

ONLINE AUCTION

33.87 M/L ACRE STARK COUNTY FARM FOR SALE - March 3, 2023 - 9 AM - Virtual Online Only: register at www.illinoisfarms4sale.com

Location: 1 mile west of West Jersey, IL on north side of blacktop.
About 35 miles NW of Peoria or 15 miles SW of Kewanee.

Survey: Seller will provide a survey

Lease: The current lease has been terminated.
Buyer will get full farming rights for 2023.

Buildings: The house and buildings have been surveyed out.
They are not included in this sale.

Owner: Lori K. Jackson & Estate of Dennis E. Jackson

Attorney: Mike Massie

Parcel No.	Total Tax	Approx Tax w/o house & buildings
06-17-400-004	\$5,174.56	\$1,300

TRACT	
Total Acres	33.87
FSA Tillable	32.90
PI	125.5
Plat Book	Pt SE 1/4 Sec 17, 12N5E, West Jersey Twp, Stark County, IL

GO TO
illinoisfarms4sale.com
[click on Online Auction]
Register 48 hours prior to auction

**TO REGISTER
FOR ONLINE
AUCTION**

**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.

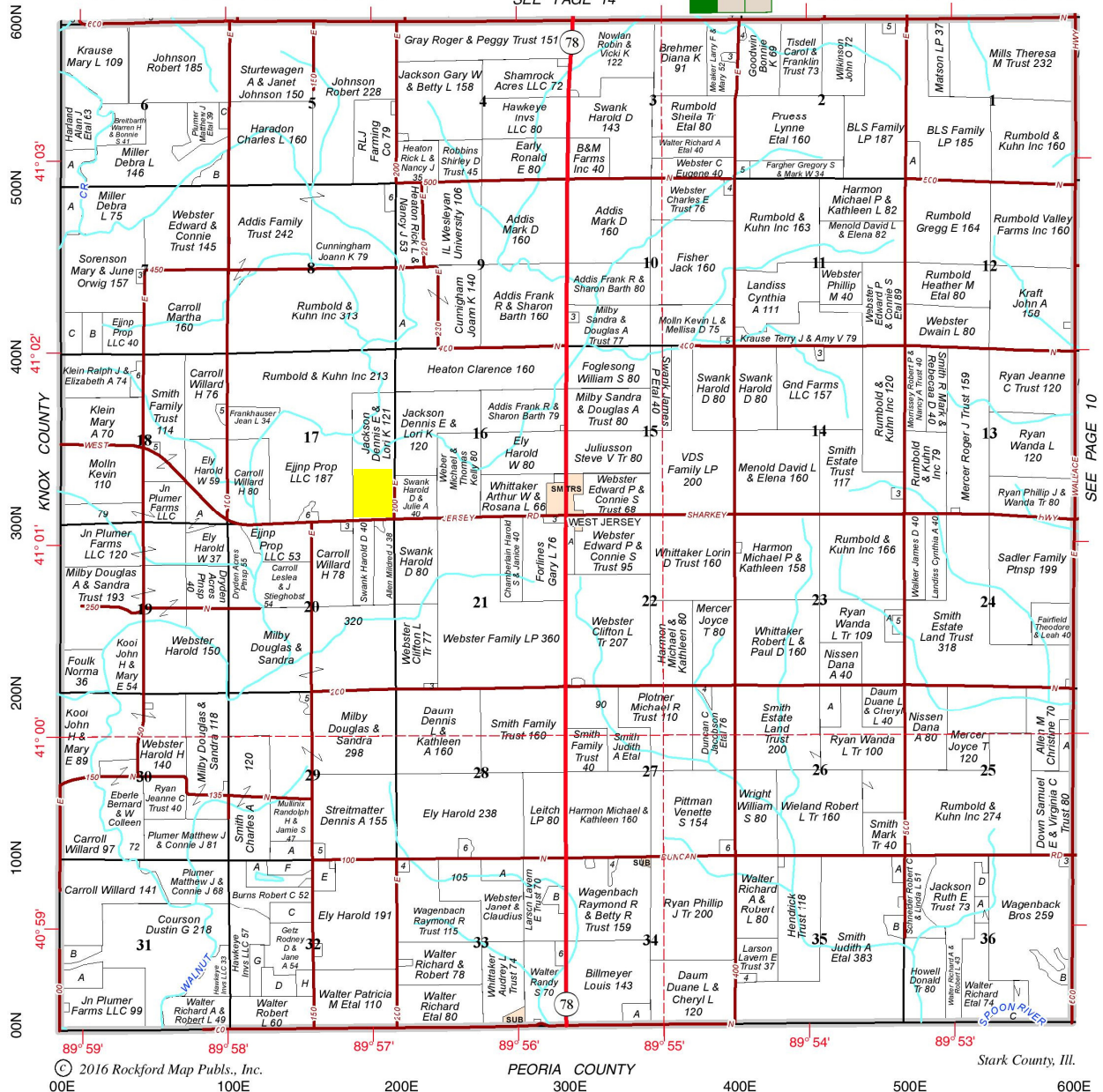
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WEST JERSEY

