



ONLINE AUCTION

182.5 M/L ACRE FULTON COUNTY FARM FOR SALE
To Be Sold in 2 Tracts
- August 3, 2023 - 9 AM -
Virtual Online Only: register at www.leezerfarmland.com

Location:	From Bernadotte, go south on Highway 2, then left (east) on Airport Rd. [8176 E Airport Rd, Ipava, IL]
Survey:	No survey has been done. Selling it based on tax assessor records.
Buildings:	There is an old house that is uninhabitable and unsafe to enter. Seller will not allow anyone in the house. Both the house and a 40'x80' Pole building are on the South Tract.
Lease:	Cash rented for 2023. Seller will retain all the rent and pay 100% of 2023 real estate taxes. Seller will have lease terminated at conclusion of harvest. There are no hunting leases in effect.
Order of Sale:	Buyer's Choice (see Terms of Sale). Both tracts must meet the reserve or neither will sell.
Owner:	Estate of Paul Stoops
Attorney:	James Elson, Canton, 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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	NORTH TRACT	SOUTH TRACT
Total Acres	81.51	100.99
FSA Tillable	33.9 approximate	56.3 approximate
PI	115.3	114.5
Timber Acres	48.4 approx.	41.5 approx
Plat Book	South 1/2 of SW 1/4 Section 21, 5N 2E Bernadotte Twp, Fulton County, IL	Pt W 1/2 of West 1/2 Section 28, 5N 2E Bernadotte Twp, Fulton County, IL

REAL ESTATE TAX INFORMATION

	NORTH TRACT	SOUTH TRACT
Parcel ID	17-18-21-300-001	17-18-28-100-001
Acres	81.51	100.99
2022 Taxes	\$1,139.74	\$3,037.38
Taxes/Acre	\$13.98/acre	\$30.07/acre

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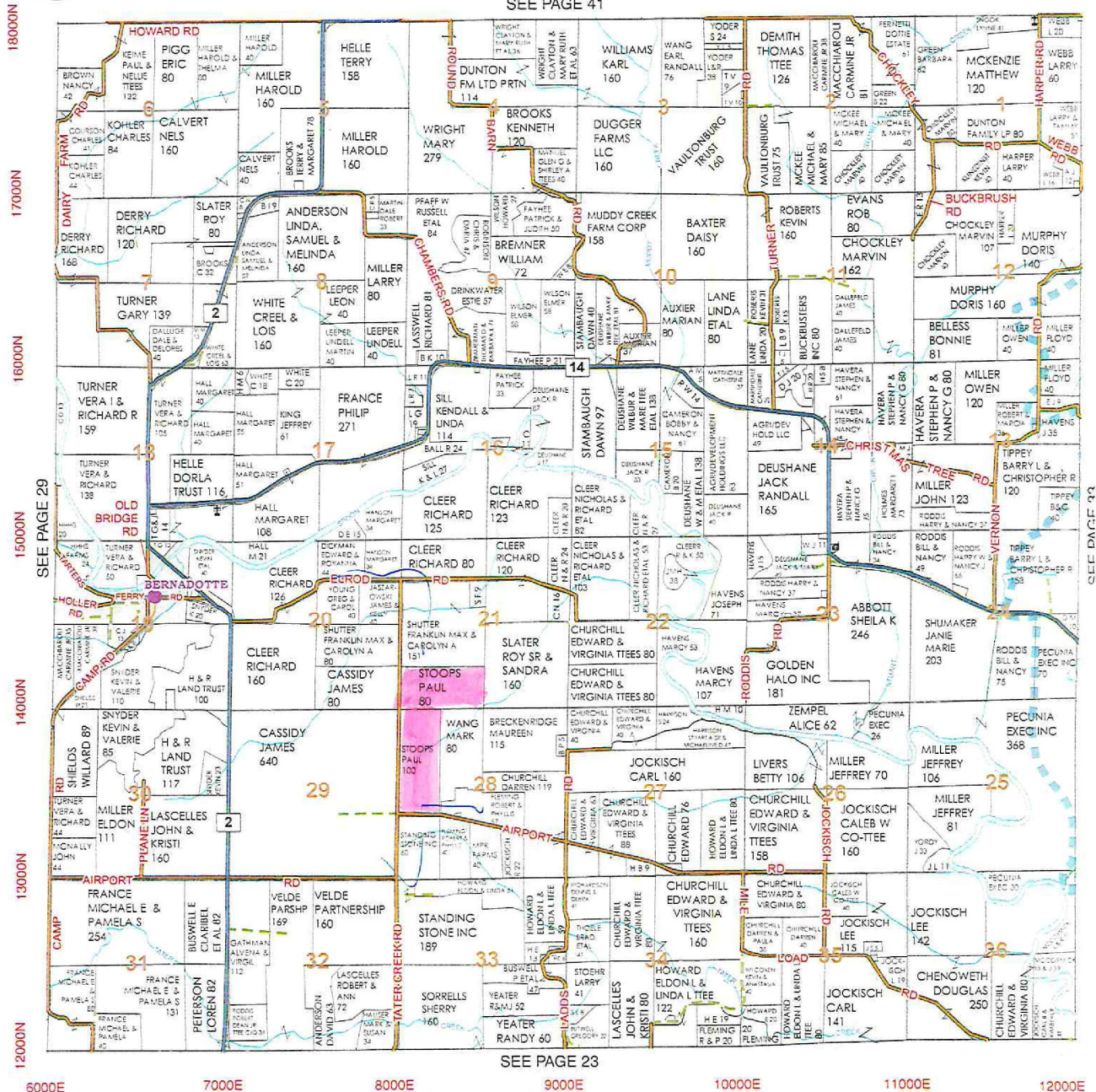


