



ONLINE AUCTION

148.35 M/L ACRE PEORIA COUNTY FARM FOR SALE
- July 20, 2023 - 9 AM -
Virtual Online Only: register at www.leezerfarmland.com

Location: Located on Cline Rd, Peoria, just south of Cedar Hills Drive.

Survey: No survey has been done. Selling it based on tax assessor records. Seller does not guarantee the number of acres.

Notes: All three tracts must meet the reserve, or no tracts will sell.

Lease: Leased for 2023. Seller will retain 2023 rent.

Closing: Closing will be deferred to 12-1-23.

Order of Sale: Buyer's Choice (see Terms of Sale).

Owner: Copper Creek Holdings, LLC, and Armstrong Buildings of Peoria, Inc

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

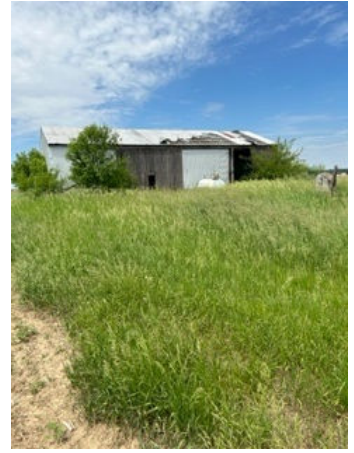
**TO REGISTER
 FOR ONLINE
 AUCTION**

	TRACT #1	TRACT #2	TRACT #3
Total Acres	30.47	39.07	78.81
FSA Tillable	29.66	Approx. 38.5	Approx. 62.78
PI	127.3	134	123.4
Plat Book	Pt SW 1/4 of NW 1/4 Section 19, 10N 8E Medina Twp, Peoria County, IL	Pt S 1/2 of NE 1/4 Section 24, 10N 7E Radnor Twp, Peoria County, IL	N 1/2 of SE 1/4 Section 24, 10N 7E Radnor Twp, Peoria County, 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.

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REAL ESTATE TAX INFORMATION			
	TRACT #1	TRACT #2	TRACT #3
Parcel ID	09-19-100-002	08-24-200-003	08-24-400-001
Acres	30.47	39.07	78.81
2022 Taxes	\$995.98	\$1,486.88	\$1,899.62
Taxes/Acre	\$32.68/acre	\$38.05/acre	\$24.10/acre

John A Leezer, Designated Managing Broker
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Refer to page 54 for keyed parcels

