



## ONLINE AUCTION

**158.87 M/L ACRE STARK COUNTY FARM FOR SALE  
To Be Sold in 2 Tracts**

**- November 8, 2023 - 9 AM -**

**Virtual Online Only: register at [www.leezerfarmland.com](http://www.leezerfarmland.com)**

<b>Location:</b>	Located at the north edge of Elmira, IL; 8 miles northeast of Toulon, IL
<b>Survey:</b>	Seller will provide survey.
<b>Lease:</b>	Lease for 2023 has been cancelled. Full farming rights for 2024.
<b>Terms of Sale:</b>	Bidder's Choice and Privilege Method with Choice to the highest bidder on one or both tracts. Seller reserves the right to refuse any offer.
<b>Owner:</b>	Verne Smith Trust
<b>Attorney:</b>	David Cover

**John A Leezer, Designated Managing Broker; JimMalooof/REALTOR®**

**Ben Leezer, Broker; JimMalooof/REALTOR®**

**John@LeezerAgency.com**

**Ben@LeezerAgency.com**

**(309) 286-2221**

**www.LeezerFarmland.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 - November 8, 2023 - 9am**

	NORTH TRACT	SOUTH TRACT	TOTAL
Total Acres	58.87	100	157.43
FSA Tillable	50.25	81.69	131.94
CRP *	.62	—	.62
PI	116.9	113.6	115.2
Plat Book	NE 1/4 of Section 20, 14N 6E Elmira Twp, Stark County, IL		
* CRP pays \$292 per acre. Expires 09/30/32.			

REAL ESTATE TAX INFORMATION	
Parcel ID	01-20-200-001
Acres	157.43
2022 Taxes	\$4,480.38
Taxes/Acre	\$28.45/acre *

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**John A Leezer, Designated Managing Broker; JimMaloof/REALTOR®**  
**Ben Leezer, Broker; JimMaloof/REALTOR®**  
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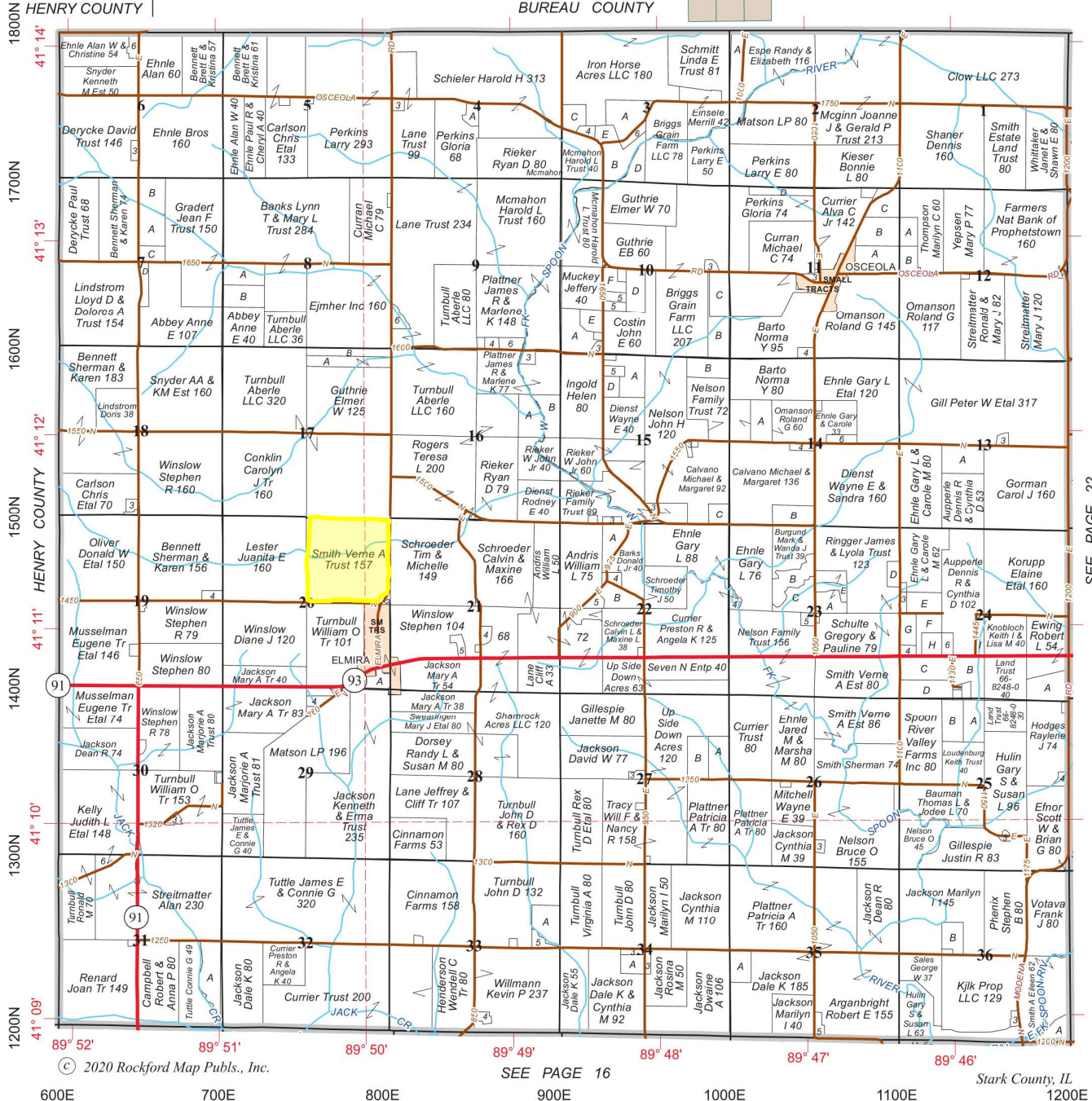
**(309) 286-2221**

