

ONLINE AUCTION

209 M/L ACRE STARK COUNTY FARM FOR SALE

- November 16, 2022 - 9 AM -

Virtual Online Only: register at www.illinoisfarms4sale.com

Location: Tract #1 &2: Approximately 4 miles N of Wyoming, IL on

north side of Modena Blacktop.

Tract #3: 1 mile NE of Tracts 1&2 on S side of 1250N.

All tracts are about 40 miles north of Peoria.

Building: The house site is not included in Tract #1.

Survey: Tract 1&2 are surveyed. Tract #3 has not been

surveyed and being sold as 37 acres more or less.

Lease: The current lease has been terminated.

Buyer will get full farming rights for 2023.

Wind Contract: Tracts #1 & 2 have a potential contract available.

	TRACT #1	TRACT #2	TRACT #3
Total Acres	86.336	86.336	37
FSA Tillable	Approx. 82.8	Approx. 81.6	31.19
CRP	1.3	1.5	0
PI	135.3	134.2	118.7
Plat Book	Pt SW 1/4 Sec 6, 13N7E, Penn Twp	Pt SW 1/4, Sec 6, Penn Twp & Pt SE 1/4 Sec 1, 13N6E, Toulon Twp	Pt SW 1/4, Sec 36, 14N6E, Elmira Twp

Owner: George Sales

Attorney: Anne Rennick (Wyoming, 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.



208 M/L ACRE STARK COUNTY FARM FOR SALE

- November 16, 2022 - 9 AM -

Virtual Online Only: register at www.illinoisfarms4sale.com

Tax Information	Parcel No.	Acres	Real Estate Tax
	04-01-400-002	25	\$809.52
Tract #1&2	05-06-300-002	78	\$5,407.18 *
	05-06-300-001	70.5	\$2,841.52
Tract #3	01-36-300-004	37	\$815.52

^{*} Includes tax on the house, approximately \$2,417.

FSA Information	Tract #1&2	Tract #3
Farm #	3938	3938
Base Acres – Corn	121	17.4
Base Acres – Beans	43.4	14.5
Program	ARC-CO	ARC-CO
PLC Yield – Corn	172	172
PLC Yield – Beans	52	52

CRP Pays \$300/acres expires 2032.

Tract #3 has 1.5 acres of CRP that expired in 2022 and was

not re-enrolled.

Wind Contract: Tracts #1 & 2 have a potential contract available.

Bidder's Choice: Tracts #1&2 will be Buyer's Choice.

Track #3 sold separately after Tracts #1&2.

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.



