Bernadotte (E)

Township 5N - Range 2E

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SEE PAGE 41



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John A Leezer, Designated Managing Broker

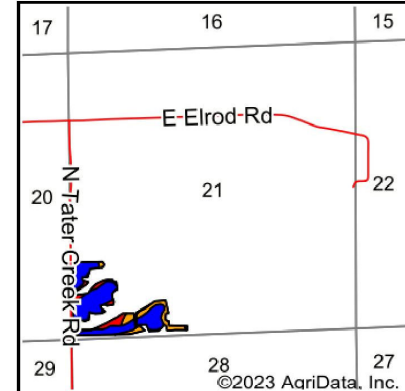
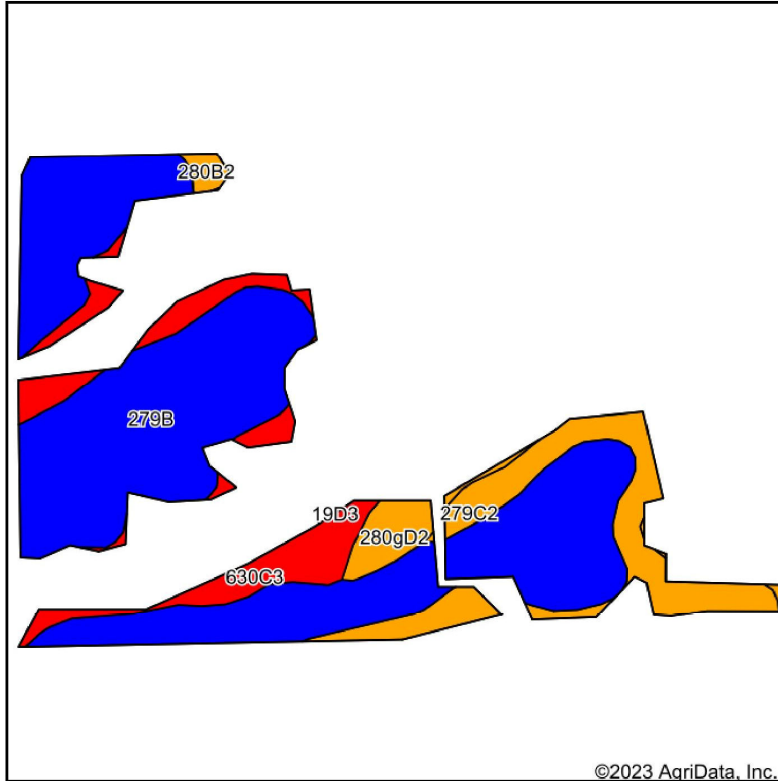
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NORTH TRACT

Soils Map



State: **Illinois**
 County: **Fulton**
 Location: **28-5N-2E**
 Township: **Bernadotte**
 Acres: **24.47**
 Date: **6/5/2023**

