		54
2018	253	
2019		52
2020	230	

**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.

PUBLIC AUCTION - OCTOBER 27th



John A Leezer, Designated Managing Broker

JimMaloof/REALTOR®

(309) 286-2221 cell: (309) 335-2221

John@LeezerAgency.com www.JohnLeezer.com

PUBLIC AUCTION - OCTOBER 27th







United States
Department of
Agriculture

Stark County, Illinois



Common Land Unit  CRP
 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

0 170 340 680
Feet

2021 Program Year

Map Created December 18, 2020

Farm 3671

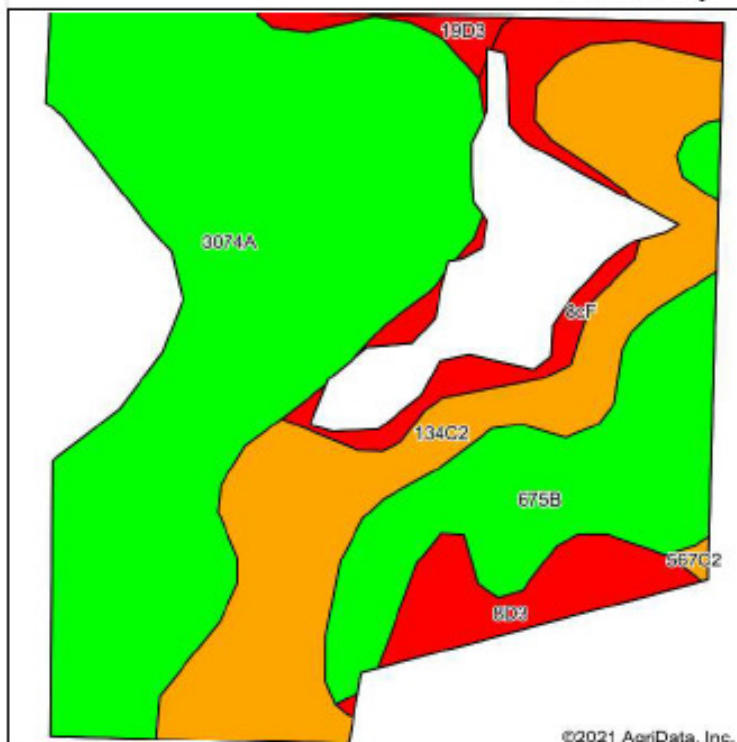
Tract 735

Tract Cropland Total: 30.63 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).

PUBLIC AUCTION - OCTOBER 27th

Soils Map



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.



State: **Illinois**
County: **Stark**
Location: **11-13N-5E**
Township: **Goshen**
Acres: **28,93**
Date: **8/5/2021**

JOHN Leezer
FARMLAND SALES
Sponsoring Broker Jim Maloof / Realtor®

Map Provided by **surety**
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2021 www.AgridataInc.com

Area Symbol: IL175, 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
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	13.67	47.3%	■	186	58	136
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	6.78	23.4%	■	**154	**47	**111
**675B	Greenbush silt loam, 2 to 5 percent slopes	4.74	16.4%	■	**182	**57	**133
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	1.76	6.1%	■	**86	**29	**65
**8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	1.55	5.4%	■	**98	**33	**75
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.35	1.2%	■	**122	**40	**90
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	0.08	0.3%	■	**159	**50	**116
Weighted Average					166.2	51.9	121.5

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

John A Leezer, Designated Managing Broker
JimMaloof/REALTOR®
(309) 286-2221 cell: (309) 335-2221
John@LeezerAgency.com www.JohnLeezer.com

Prepared for:
Stephen Sams
1221 NW 5th Avenue
Galva, IL 61434



SURVEYOR'S STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF STARK)

We, the Wallace Engr. & Land Surveying Co., Inc., do hereby state that we have surveyed the SE 1/4 of the NE 1/4 of Section 11, 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. Clear title to any land lying between deed lines and existing fence lines may be in question.

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 this boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities.

We further state that a part of this tract is located in the Flood Hazard Area, as identified for the County of Stark, on Community Panel #170613 Map 11, Dated December 21, 1984.

Dated this 25th day of September, 2008

WALLACE ENGR. & LAND SURVEYING CO., INC.

ILLINOIS

LAND SURVEYOR

NO. 111

RONALD D. WALLACE

By:

Illinois Professional Land Surveyor #1741

Expires: 11/30/2008

#08225-002



PUBLIC AUCTION - OCTOBER 27th

TERMS OF SALE FOR GROESBECK FAMILY REVOCABLE TRUST FARM 38.89 ACRES - Section 11, Goshen Township, Stark 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	Seller will provide merchantable title in the form of a title insurance commitment and a Trustees' Deed.
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 38.89 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.

John A Leezer, Designated Managing Broker
JimMaloof/REALTOR®
(309) 286-2221 cell: (309) 335-2221
John@LeezerAgency.com www.JohnLeezer.com