



PUBLIC AUCTION

35 M/L ACRES HENRY COUNTY FARM FOR SALE - November 19, 2021 - 9 AM - Virtual Online Only: register at www.illinoisfarms4sale.com

Location:	Approximately 4 miles N of Kewanee, IL on east side of 78. Johnson Sauk Trail borders N&E of property.
Brief Legal:	Part of NE 1/4, Section 3, T15N R5E Kewanee Township, Henry County, IL
Total Acres:	34.94 M/L acres
Tillable Acres:	This farm is not in the FSA program. Henry County Tax Assessor shows: Cropland: 18.35 acres Permanent Pasture: 11.53 acres Home Site: 1.09 acres Other Farmland: 6.47 acres Total: 37.44 (approx 1.5 acres of pasture will be going with the home site to make approx. 2.5 acres)
PI:	On 18.35 acres: Farmland: 128.5 On 28 acres: Includes Farmland and Pasture: 121.8
Building:	None (see below regarding house)
Survey:	The house/buildings will be surveyed out, leaving 34.94 acres M/L to be sold, which has not been surveyed.
Lease:	The current lease has been terminated. Buyer will get full farming rights for 2022, and will be able to take possession No later than 12/31/21..
Owner:	Donna Hudson Page
Attorney:	Mike Massie (Massie & Quick LLC, Galva, IL)

**For more info: John A Leezer, Designated Managing Broker;
JimMaloof/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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- Field Entrance:** IDOT has approved installation of a new field entrance in the SW corner of the farm. We have an estimate of \$12,000 to install it. The seller will give the buyer a credit at closing in the amount of \$12,000. Buyer will make their own arrangements to get the work done.
- Real Estate Taxes:** Part of Parcel #20-03-200-004; Acres: 37.44
2020 Taxes Paid: \$2,432.90
This includes tax on the house and farm buildings.
Tax on the 34.94 Acre Farmland: approximately \$653
- House Option:** House will be split off from farm with approximately 2.5 acres and all of the buildings. Farm buyer has first choice to buy the house for \$80,000 in as is condition within 10 (ten) days of the auction.

Caution:

**Tenant still has possession of farm with cattle in pasture.
Please have appointment to walk farm.**

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11636 State Route 78, Kewanee, IL

Home will be offered first to the buyer of 35 adjacent acres to be auctioned on November 19th, 2021.

BEAUTIFUL COUNTRY LIVING

Next door to Johnson Sauk Trail.

Nice 2 bedroom, 1.5 bath, 1,496 square foot a brick ranch home. A detached garage extends to a 3-sided farm outbuilding. The property includes a hog lot with fences, gates, and hog buildings. Laundry is located on the main floor. The basement has a canning kitchen. There is a hot water boiler heater, and a stand-alone air-conditioning unit in the living room. A natural gas line runs through the property, providing natural gas instead of propane.

Room Sizes Are Approximate

Living Room:	34' x 16'
Kitchen:	16' x 16'
Master Bedroom:	17' x 16'
Bedroom:	17' x 13'
Heated Back Porch:	21' x 10'
3-Season Front Porch:	21' x 6'