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## ONLINE AUCTION - November 8, 2023 - 9am

ELMIRA

T.14N.-R.6E.



**John A Leezer, Designated Managing Broker; JimMaloof/REALTOR®**

**Ben Leezer, Broker; JimMaloof/REALTOR®**

**John@LeezerAgency.com**

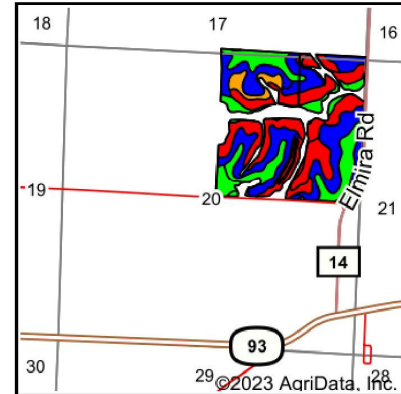
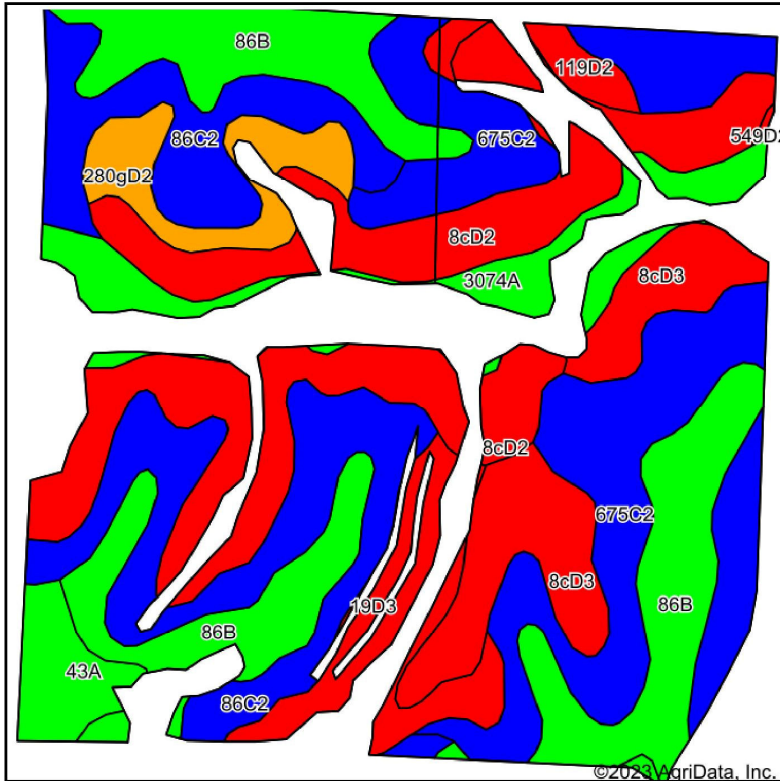
**Ben@LeezerAgency.com**

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## ONLINE AUCTION - November 8, 2023 - 9am

### Soils Map



State: **Illinois**  
 County: **Stark**  
 Location: **20-14N-6E**  
 Township: **Elmira**  
 Acres: **130.64**  
 Date: **9/5/2023**



Soils data provided by USDA and NRCS.