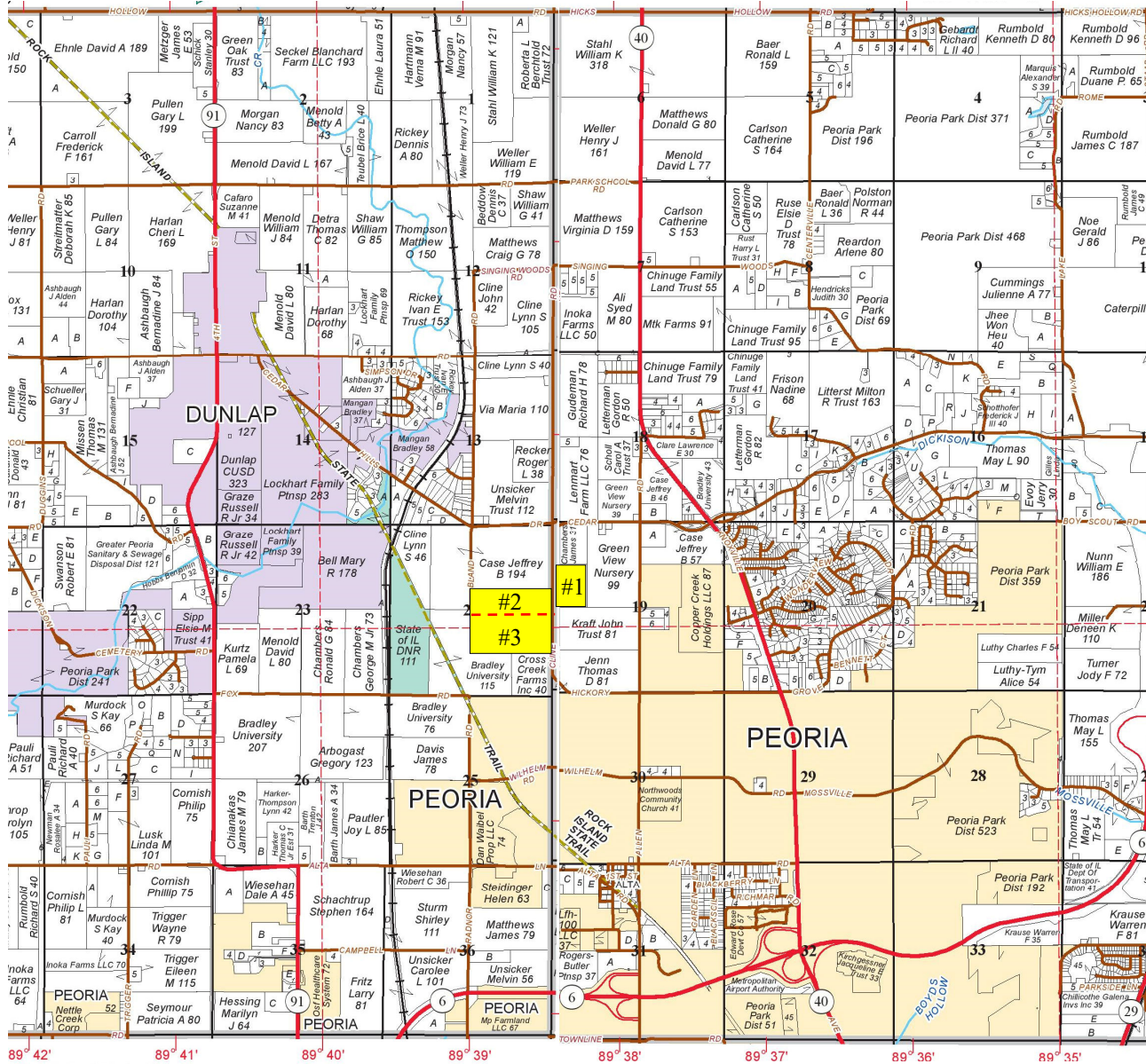
T.10N.-R.7E.



Refer to page 55 for keyed parcels

T.10N.-R.8E.

RADNOR TOWNSHIP MEDINA TOWNSHIP



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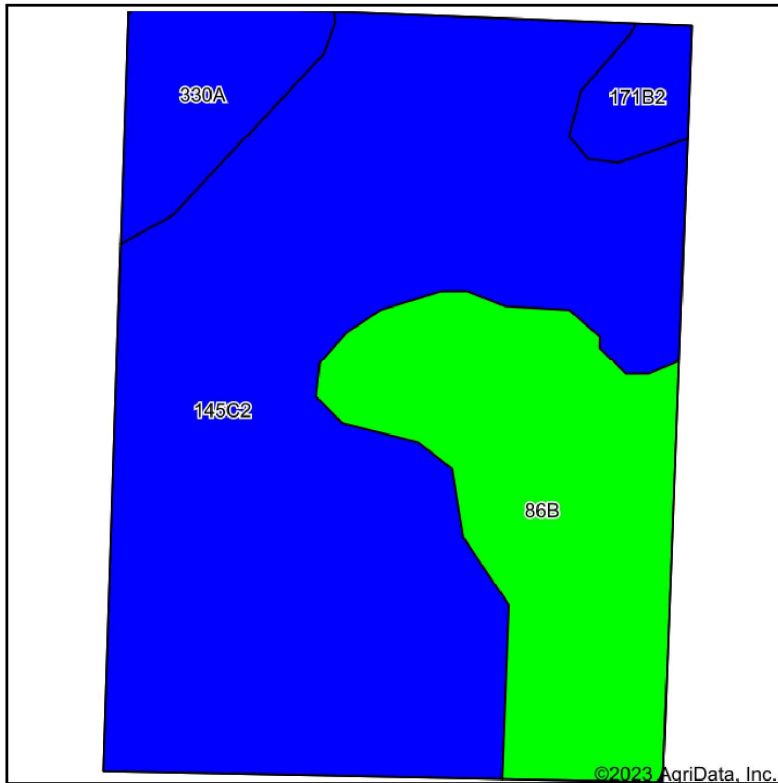
JimMaloof/REALTOR®