Leezer
FARMLAND SALES
Sponsoring Broker Jim Maloof / Realtor®



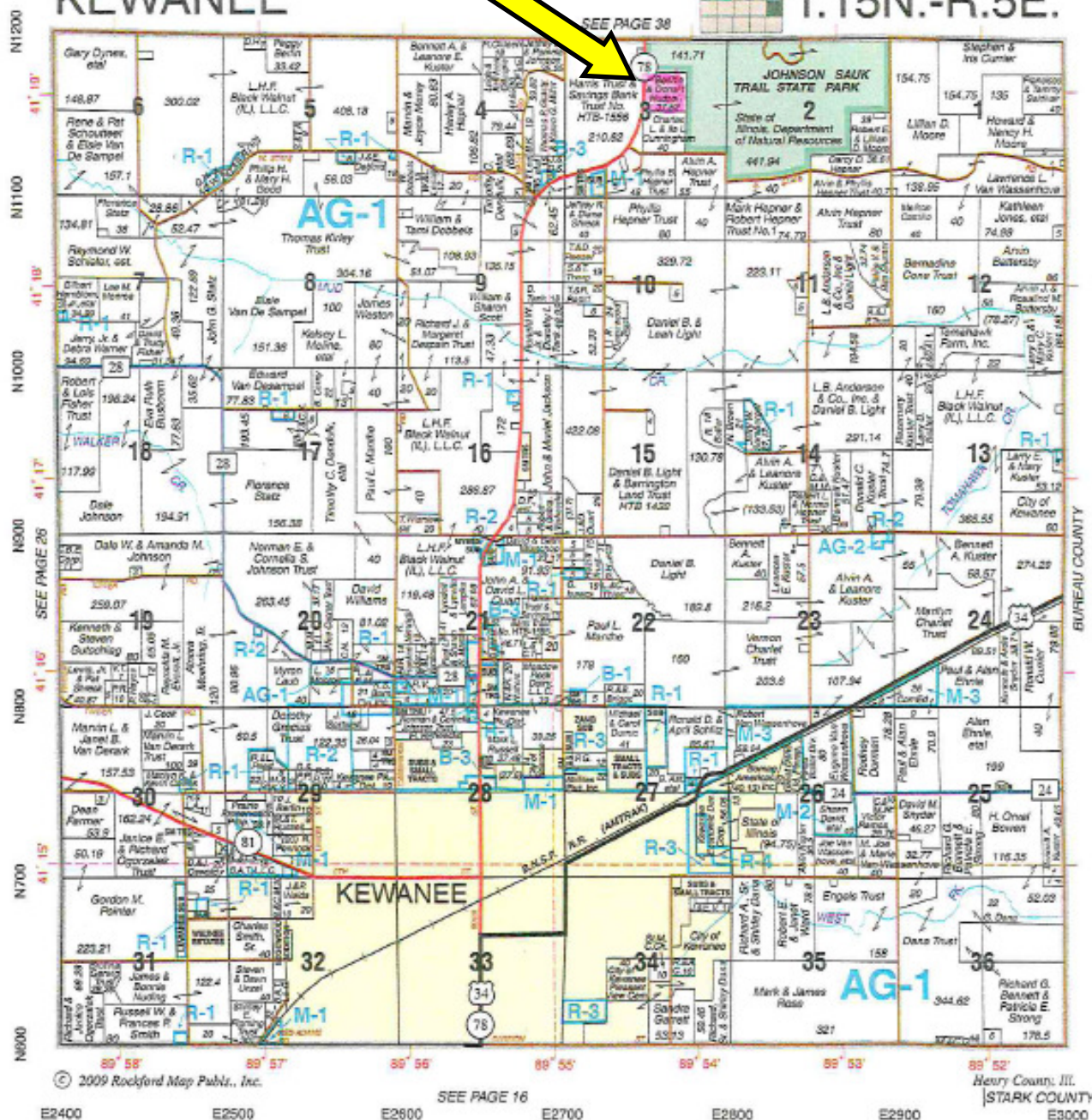
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Agents are representing the seller only.

KEWANEE

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T.15N.-R.5E.