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
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	25.30	19.4%		**171	**54	**125
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	24.83	19.0%		**108	**36	**82
**86B	Osco silt loam, 2 to 5 percent slopes	24.75	18.9%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	22.36	17.1%		**178	**56	**131
**8cD3	Hickory clay loam, cool mesic, 10 to 18 percent slopes, severely eroded	10.51	8.0%		**98	**33	**75
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	6.76	5.2%		186	58	136
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	5.75	4.4%		**122	**40	**90
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	4.81	3.7%		**149	**47	**109
43A	Ipava silt loam, 0 to 2 percent slopes	3.59	2.7%		191	62	142
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	1.88	1.4%		**134	**44	**100
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	0.10	0.1%		**121	**39	**90
<b>Weighted Average</b>					<b>155.5</b>	<b>49.6</b>	<b>115.2</b>

**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/>

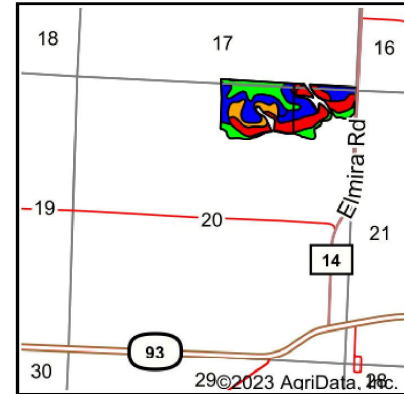
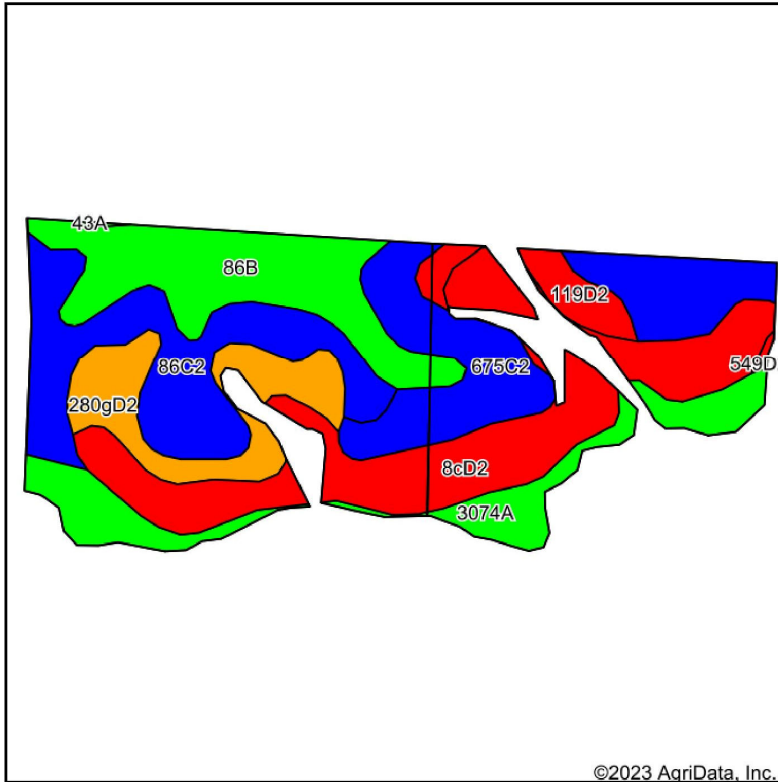
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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



## ONLINE AUCTION - November 8, 2023 - 9am


### North Tract


### Soils Map



State: **Illinois**  
 County: **Stark**  
 Location: **20-14N-6E**  
 Township: **Elmira**  
 Acres: **50.24**  
 Date: **9/5/2023**

Leezer FARMLAND SALES  

Maps Provided By:  **surety**  
 CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

