

PUBLIC AUCTION OF 2 TRACTS

161.71 ACRES MARSHALL COUNTY FARM FOR SALE
- November 17, 2021 - 9AM -
Virtual Online Only: register at www.illinoisfarms4sale.com

Location: Approximately 2 miles east of Lacon, IL on Lacon Rd.

	TRACT #1	TRACT #2
TOTAL ACRES	123.34	38.37
FSA TILLABLE	115.08	22.87
PI	127.6	114.3
TIMBER (approx.)		15
PLAT BOOK LOCATION	Pt NW 1/4, Sec 29 & Pt SW 1/4, Sec 28 30N2W Hopewell Marshall County, IL	Pt NE 1/4 of NE 1/4, Sec 29, 30N2W Hopewell Twp Marshall County, IL

Building: 30' Grain Bin on Tract 1

Survey: No survey; currently being sold as 161.71 acres more or less based on Marshall County Tax Assessors records.

Lease: The current lease has been terminated. Buyer will get full farming rights for 2022.

New Information A neighboring landowner of Tract #2 has a right of 1st Refusal applying to approximately 3 acres. See Terms of Sale.

Owner: Janice Crank and FSC Farm Trust

Attorney: David Cover (Cover Law Group, Peoria, 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.

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REAL ESTATE TAX

Tract #1

Parcel	Acres	Tax
05-28-100-002	38.50	\$1,256.70
05-28-100-003	3.00	\$ 151.82
05-29-200-002	38.75	\$1,171.78
05-29-200-005	38.50	\$1,483.54
05-29-200-008	4.59	\$ 268.64
	123.34	\$4,332.52
	(\$35.12 per acre)	

Tract #2

Parcel	Acres	Tax
05-29-200-009	38.37	\$519.36
	(\$13.53 per acre)	

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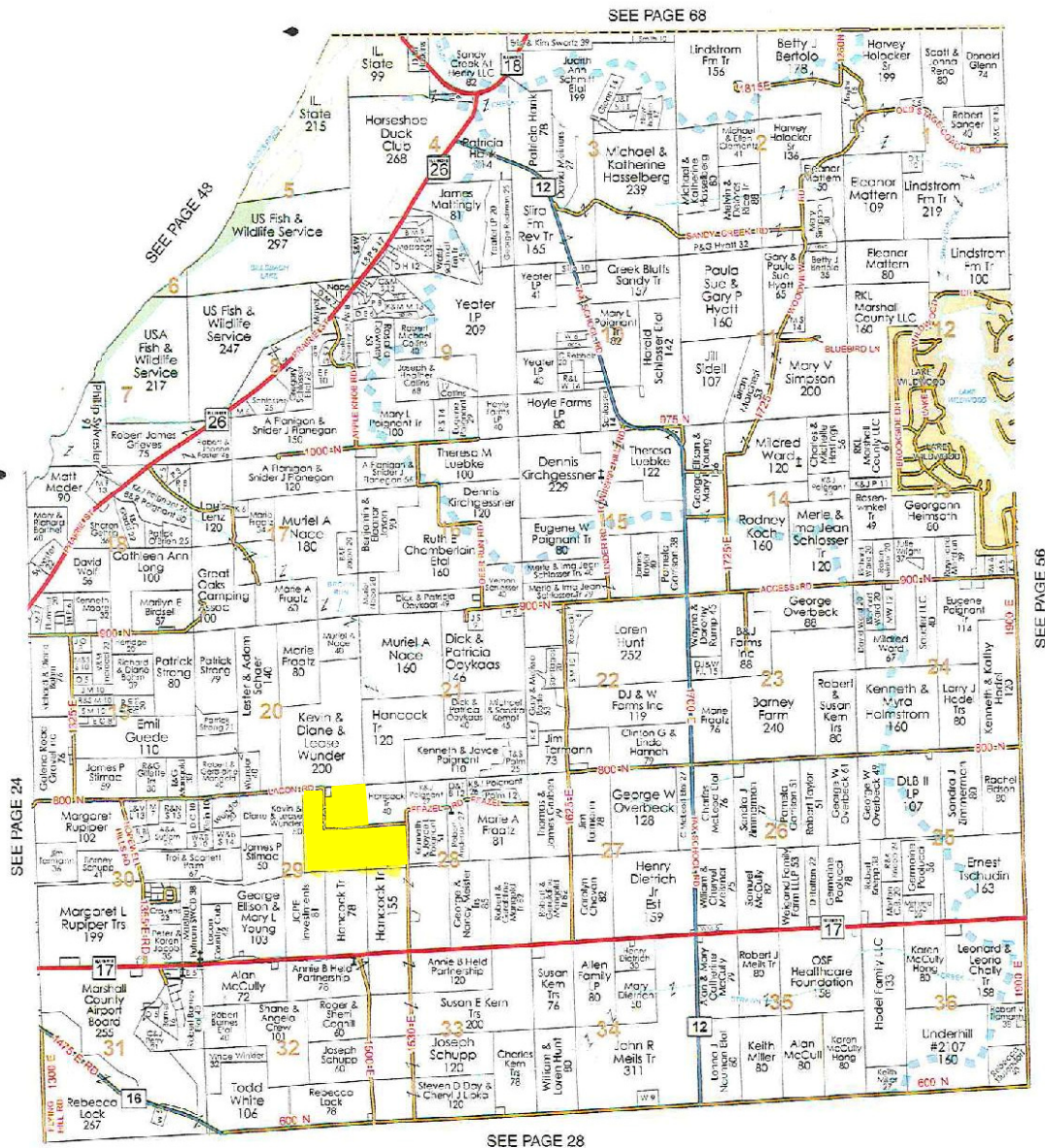
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Hopewell