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John@LeezerAgency.com www.JohnLeezer.com

TRACT #1

Soils Map



State: **Illinois**
 County: **Peoria**
 Location: **24-10N-7E**
 Township: **Radnor**
 Acres: **29.66**
 Date: **6/19/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	19.57	66.0%		**166	**53	**123
**86B	Osco silt loam, 2 to 5 percent slopes	7.14	24.1%		**189	**59	**140
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.08	7.0%		164	55	123
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	0.87	2.9%		**178	**56	**131
Weighted Average					171.7	54.7	127.3

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.

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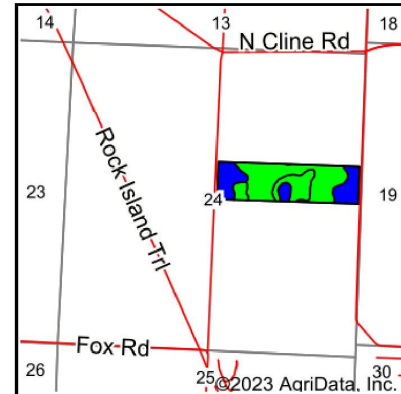
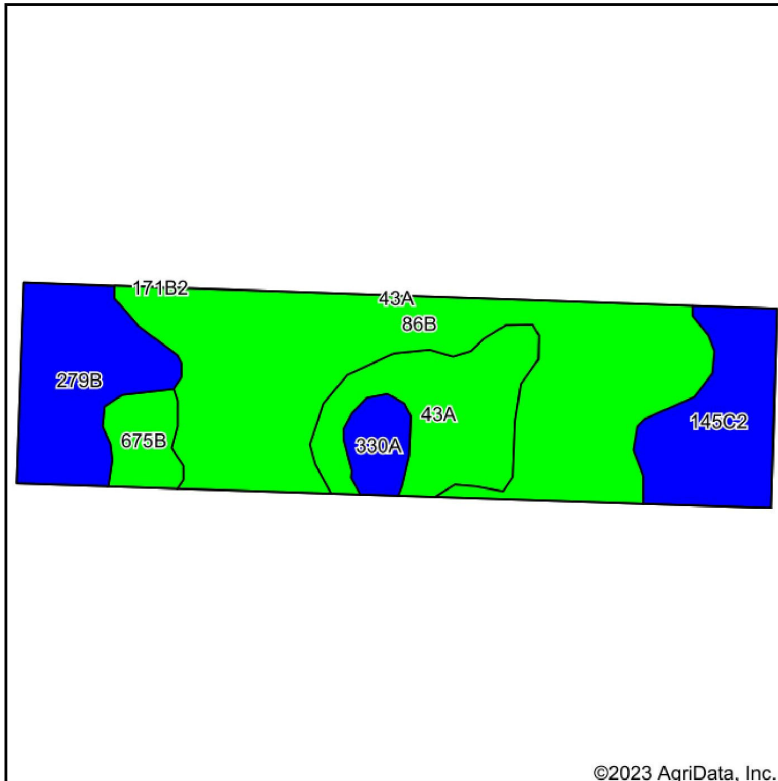
JimMalooof/REALTOR®

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TRACT #2

Soils Map



State: **Illinois**
 County: **Peoria**
 Location: **24-10N-7E**
 Township: **Radnor**
 Acres: **38.36**
 Date: **6/16/2023**

Leezer FARMLAND SALES  
 Sponsoring Broker Jim Maloof / Realtor®

Maps Provided By:  
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. 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	18.77	48.9%		**189	**59	**140
43A	Ipava silt loam, 0 to 2 percent slopes	5.70	14.9%		191	62	142
**279B	Rozetta silt loam, 2 to 5 percent slopes	5.69	14.8%		**162	**50	**119
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	5.13	13.4%		**166	**53	**123
**675B	Greenbush silt loam, 2 to 5 percent slopes	1.67	4.4%		**182	**57	**133
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.40	3.6%		164	55	123
Weighted Average					181	57.1	134