SEE PAGE 14

T.12N.-R.5E.

Refer to page 26 for keyed parcels



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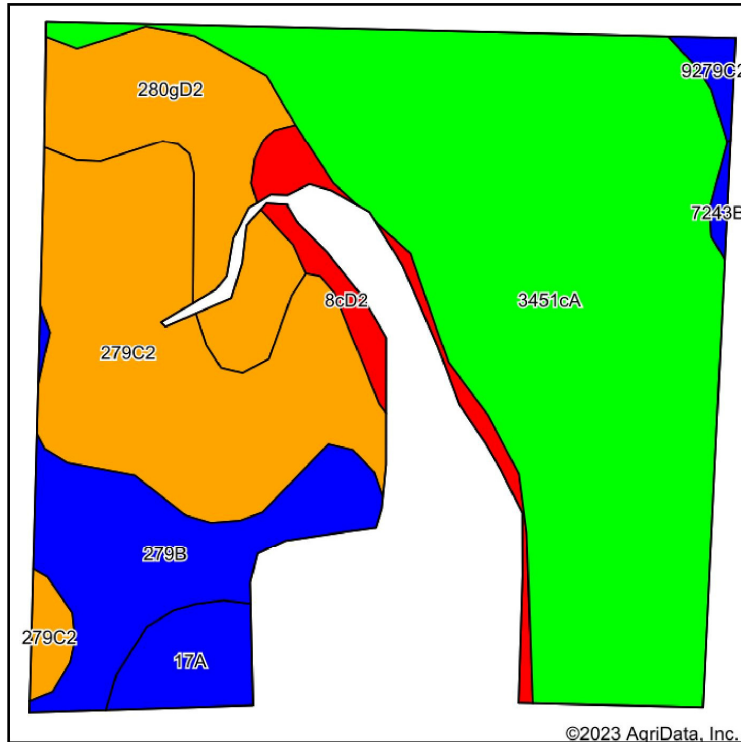
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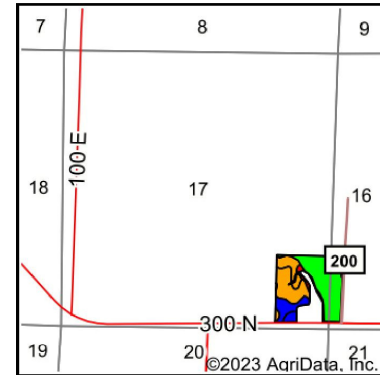
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Stark**
 Location: **17-12N-5E**
 Township: **West Jersey**
 Acres: **31.94**
 Date: **1/9/2023**



Area Symbol: IL175, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	15.82	49.5%		190	61	140
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	6.81	21.3%		**153	**47	**112
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	3.39	10.6%		**149	**47	**109
**279B	Rozetta silt loam, 2 to 5 percent slopes	3.37	10.6%		**162	**50	**119
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	1.17	3.7%		**108	**36	**82
17A	Keomah silt loam, 0 to 2 percent slopes	1.03	3.2%		161	51	119
9279C2	Rozetta silt loam, terrace, 5 to 10 percent slopes, eroded	0.24	0.8%		164	51	120
7243B	St. Charles silt loam, 2 to 5 percent slopes, rarely flooded	0.11	0.3%		168	52	122
Weighted Average					170.6	54	125.5

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

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

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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: 33.07 acres

2023 Program Year

Map Created November 15, 2022

Farm 4888

Tract 4582

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).

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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 <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 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.
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 2022 Real Estate Taxes via a credit at closing.
SURVEY	Survey will be supplied by seller.
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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