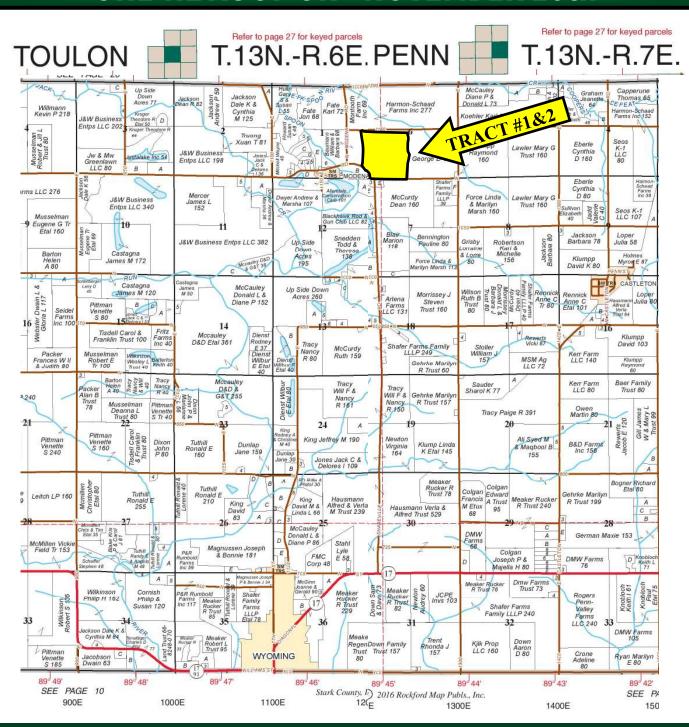


For more info: John A Leezer, Designated Managing Broker; JimMaloof/REALTOR®

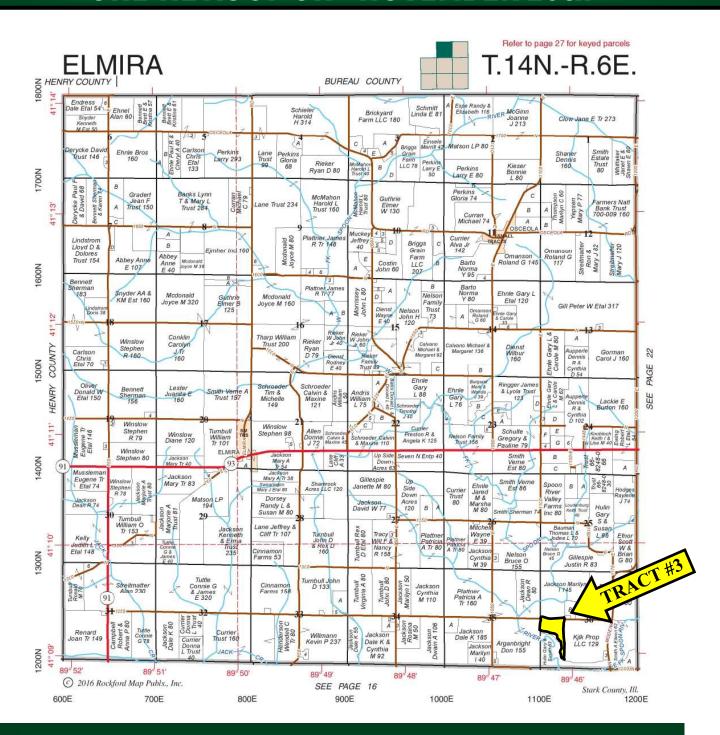
(309) 286-2221 John@LeezerAgency.com www.JohnLeezer.com

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.





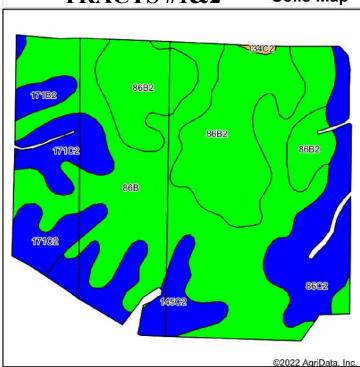






TRACTS #1&2

Soils Map



State: Illinois
County: Stark
Location: 6-13N-7E
Township: Penn
Acres: 165.68
Date: 9/2/2022

36



©2022 AgriData Inc

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	73.09	44.1%	-	**189	**59	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	42.16	25.4%		**181	**57	**134
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	18.09	10.9%		**178	**56	**131
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	14.96	9.0%	_	**174	**55	**128
	Saybrook silt loam, 5 to 10 percent slopes, eroded	13.67	8.3%		**166	**53	**123
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.32	2.0%	_	**178	**56	**131
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.39	0.2%	_	**154	**47	**111
				Weighted Average	182.2	57.2	134.8

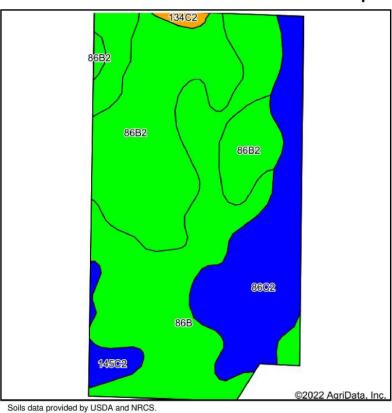
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

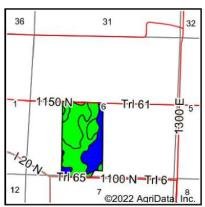
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: http://soilproductivity.nres.illinois.edu/

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



TRACT #1 Soils Map





State: Illinois
County: Stark
Location: 6-13N-7E
Township: Penn
Acres: 85.8
Date: 10/7/2022







Alea Syll	nbol: IL175, Soil Area Version: 14						
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	35.50	41.4%		**189	**59	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	28.11	32.8%		**181	**57	**134
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	19.27	22.5%		**178	**56	**131
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	2.24	2.6%		**166	**53	**123
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.68	0.8%		**154	**47	**111
	33			Weighted Average	183	57.4	135.3

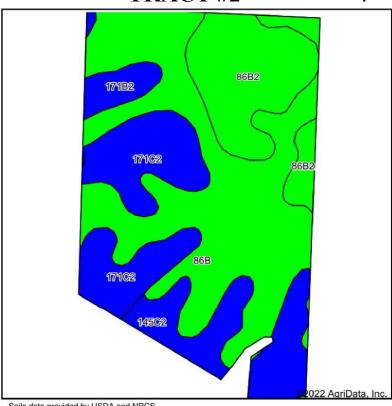
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