Township 30N - Range 2W

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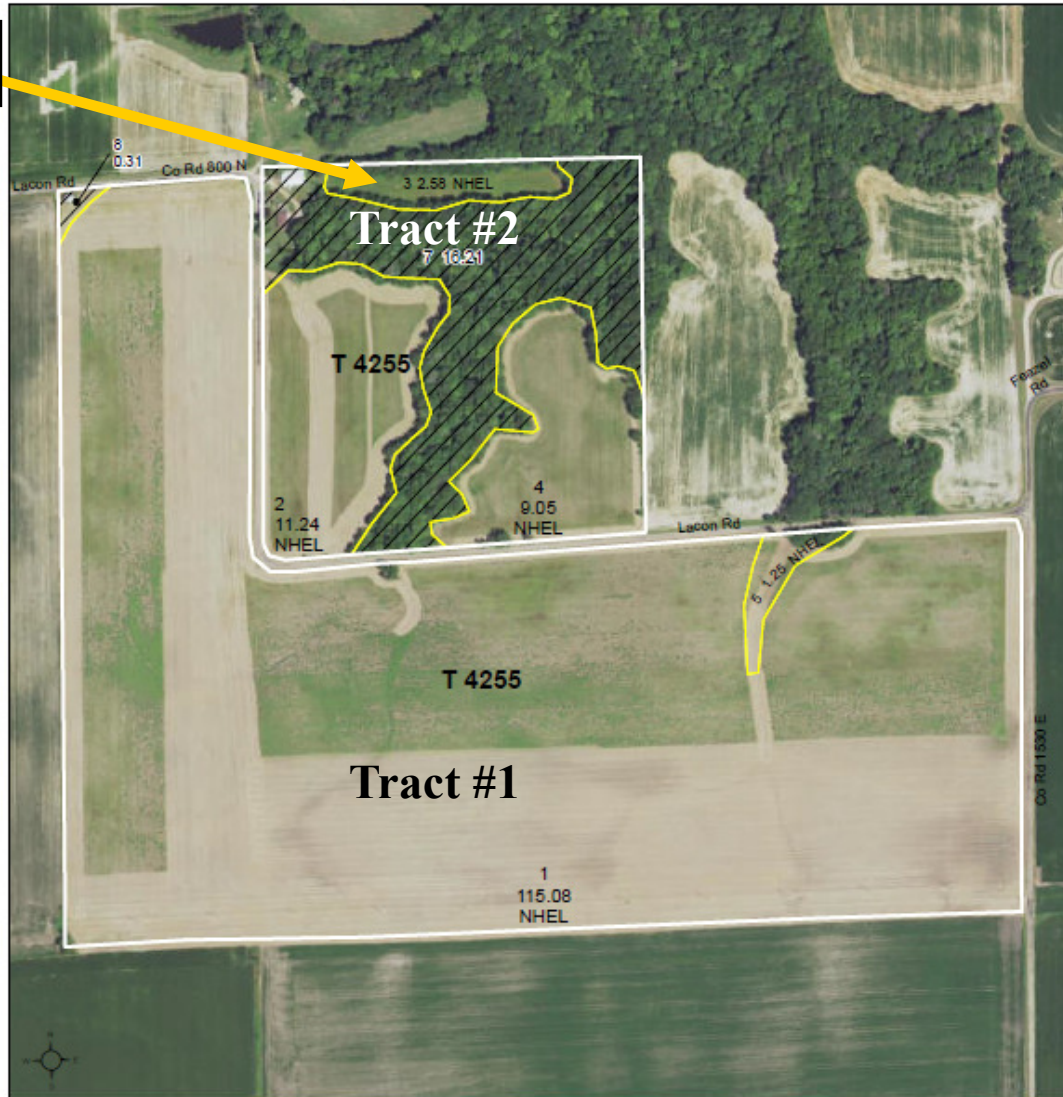