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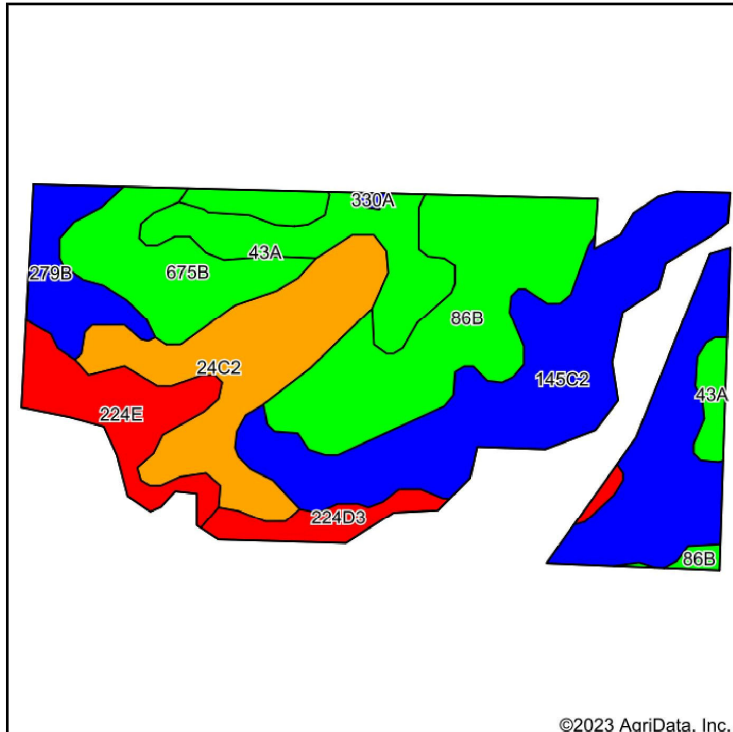
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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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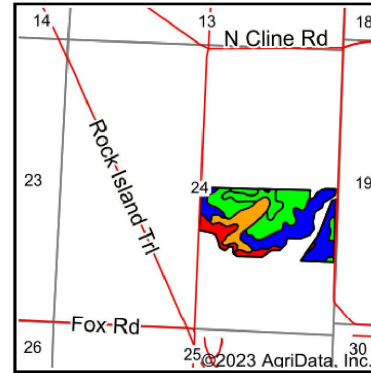
TRACT #3

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Peoria**
 Location: **24-10N-7E**
 Township: **Radnor**
 Acres: **62.78**
 Date: **6/19/2023**

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Maps Provided By:



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Area Symbol: IL143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	19.64	31.3%	[Blue]	**166	**53	**123
**86B	Osco silt loam, 2 to 5 percent slopes	12.72	20.3%	[Green]	**189	**59	**140
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	9.23	14.7%	[Orange]	**155	**49	**113
43A	Ipava silt loam, 0 to 2 percent slopes	5.99	9.5%	[Light Green]	191	62	142
**675B	Greenbush silt loam, 2 to 5 percent slopes	5.35	8.5%	[Light Green]	**182	**57	**133
**224E	Strawn silt loam, 18 to 25 percent slopes	4.50	7.2%	[Red]	**112	**38	**84
**279B	Rozetta silt loam, 2 to 5 percent slopes	3.13	5.0%	[Blue]	**162	**50	**119
**224D3	Strawn silty clay loam, 10 to 18 percent slopes, severely eroded	2.10	3.3%	[Red]	**113	**38	**85
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.12	0.2%	[Blue]	164	55	123
Weighted Average					166.9	53.1	123.4

