

ONLINE AUCTION

40.13 M/L ACRE PEORIA COUNTY FARM FOR SALE - May 25, 2023 - 9 AM - Virtual Online Only: register at www.illinoisfarms4sale.com

Location: Rt 150 on west edge of Peoria. Turn north on Trigger Rd. Farm is 2 miles on the west side.

Survey: No survey has been done. Selling it as 40.13 acres more or less based on tax assessor information.

Lease: Cash rented for 2023. Buyer will receive second half of 2023 rent, due Nov 1, 2023 in the amount of \$3,659.

Owner: Jeff & Peggy Donahoo
Trigger Farm

Attorney: Bill Kelley (309) 685-9001

Parcel No.	2022 Tax	Zoning
08-34-301-003	\$1,142.52	A2

TRACT	
Total Acres	40.13
FSA Tillable	36.55
PI	125.5
Plat Book	South 1/2 of the North 1/2 of SW 1/4 Section 34, 10N 7E Radnor Twp, Peoria 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.



ONLINE AUCTION - May 25, 2023 - 9am



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

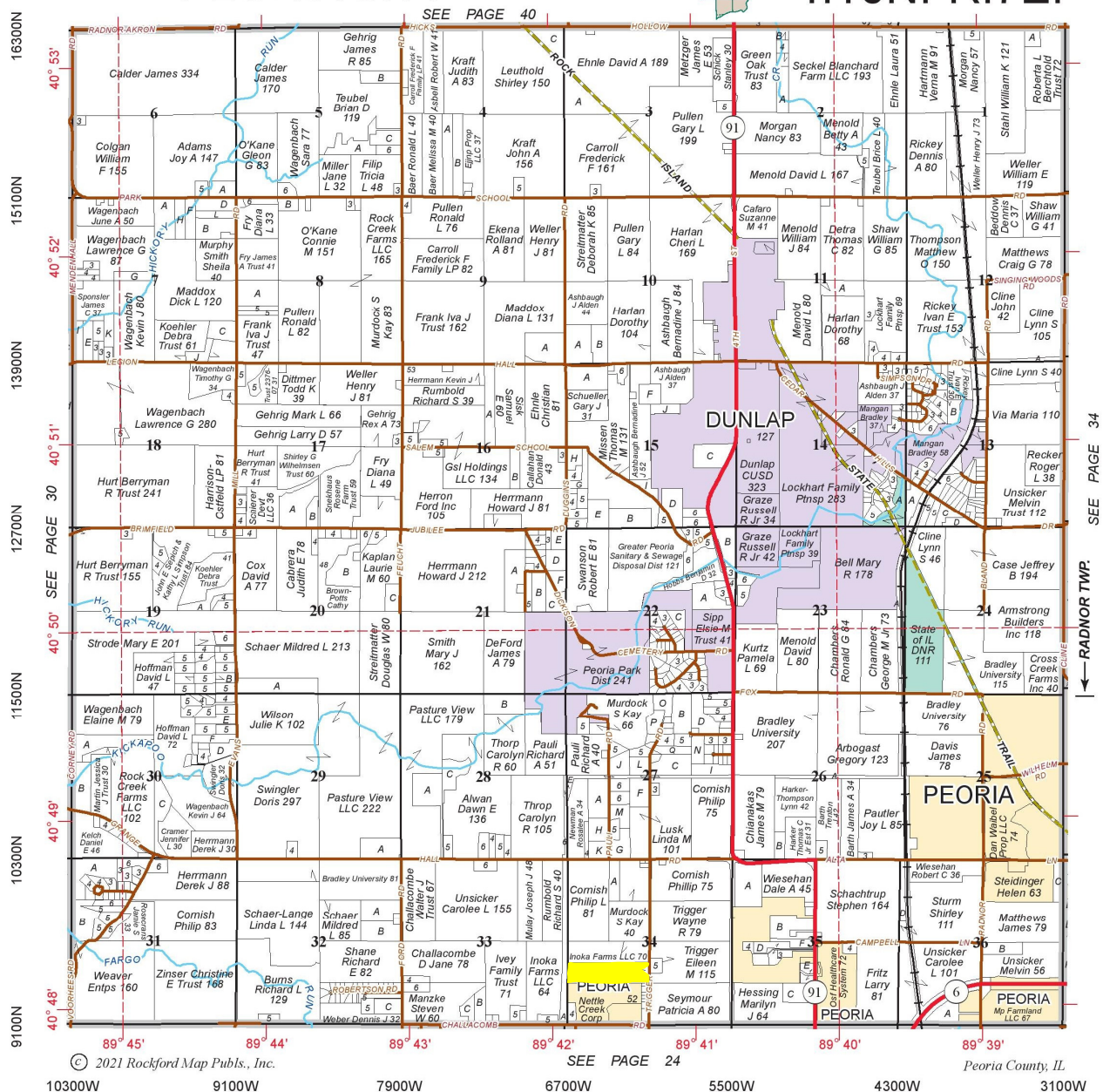
ONLINE AUCTION - May 25, 2023 - 9am

RADNOR

NORTHWEST
PART

PEORIA CITY

T.10N.-R.7E.



