



ONLINE AUCTION

44.43 M/L ACRE HENRY COUNTY FARM FOR SALE - June 29, 2023 - 9 AM - Virtual Online Only: register at www.leezerfarmland.com

Location: South edge of Galva, IL, located directly east of the Galva Park District.

Survey: No survey has been done. Selling it as 44.43 acres more or less based on tax assessor information.

Lease: Leased for 2023. Buyer and Seller will split the cash rent and real estate tax.

Owner: Marilyn McFarland Trust

Attorney: Mike Massie and Mac Stuckey

Parcel No.	2022 Tax
24-34-176-001	\$3,233.40

TRACT	
Total Acres	44.43
FSA Tillable	43.6
PI	141.2
Plat Book	SE 1/4 of NW 1/4 Section 34, 14N 4E Galva Twp, Henry County, IL

GO TO
www.leezerfarmland.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;
JimMalloof/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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FSA DATA

NHEL

Base Acres: Corn 42.2

Program: Corn PLC

PLC Yield: 182



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A 5x5 grid with a jagged top edge. The bottom-right cell is shaded black.

R-4-E

(Landowners

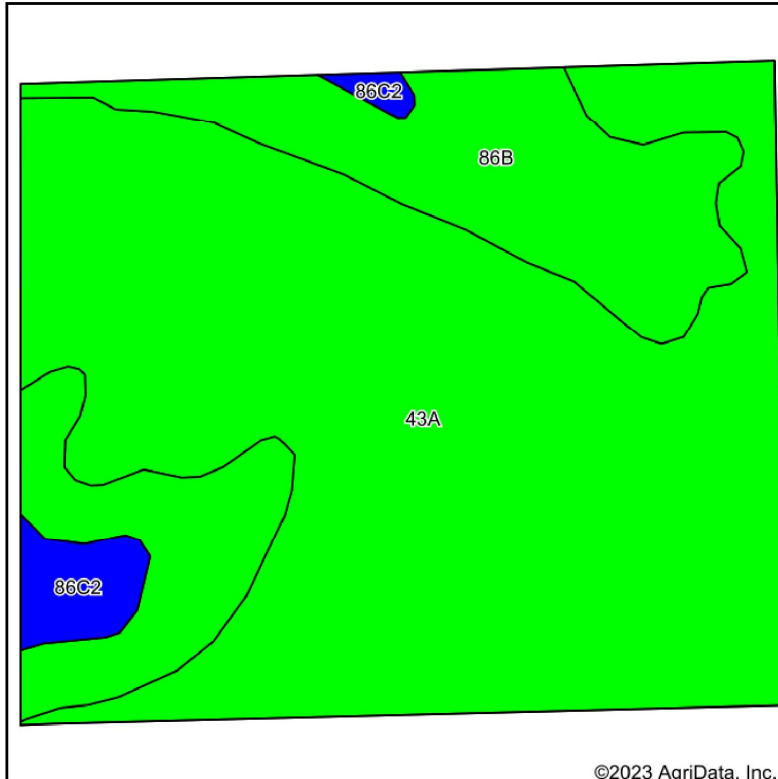
BURNS TWP.



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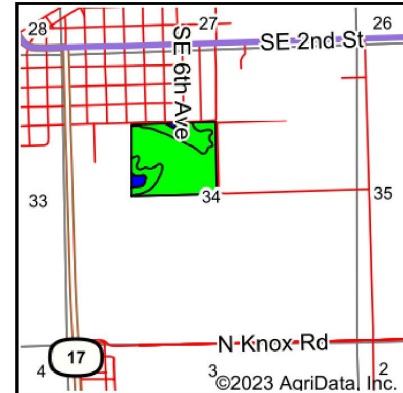
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Soils Map



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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **34-14N-4E**
 Township: **Galva**
 Acres: **43.6**
 Date: **6/1/2023**

Leezer
FARMLAND SALES



Maps Provided By:



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Area Symbol: IL073, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	31.41	72.0%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	10.88	25.0%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.31	3.0%		**178	**56	**131
Weighted Average					190.1	61.1	141.2

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.

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United States
Department of
Agriculture

Henry County, Illinois

W=Wheat,SWR,GR C=Corn,Yel,GR
SB,S,B=Soybeans,Com, GR Hay=MixFG,LGM,FG
Alf=Alfalfa, FG, Past=MixFG,LGM,GZ,
WW=Grass,BR,LS, *Non-irrigated unless noted on map

2023 Produce Shares: _____

Farm 1021

Tract 3141

2023 Program Year

CLU	Acres	HEL	Crop
1	43.6	NHEL	

Page Cropland Total: 43.6 acres



Map Created December 20, 2022

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 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	Farm is leased for 2023. Buyer and Seller will split the cash rent and real estate tax.
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 split the 2023 taxes.
SURVEY	No survey has been done. Selling as 44.43 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.

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