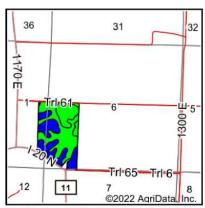
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: http://soilproductivity.nres.illinois.edu/
*** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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



TRACT #2 Soils Map





Illinois State: Stark County: 6-13N-7E Location: Township: Penn Acres: 84.73 Date: 10/7/2022



Soils data	provided b	v USDA	and NRCS.

	provided by GODA and Wilee.						
Area Syn	nbol: IL175, Soil Area Version: 14						
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	39.81	47.0%		**189	**59	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	15.55	18.4%		**181	**57	**134
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	15.08	17.8%		**174	**55	**128
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	11.17	13.2%		**166	**53	**123
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.12	3.7%		**178	**56	**131
			*	Weighted Average	181.4	57	134.2

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

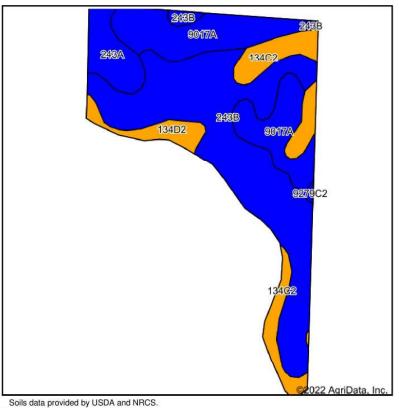
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: http://soilproductivity.nres.illinois.edu/
*** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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



TRACT#3

Soils Map





Illinois State: County: Stark Location: 36-14N-6E Township: Elmira Acres: 33.39 Date: 10/14/2022







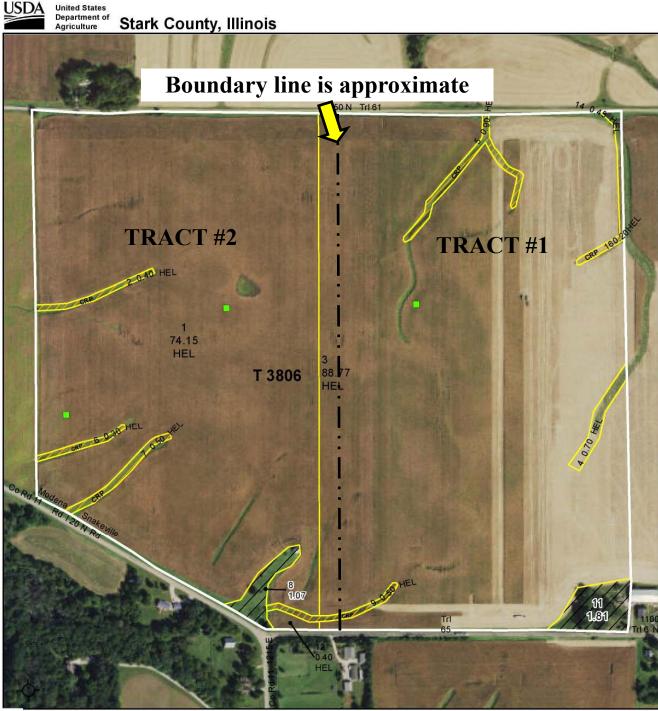
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**243B	St. Charles silt loam, 2 to 5 percent slopes	16.78	50.3%		**166	**51	**121
9017A	Keomah silt loam, terrace, 0 to 2 percent slopes	8.35	25.0%		161	51	119
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	4.19	12.5%		**154	**47	**111
243A	St. Charles silt loam, 0 to 2 percent slopes	2.51	7.5%		168	52	122
**134D2	Camden silt loam, 10 to 18 percent slopes, eroded	1.47	4.4%		**148	**45	**106
9279C2	Rozetta silt loam, terrace, 5 to 10 percent slopes, eroded	0.09	0.3%		164	51	120
	*			Weighted Average	162.6	50.3	118.7