John A Leezer, Designated Managing Broker

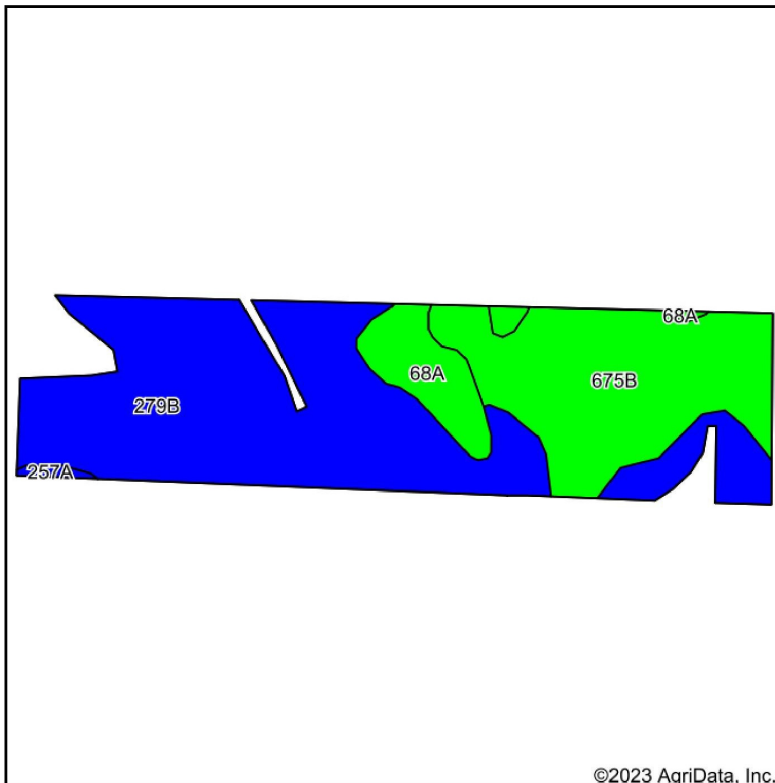
JimMalooof/REALTOR®

(309) 286-2221 cell: (309) 335-2221

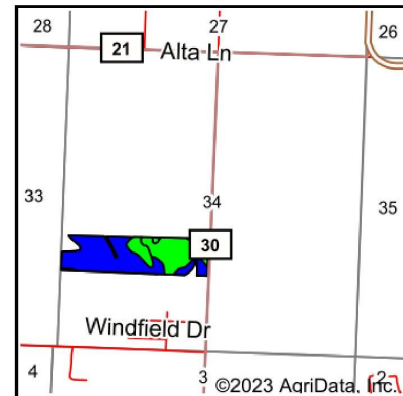
John@LeezerAgency.com www.JohnLeezer.com

ONLINE AUCTION - May 25, 2023 - 9am

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Peoria**
 Location: **34-10N-7E**
 Township: **Radnor**
 Acres: **36.14**
 Date: **4/13/2023**



Area Symbol: IL143, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	21.42	59.3%		**162	**50	**119
**675B	Greenbush silt loam, 2 to 5 percent slopes	11.47	31.7%		**182	**57	**133
68A	Sable silty clay loam, 0 to 2 percent slopes	3.05	8.4%		192	63	143
257A	Clarksdale silt loam, 0 to 2 percent slopes	0.20	0.6%		174	56	128
Weighted Average					170.9	53.4	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.

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

ONLINE AUCTION - May 25, 2023 - 9am



United States
Department of
Agriculture

Peoria County, Illinois



Common Land Unit	Tract Boundary
Non-Cropland	
Cropland	

Wetland Determination Identifiers

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

Shares _____

All Crops NI All Crops Grain Unless Noted

Tract Cropland Total: 36.59 acres

2023 Program Year

Map Created April 06, 2023

Farm 2588
Tract 3255

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).

ONLINE AUCTION - May 25, 2023 - 9am

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	Cash rented for 2023. Buyer will receive the second payment of 2023 in the amount of \$3,659, which will be due by Nov 1, 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 taxes prior to closing. Seller and Buyer will each pay 50% of the 2023 taxes payable in 2024. Seller will pay their half by a credit at closing.
SURVEY	No survey has been done. Selling as 40.13 acres more or less based on tax assessor information.
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.

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