



## FOR SALE

### 74 ACRES IN BUREAU COUNTY 3 Miles South of Neponset, IL

**Size:**                      **Total Acres:**                      74 m/1  
                                 **FSA Tillable Acres:**                      73.58  
                                 **PI:**    126.1

**Location:**                      Located 3 miles south of Neponset, IL on the west side of Road 450E, 1/2 mile south of Road 750 N.

**Brief Legal:**                      Part of the South 1/2 of the SW 1/4 of Section 26, and  
                                 Part of the North 1/2 of the NW 1/4 of Section 35.  
                                 T15N R6E, Bureau County, IL

**Lease:**                              The lease is expired. Full farming rights for 2023 crop.

**Sellers:**                              There are two different owners, one for each parcel.

**LISTING PRICE: \$889,200    (\$12,000/acre)**

**BROKER FOR THE SELLER:**

John Leezer, Broker  
Jim Maloof Realtors  
John@LeezerAgency.com  
(309) 286-2221

Parcel No.	Acres	2021 Taxes Pd
19-26-300-003	40.1	\$ 1,238.06
19-35-100-003	34.0	\$ 1,002.72
TOTAL	74.1	\$ 2,240.78

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

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

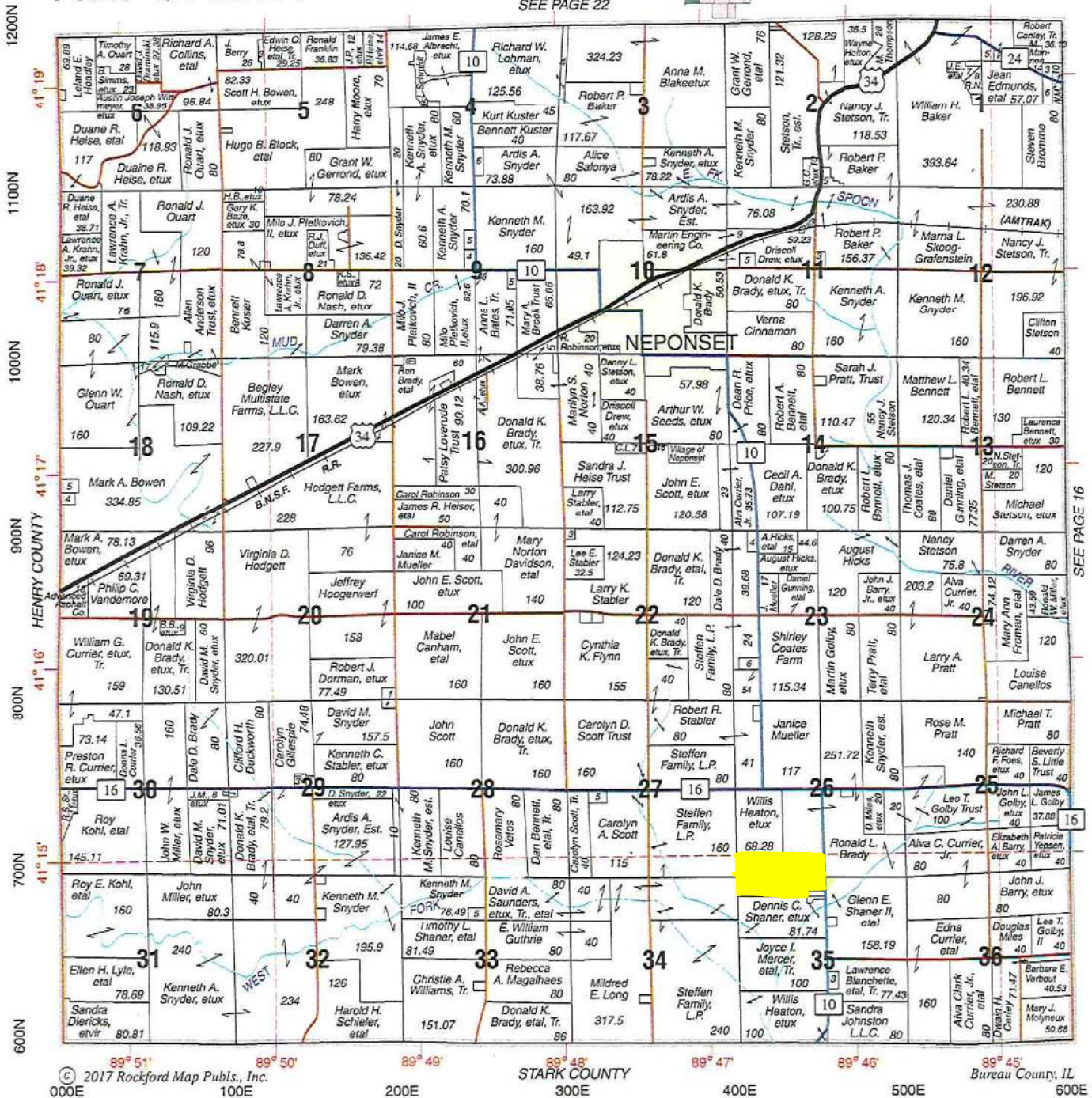
**Disclaimer:** The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the sale are exclusively representing the seller.