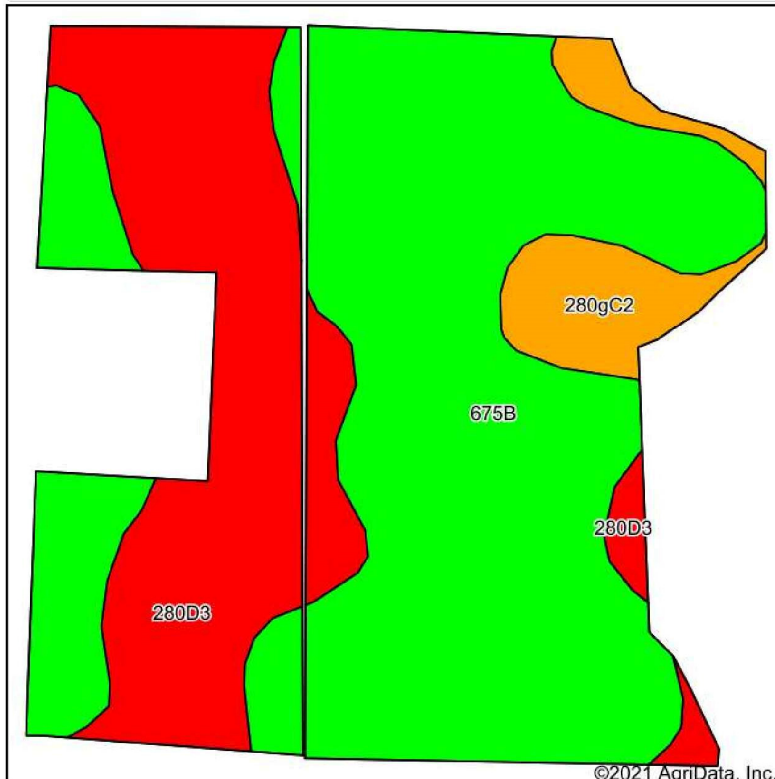


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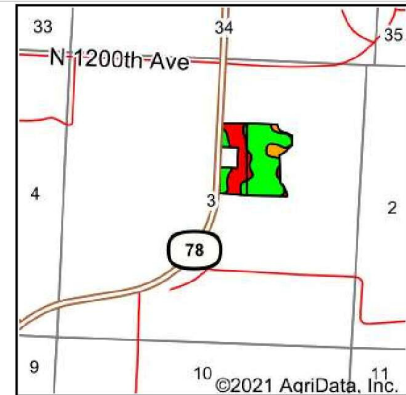
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Approximate boundaries only

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **3-15N-5E**
 Township: **Kewanee**
 Acres: **28.72**
 Date: **10/14/2021**






Area Symbol: IL073, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**675B	Greenbush silt loam, 2 to 5 percent slopes	18.12	63.1%		**182	**57	**133
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	8.60	29.9%		**135	**43	**99
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	2.00	7.0%		**155	**49	**113
Weighted Average					166	52.3	121.4

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/>

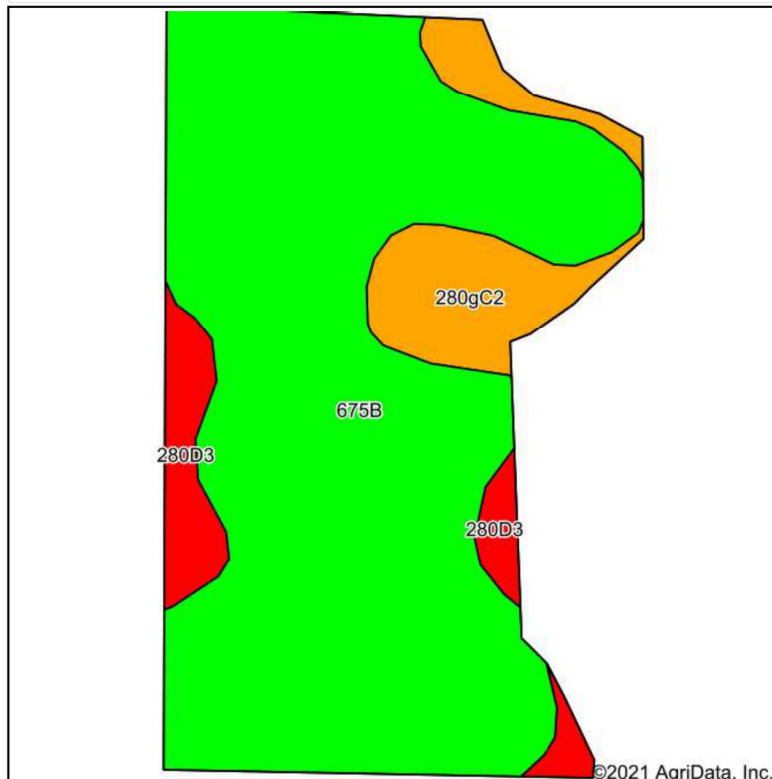
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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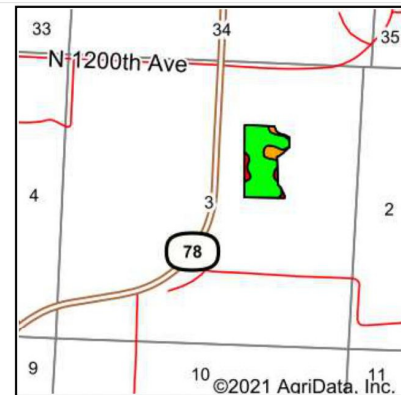
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**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	2.00	10.9%		**155	**49	**113
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	1.28	7.0%		**135	**43	**99
Weighted Average					175.8	55.2	128.4