JOHN Leezer
 FARMLAND SALES
 Sponsoring Broker Jim Maloof / Realtor®

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

Area Symbol: IL057, 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
**279B	Rozetta silt loam, 2 to 5 percent slopes	16.89	69.0%		**162	**50	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	3.36	13.7%		**153	**47	**112
**630C3	Naviys silty clay loam, 5 to 10 percent slopes, severely eroded	3.08	12.6%		**120	**39	**89
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	0.92	3.8%		**149	**47	**109
**280B2	Fayette silt loam, glaciated, 2 to 5 percent slopes, eroded	0.22	0.9%		**159	**50	**116
Weighted Average					155	48.1	113.9

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/>

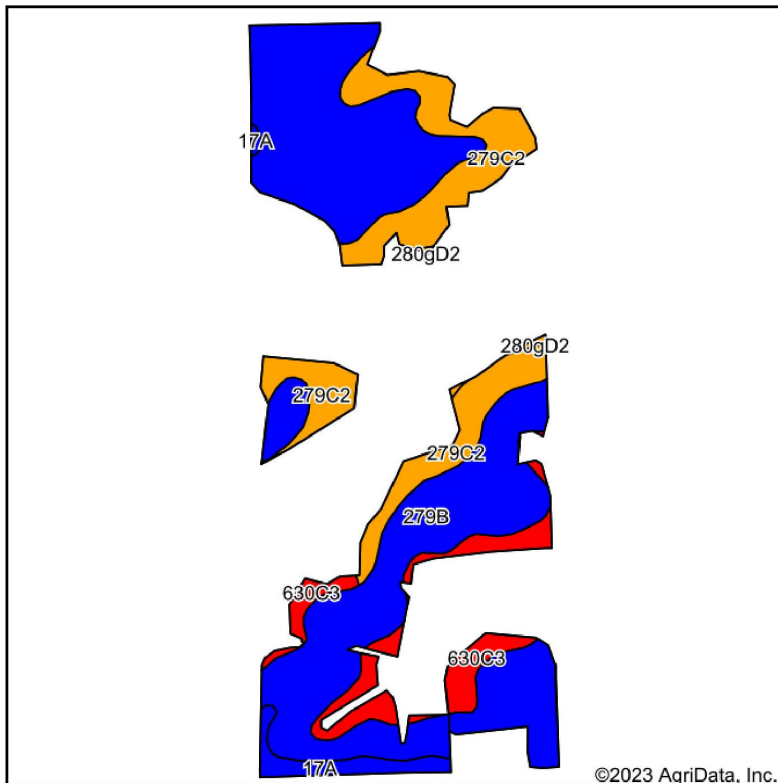
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

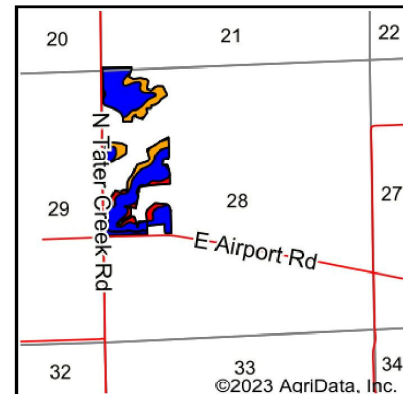
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SOUTH TRACT

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Fulton**
Location: **28-5N-2E**
Township: **Bernadotte**
Acres: **49.62**
Date: **6/5/2023**

JOHN Leezer
FARMLAND SALES
Sponsoring Broker Jim Maloof / Realtor®

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Area Symbol: IL057, 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
**279B	Rozetta silt loam, 2 to 5 percent slopes	32.19	64.9%		**162	**50	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	11.04	22.2%		**153	**47	**112
**630C3	Navlys silty clay loam, 5 to 10 percent slopes, severely eroded	4.62	9.3%		**120	**39	**89
17A	Keomah silt loam, 0 to 2 percent slopes	1.63	3.3%		161	51	119
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	0.14	0.3%		**149	**47	**109
Weighted Average					156	48.3	114.6