# FOR SALE

## NEPONSET

SEE PAGE 22

## T.15N.-R.6E.



# FOR SALE



United States  
Department of  
Agriculture

**Stark County, Illinois**



**Common Land Unit** Tract Boundary

Non-Cropland

Cropland

### Wetland Determination Identifiers

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

**Tract Cropland Total: 73.58 acres**

**2023 Program Year**

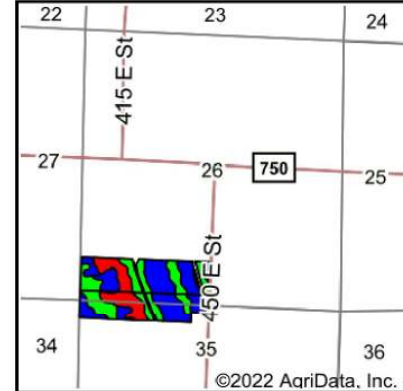
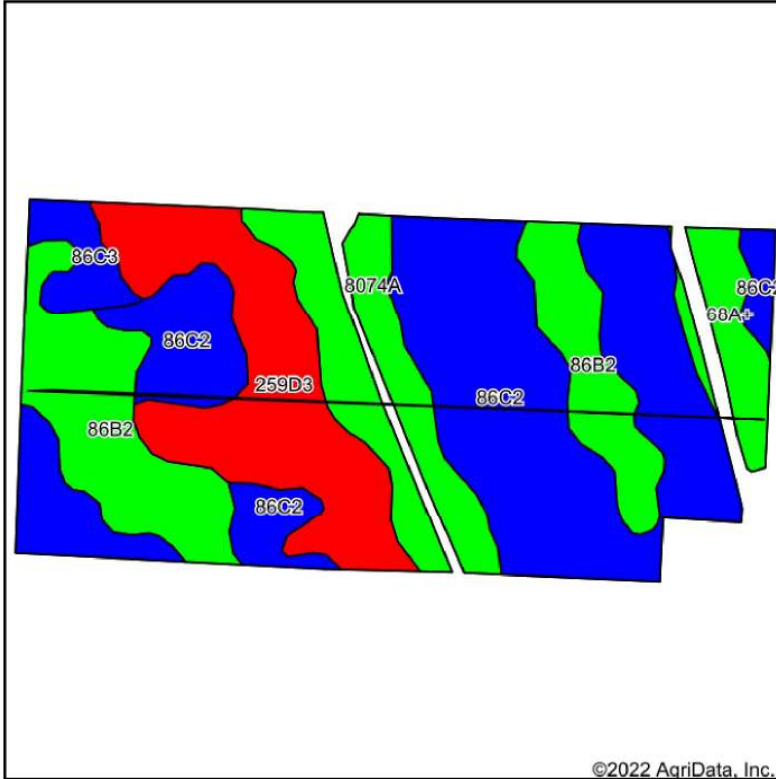
Map Created November 15, 2022

**Farm 5035**  
**Tract 4683**

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).

# FOR SALE

## Soils Map



State: **Illinois**  
 County: **Bureau**  
 Location: **26-15N-6E**  
 Township: **Neponset**  
 Acres: **72.54**  
 Date: **11/11/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: IL011, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	31.68	43.7%		**178	**56	**131
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	13.64	18.8%		**181	**57	**134
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	13.02	17.9%		**132	**42	**96
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	8.87	12.2%		186	58	136
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	3.24	4.5%		192	63	143
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	2.09	2.9%		**164	**52	**121
Weighted Average					171.5	54.1	126.1

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

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

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



# FOR SALE

**FARM: 5035**

Illinois

U.S. Department of Agriculture

Prepared: 12/6/22 9:29 AM

Stark

Farm Service Agency

Crop Year: 2023

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 1 of 2

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

### Operator Name

OSCEOLA ACRES LLC

### Farm Identifier

In Transfer from Bureau Co

### Farms Associated with Operator:

3911, 5031, 5032, 5033, 5034, 5036, 5037, 5038, 5039

**ARC/PLC G/I/F Eligibility:** Eligible

**Transferred From:** 17011 - 0008727

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
74.69	73.58	73.58	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	73.58	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN , SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	38.7	154	0.00	0
SOYBEANS	17.8	46	0.00	0
<b>Total Base Acres:</b>	56.5			

**Tract Number:** 4683 **Description** Sec 26 Neponset Township

**FSA Physical Location :** Bureau, IL

**ANSI Physical Location:** Bureau, IL

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
74.69	73.58	73.58	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	73.58	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	38.7	154	0.00
SOYBEANS	17.8	46	0.00
<b>Total Base Acres:</b>	56.5		

**Owners:** SHANER, SOLOMON W