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USDA
United States
Department of
Agriculture

Right of First
Refusal Applies



Common Land Unit

Non-Cropland
Cropland

Wetland Determination Identifiers

Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions

Tract Boundary

0 195 390 780
Feet

2021 Program Year

Map Created December 16, 2020

Farm 4493

Tract 4255

Tract Cropland Total: 139.20 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-035 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

John A Leezer, Designated Managing Broker

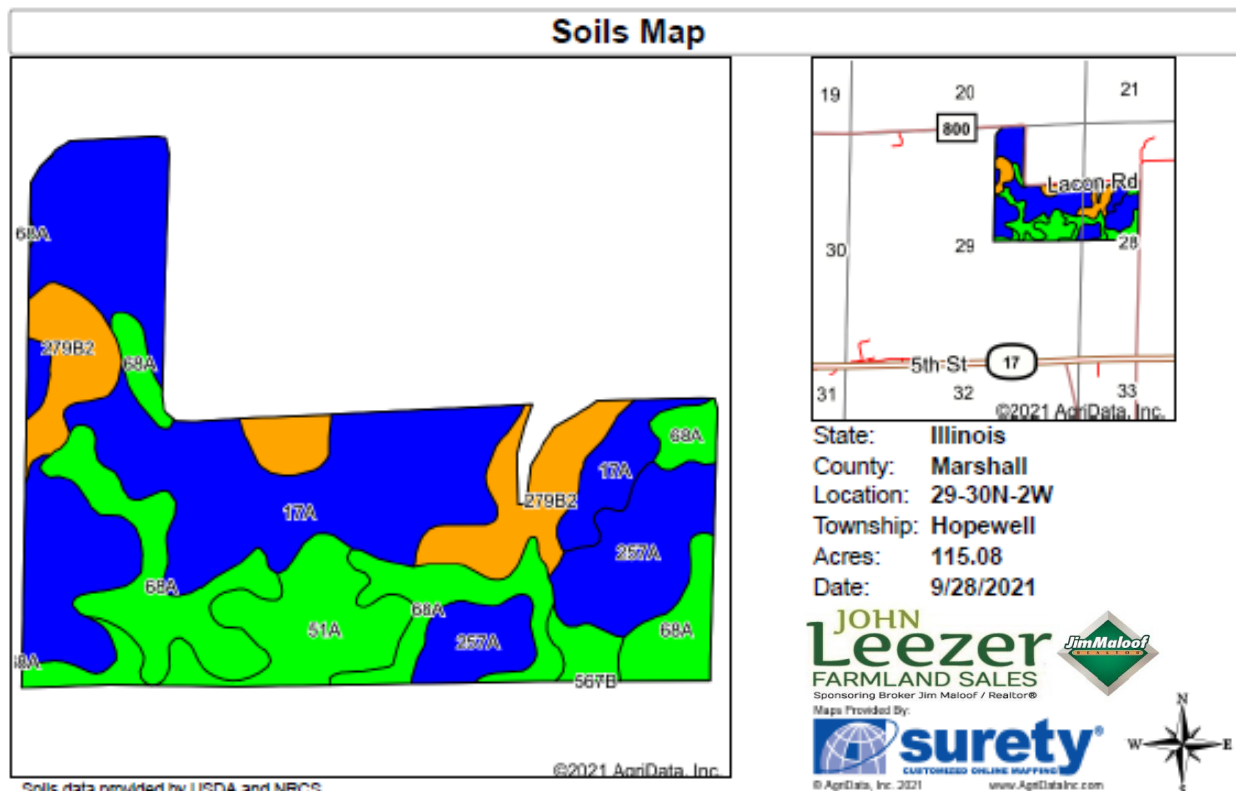
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-Tract 1 Soil Map-



Area Symbol: IL123, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	IL 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	49.98	43.4%	■	161	51	119
68A	Sable silty clay loam, 0 to 2 percent slopes	23.44	20.4%	■	192	63	143
**279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	14.88	12.9%	■	**156	**48	**114
51A	Muscature silt loam, 0 to 2 percent slopes	13.49	11.7%	■	200	64	147
257A	Clarksdale silt loam, 0 to 2 percent slopes	13.33	11.6%	■	174	56	128
Weighted Average					172.7	55.2	127.6