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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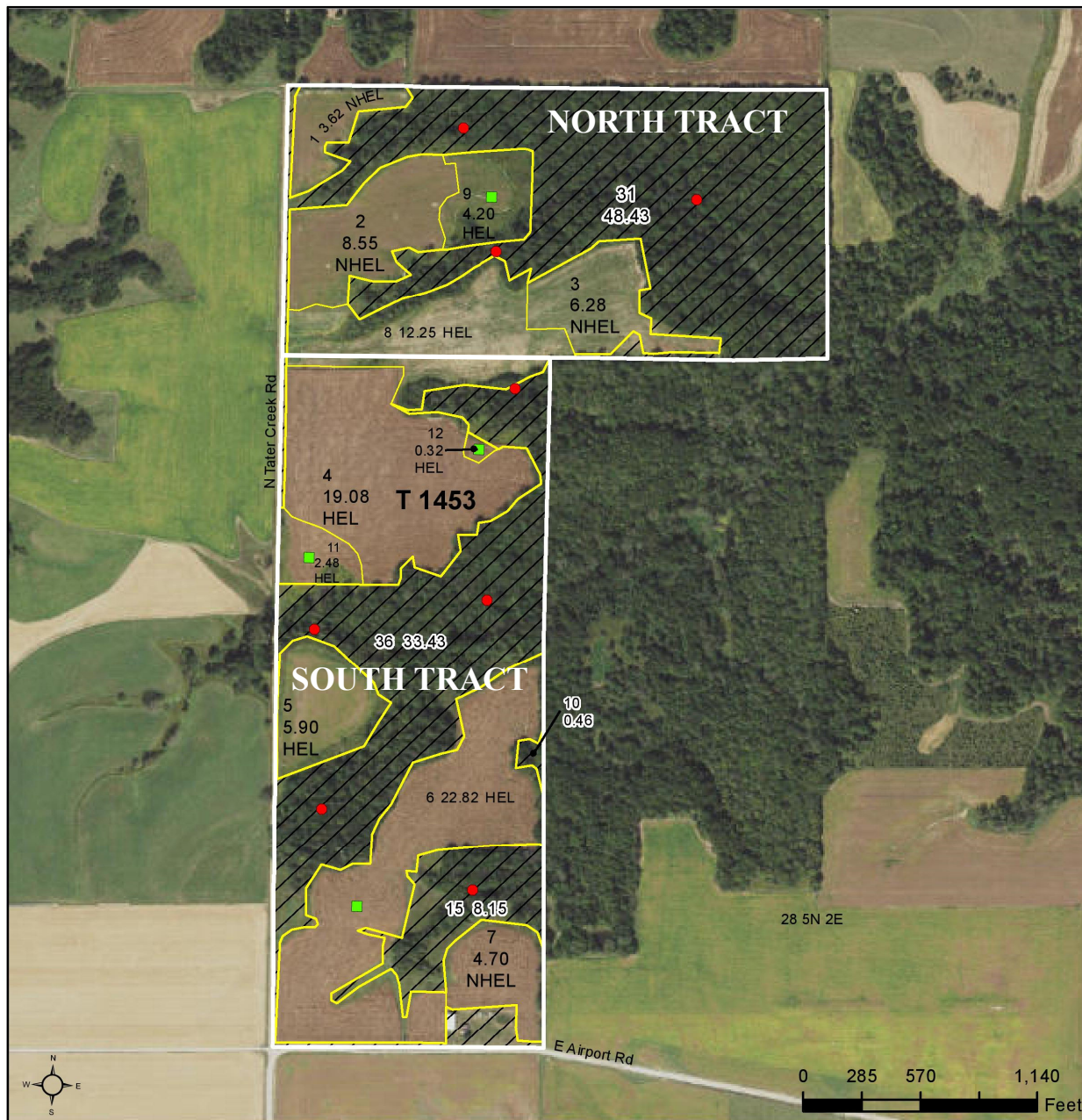
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United States
Department of
Agriculture

Fulton County, Illinois



Common Land Unit	Tract Boundary
Non-Cropland	Tract Boundary
Cropland	

Wetland Determination Identifiers

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

Tract Cropland Total: 90.20 acres

2023 Program Year

Map Created November 21, 2022

Farm 176

Tract 1453

IL057_T1453

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 NON REFUNDABLE and will be applied to the purchase price at closing.
CLOSING	Within 30 days of auction day.
LEASE	Cash rented for 2023. Seller will retain all the rent and pay 100% of 2023 real estate taxes. Seller will have lease terminated at conclusion of harvest. There are no hunting leases in effect.
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 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. Both 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 or both tracts. Should the high bidder not select both tracts, the contending bidder will have the privilege to select the remaining tract at the high bid. If the remaining tract is not accepted by the second highest bidder, the remaining tract will be offered with another round of bidding. Sellers reserve the right to reject any and all bids.
BIDDING	Bidding dollar amount is on a per-acre basis.
BUYER'S PREMIUM	There is no buyers' premium on this sale.
TECHNOLOGY DISCLAIMER	The Broker, 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, the Broker, 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.

To register to bid, go to www.leezerfarmland.com