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

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





Common Land Unit

Non-Cropland
Cropland
plss_a_il_WMAS

Wetland Determination Identifiers

Restricted Use
 Limited Restrictions

Exempt from Conservation Compliance Provisions 0 175 350 700

2022 Program Year
Map Created November 16, 2021

Farm 3938 Tract 3806

Tract Cropland Total: 167.27 acres

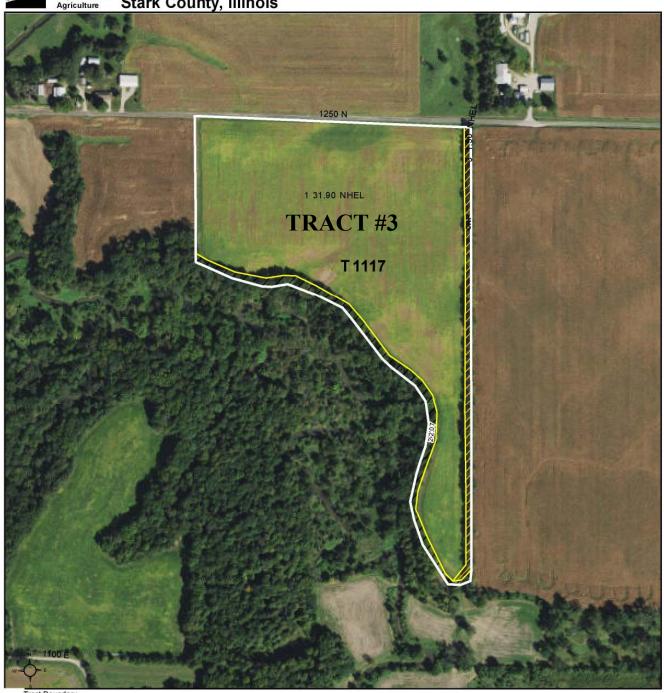
Onligitation Provisions

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





Stark County, Illinois



Common Land Unit

Non-Cropland Cropland plss_a_il_WMAS CRP 680 Feet

2022 Program Year Map Created November 16, 2021

> Farm 3938 Tract 1117

Wetland Determination Identifiers

Restricted Use Limited Restrictions

Exempt from Conservation

Tract Cropland Total: 33.40 acres

Compliance Provisions 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

NOTE: It is responsibility of the Dient or their agents to worky this break conforms to County Zoning Guidelines

SURVEYORS STATEMENT

STATE OF ILUNOISI 55 COUNTY OF STARKI

We, the Wallace Land Serveying Co., Itd do hereby etable that we have serveyed a part of the SE is of Section 1, TT3N, R6E, and also a prt of the SWN of section 6, TT3N, R7E, all of the 4th P.M., Stank County, Blease.

TT3N, R7E, all of the 4th P.M., Stank County, Blease.

We further state that the secongaining Pik is a true and correct representation of sed Survey so made by as and that the professional service conforms to the current Blease manner standards for a boundary servey. All detaines are given in fact and bearings are for the purpose of descriptor only. Distances shown in parentitions are of record. Clear trie to any land lying between deed lines and descripts procession lines say be in spection. No warranty is need on implied as to compliance with TGSLCS-2008 to of the Blease complete statutes.

All buildings, services and subsurface improvements, or and adjacent to the site are not reconstantly shown. No attempt has been made, as a part of the boundary contains complete information regarding essements, ensembles, respectively or location of any utilities or manupullyship service facilities. It is not invariant of that the plant contains complete information regarding essements, insembles, instinctions, ingletic-of-ways, building lines and other incurristrances for complete information. An updated title commitment for triff insolated building for the Survey, was based on title information or a bitle policy provided to us by the Chert or their agent, and no bitle nessench was some by so for the Survey. No search for resignificantly deeds was done interes ordered by the Chert.

Dated the 7th day of November, 2022.

WALLACE LAND SURVEYING CO., Ltd Professional Design firm - #164.005454.0006 Toulen - Hines

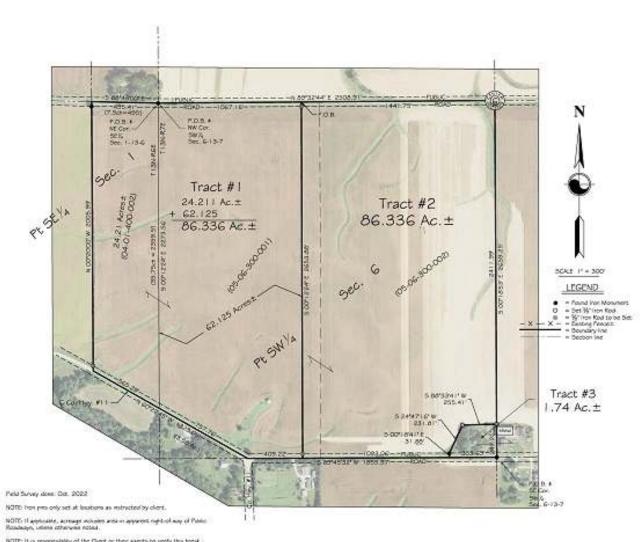
Kevin Wallace #2514 Bross Professional Land Surveyor Express 11/30/24