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

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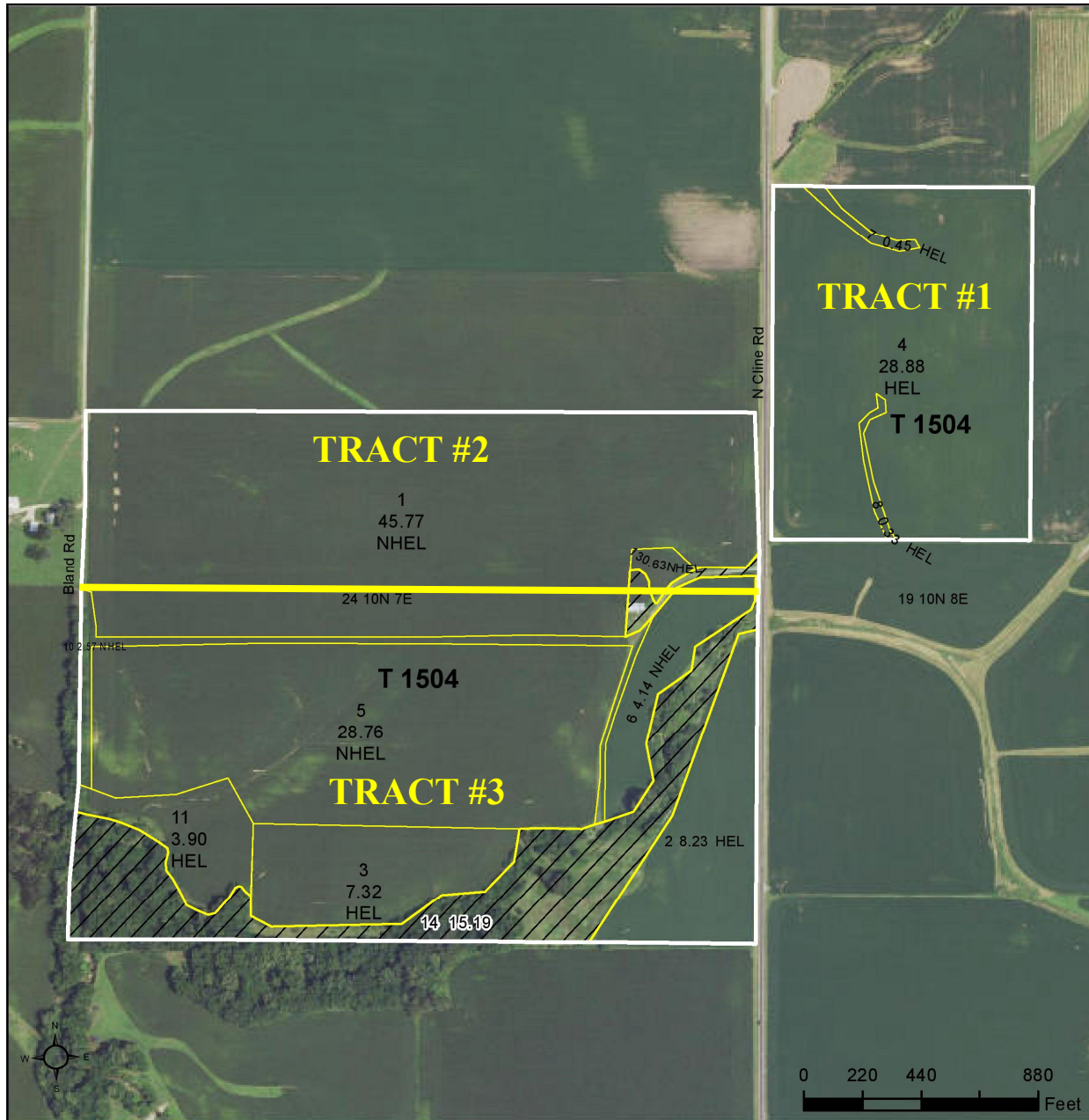
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United States Department of Agriculture
Peoria County, Illinois



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: 130.98 acres

2023 Program Year
Map Created April 06, 2023

Farm 1673
Tract 1504

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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 NON REFUNDABLE and will be applied to the purchase price at closing.
CLOSING	Closing will be on December 1, 2023.
LEASE	Farm is leased for 2023. Seller will retain 100% of 2023 rent.
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. All three tracts must meet the reserve or no tracts will be sold.
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 will credit buyer for 100% of 2023 taxes at closing.
SURVEY	No survey has been done. Selling acreage based on tax assessor information.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
ORDER OF SALE	Land will be offered by the Buyer's Choice and Privilege Method with Choice to the high bidder to take one, two, or all three tracts. Should the high bidder not select all of the tracts, the contending bidder will have the privilege to select the remaining tract(s) at the high bid. If the remaining tracts are not accepted by the second highest bidder, the remaining tracts will be offered with another round of bidding. Sellers reserve the right to reject any and all bids.
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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