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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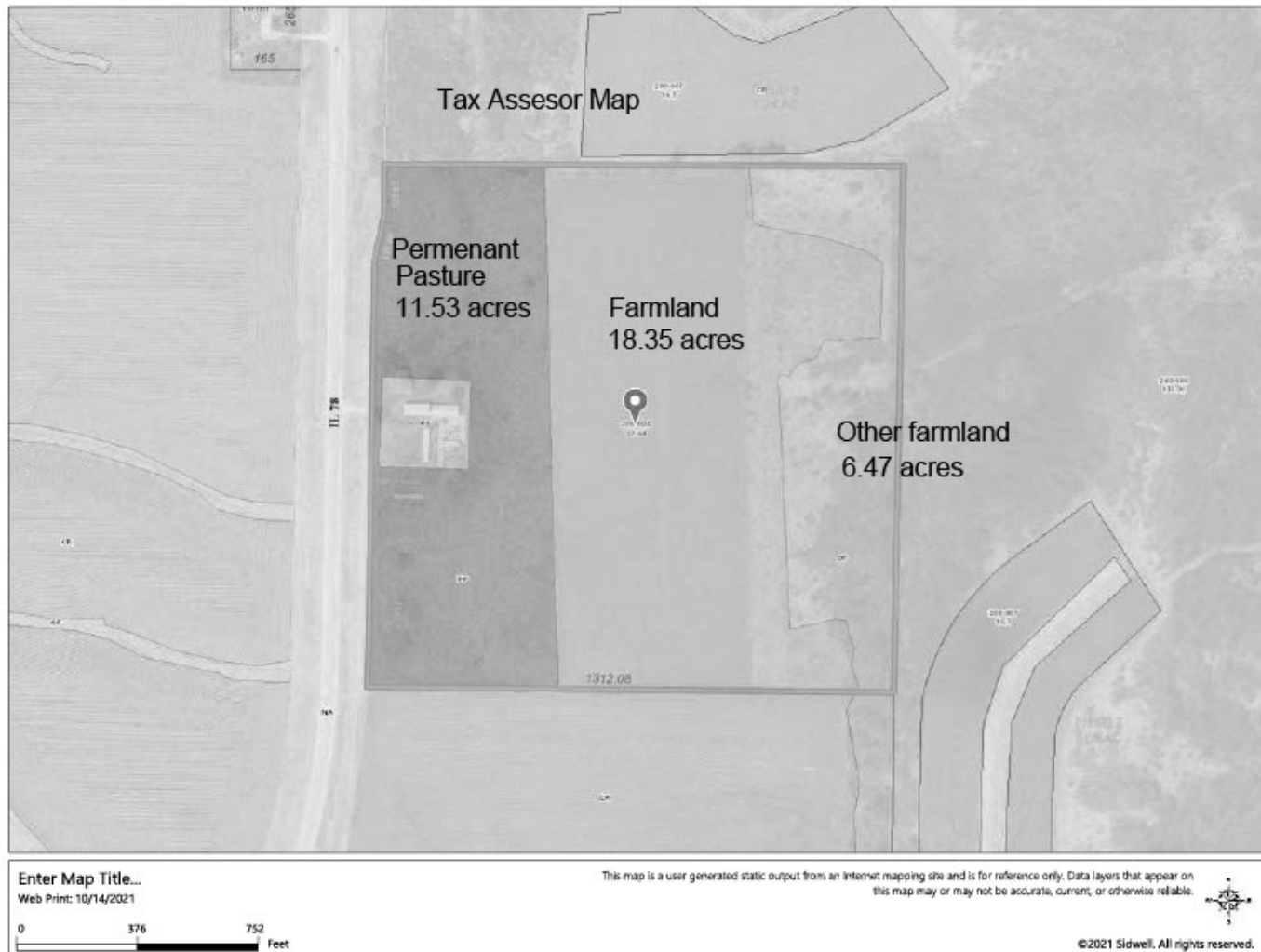
Boundary lines shown are approximate only

Aerial Map





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TERMS OF SALE FOR HUDSON FARM 34.94 ACRES - Section 3, Kewanee Township, Henry 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 34.94 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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