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/>

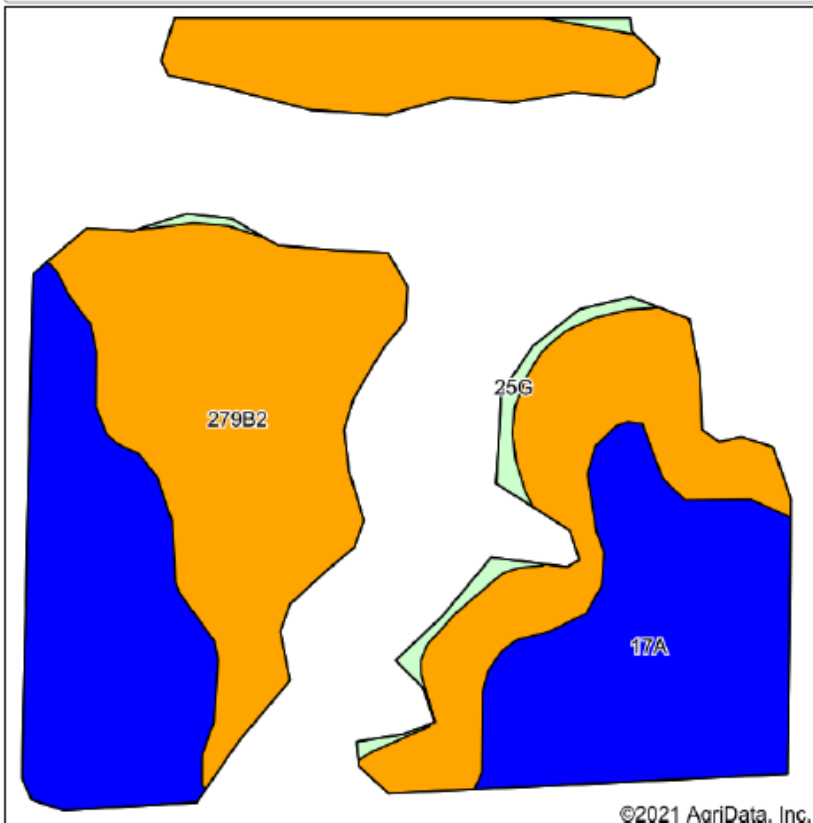
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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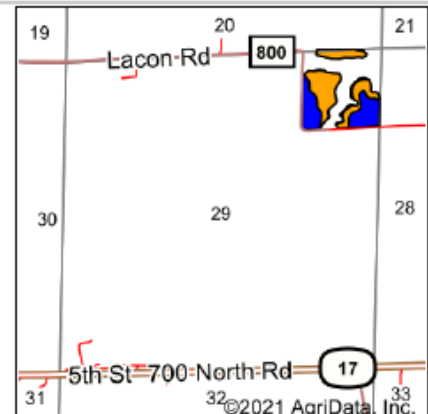
-Tract 2 Soil Map-

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Marshall**
Location: **29-30N-2W**
Township: **Hopewell**
Acres: **22.87**
Date: **9/28/2021**

JOHN Leezer
FARMLAND SALES
Sponsoring Broker Jim Maloof / Realtor®
Maps Provided By:
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Area Symbol: IL123, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	12.73	55.7%		**156	**48	**114
17A	Keomah silt loam, 0 to 2 percent slopes	9.59	41.9%		161	51	119
**25G	Hennepin loam, 35 to 60 percent slopes	0.55	2.4%		**54	**18	**41
Weighted Average					155.6	48.5	114.3

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

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TERMS OF SALE FOR JANICE CRANK AND FSC FARM TRUST 161.71 Acres in Hopewell Township, Marshall County

1st REFUSAL	A neighboring landowner of Tract #2 has a right of first refusal applying to approximately 3 acres on the north side of the property, directly east of the house (which was previously sold). If the party exercises the right to buy it, the successful bidder of Tract #2 at the auction will be buying approximately 3 acres less than advertised.
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 161.71 acres more or less based on tax assessor.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER. The seller does not own mineral rights on approximately 7.59 acres along the south part of Tract #1.
BUYER'S PREMIUM	There is no buyers' premium on this sale.
ORDER OF SALE	Tracts #1 and #2 will be sold separately and not offered in any combination.
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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