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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
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	11.98	23.8%		**108	**36	**82
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	8.95	17.8%		**171	**54	**125
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	8.79	17.5%		**178	**56	**131
**86B	Osco silt loam, 2 to 5 percent slopes	8.15	16.2%		**189	**59	**140
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	5.58	11.1%		186	58	136
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	4.81	9.6%		**149	**47	**109
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	1.88	3.7%		**134	**44	**100
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	0.10	0.2%		**121	**39	**90
<b>Weighted Average</b>					<b>158.2</b>	<b>50.2</b>	<b>116.9</b>

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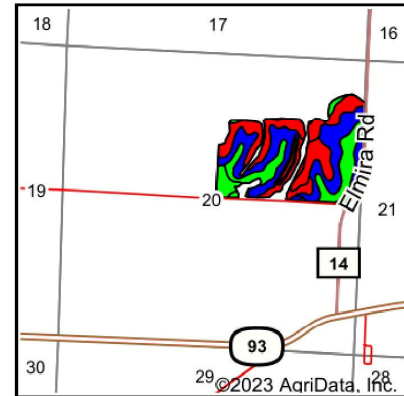
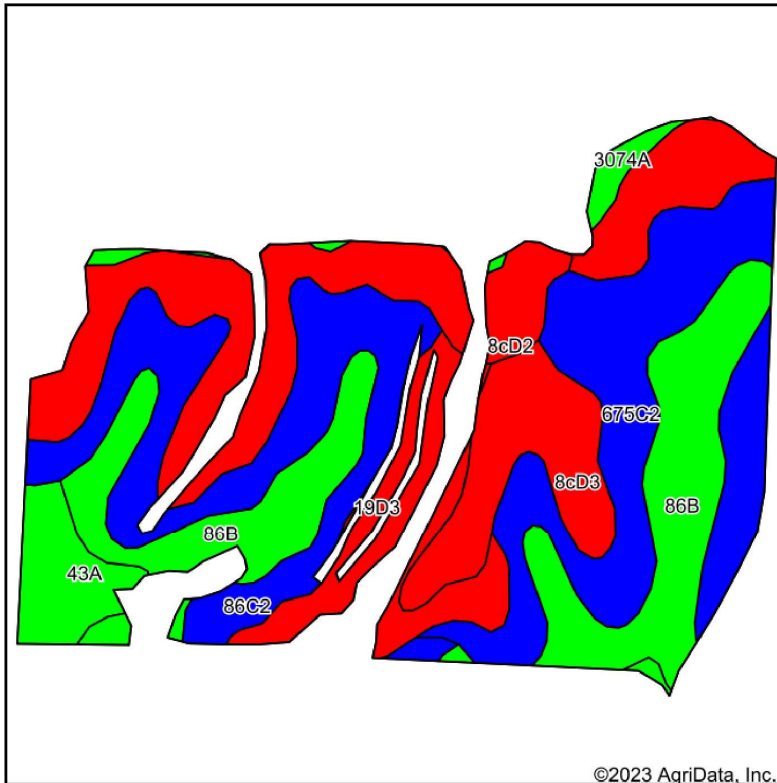
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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





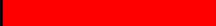


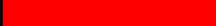


State: **Illinois**  
 County: **Stark**  
 Location: **20-14N-6E**  
 Township: **Elmira**  
 Acres: **80.4**  
 Date: **9/5/2023**



Soils data provided by USDA and NRCS.

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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
**86B	Oscosilt loam, 2 to 5 percent slopes	16.57	20.6%		**189	**59	**140
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	16.39	20.4%		**171	**54	**125
**86C2	Oscosilt loam, 5 to 10 percent slopes, eroded	13.57	16.9%		**178	**56	**131
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	12.88	16.0%		**108	**36	**82
**8cD3	Hickory clay loam, cool mesic, 10 to 18 percent slopes, severely eroded	10.51	13.1%		**98	**33	**75
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	5.75	7.2%		**122	**40	**90
43A	Ipavasilt loam, 0 to 2 percent slopes	3.55	4.4%		191	62	142
3074A	Radfordsilt loam, 0 to 2 percent slopes, frequently flooded	1.18	1.5%		186	58	136
<b>Weighted Average</b>					<b>153.9</b>	<b>49.1</b>	<b>114.1</b>