Waltace Land Surveying Co., Ltd PO Box 42

PO Box 42 Touter, Binos G1453 Blaco Decign Fran #184,005454-0008 Office: 309-286-7333 E-mail: wallaceengr@ignail.com

DATE: 11-7-22

Prepared for-Leaser Agency 127 W Man St Toulon, L. G1483 Re- McCurdy Farm



NOTE: It is responsibility of the Chort or their agents to worly this break conforms to County Zoning Guidelines

SURVEYORS STATEMENT

STATE OF SUNDED 55 COUNTY OF STARK!

No, the Walker Land Surveying Co., It'd do hereby state that we have surveyed a part of the SC (c) flaction 1, T13N, R61, and also a prt of the SW6 of section 6, T13N, R61, and also a prt of the SW6 of section 6, T13N, R71, all of the 4th P Nr., State County, Places.

We further state that the accompanying Plat is a true and correct representation of seld Survey as made by as and that the perfectional conforms to the current linear minimum standards for a boundary survey. All distances are given in fact and decimals of fact and boundary are for the purpose of decimptor only. Distances shallow in particulates are of income. Clear that for any land lying between determined with MSSICS-2004 to the three complete stateties.

All isolatings, surfaces are interested expenditures on and appoint to the section not secessarily shallow. No attempt has been made, as a part of the foundary europy, to obtain or show data concerning the expensive, see, depth, condition, captivity or location of any utilities or numerophylatric periods from the condition. An additional trial part of the foundary to the product of the foundary to the security of the foundary to the commitment for complete information. An addited that commitment for life requirements should be obtained.

Unless otherwise noted, the boundary for the Dursey was based on title information or a bitle policy proceeded to as by the Clear or their agent, and no title necessarily was some by as for this Dursey. No search for residency seeds was done videos ordered by the Clear.

Dubad the 7th day of November, 2022.

WALLACE LAND SURVEYING CO., Ltd Professional Design from J. #164,005454-0006 Toulon - Hintes

Kevin Walace #2614 Bops Trofessional Land Durveyor Expres: 11/30/24

Mailace Land Surveying Co., Ltd.

PO Box 42 Touter, Bross G1453 Hann Design Firm #184 005454 0008 Office: 309-256-7333 5-rat salacengggggar.com

CUENT Re-	Leaser Agency McCardy Fairs	0
DATE:	11-7-22	

Properted for

Leaser Agency 127 W Mart St Toulon, 1, G1485 Ro-McGurdy Fare



TERMS OF SALE FOR SALES FARM

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

NON REFUNDABLE 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 2023.

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.

Agents/Brokers/Auctioneers/Maloof Farm & Land are acting as agent for the seller only. There is **AGENT**

no agency relationship with the buyer.

All announcements made on day of sale supersede all other prior written or verbal announcements. ANNOUNCEMENTS

Seller reserves the right to reject all bids. This is not an absolute auction. RESERVE

EVIDENCE OF Seller will provide merchantable title in the form of a title insurance commitment and a Warranty

TITLE Deed (or equivalent).

SELLER to pay 100% of 2022 Real Estate Taxes via a credit at closing. **REAL ESTATE**

TAXES

SURVEY Tracts #1 & 2 are being surveyed. Tract #3 is being sold as is, 37 acres more or less.

BUYER'S CHOICE Tract #1&2: Land will be offered by the Buyer's Choice and Privilege Method with choice to the

high bidder to take one or both tracts. Should the high bidder not select both tracts, the contending bidder will have the privilege to select the remaining tract at the high bid. If the remaining tract is not accepted by the second highest bidder, the remaining tract will be offered by another round of

bidding. Tract #3 will be sold separately after Tracts #1&2.

All mineral rights owned by SELLER, if any, will be transferred to BUYER. **MINERAL**

RIGHTS

BUYER'S There is no buyers' premium on this sale.

PREMIUM

TECHNOLOGY 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 **DISCLAIMER**

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