**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/>



United States  
Department of  
Agriculture

# Stark County, Illinois



Common Land Unit		Tract Boundary	
	Non-Cropland		Tract Boundary
	Cropland		CRP

2023 Program Year  
Map Created November 15, 2022

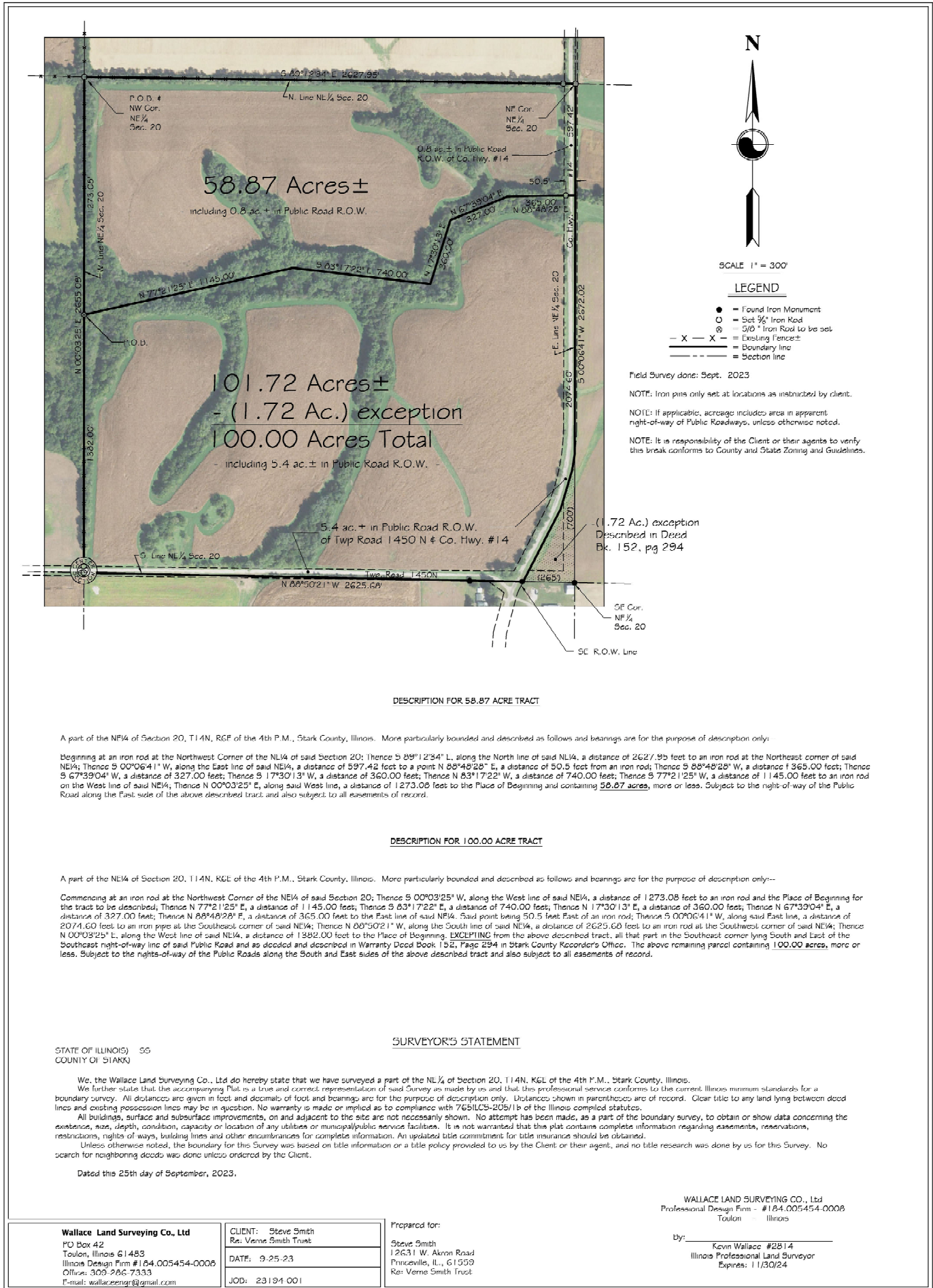
Farm 3356  
Tract 202

- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

Tract Cropland Total: 132.56 acres

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).





SCALE 1" = 300'

**LEGEND**

- = Found Iron Monument
- = Set 3/8" Iron Rod
- ⊗ = 5/8" Iron Rod to be set
- X - X - = Existing Fence to be set
- — — — — = Boundary line
- — — — — = Section line

Field Survey done: Sept. 2023

NOTE: Iron pins only set at locations as inscribed by client.

NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

NOTE: It is responsibility of the Client or their agents to verify this break conforms to County and State Zoning and Guidelines.

**DESCRIPTION FOR 58.87 ACRE TRACT**

A part of the NE1/4 of Section 20, T14N, R6E of the 4th P.M., Stark County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:

Beginning at an iron rod at the Northwest Corner of the NE1/4 of said Section 20; Thence S 89°12'34" E, along the North line of said NE1/4, a distance of 2627.95 feet to an iron rod at the Northeast corner of said NE1/4; Thence S 00°06'41" W, along the East line of said NE1/4, a distance of 597.42 feet to a point N 88°48'28" E, a distance of 50.5 feet from an iron rod; Thence S 88°48'28" W, a distance of 365.00 feet; Thence S 67°39'04" W, a distance of 327.00 feet; Thence S 17°30'13" W, a distance of 360.00 feet; Thence N 83°17'22" E, a distance of 740.00 feet; Thence S 77°21'25" W, a distance of 1145.00 feet to an iron rod on the West line of said NE1/4; Thence N 00°03'25" E, along said West line, a distance of 1273.08 feet to the Place of Beginning and containing 58.87 acres, more or less. Subject to the right-of-way of the Public Road along the East side of the above described tract, and also subject to all easements of record.

**DESCRIPTION FOR 100.00 ACRE TRACT**

A part of the NE1/4 of Section 20, T14N, R6E of the 4th P.M., Stark County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only--

Commencing at an iron rod at the Northwest Corner of the NE1/4 of said Section 20; Thence S 00°06'41" W, along the West line of said NE1/4, a distance of 1273.08 feet to an iron rod and the Place of Beginning for the tract to be described; Thence N 77°21'25" E, a distance of 1145.00 feet; Thence S 83°17'22" E, a distance of 740.00 feet; Thence N 17°30'13" W, a distance of 360.00 feet; Thence N 67°39'04" E, a distance of 327.00 feet; Thence N 88°48'28" E, a distance of 365.00 feet to the East line of said NE1/4. Said point being 50.5 feet East of an iron rod; Thence S 00°06'41" W, along said East line, a distance of 2074.60 feet to an iron pipe at the Southeast corner of said NE1/4; Thence N 00°50'21" W, along the South line of said NE1/4, a distance of 2625.68 feet to an iron rod at the Southwest corner of said NE1/4; Thence N 00°03'25" E, along the West line of said NE1/4, a distance of 1382.00 feet to the Place of Beginning. EXCEPTING from the above described tract, all that part in the Southeast corner lying South and East of the Southeast right-of-way line of said Public Road and as deced and described in Warranty Deed Book 152, Page 294 in Stark County Recorder's Office. The above remaining parcel containing 100.00 acres, more or less. Subject to the rights-of-way of the Public Roads along the South and East sides of the above described tract and also subject to all easements of record.

**SURVEYOR'S STATEMENT**

STATE OF ILLINOIS) SS  
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the NE 1/4 of Section 20, T14N, R6E of the 4th P.M., Stark County, Illinois. We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional services conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of feet and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 765/ILCS-205/1b of the Illinois compiled statutes.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, rights of ways, building lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained.

Unless otherwise noted, the boundary for this Survey was based on title information or a title policy provided to us by the Client or their agent, and no title research was done by us for this Survey. No search for neighboring deeds was done unless ordered by the Client.

Dated this 25th day of September, 2023.

WALLACE LAND SURVEYING CO., Ltd  
Professional Design Firm - #184.005454-0008  
Toulon Illinois

by: \_\_\_\_\_  
Kevin Wallace #2814  
Illinois Professional Land Surveyor  
Expires: 1/30/24

**Wallace Land Surveying Co., Ltd**  
PO Box 42  
Toulon, Illinois 61483  
Illinois Design Firm #184.005454-0008  
Office: 309-286-7333  
E-mail: wallaceengr@gmail.com

CLIENT: Steve Smith  
Re: Verne Smith Trust  
DATE: 9-25-23  
JOB: 23194 001

Prepared for:  
Steve Smith  
12631 W. Akron Road  
Princetonville, IL, 61359  
Re: Verne Smith Trust



# ONLINE AUCTION - November 8, 2023 - 9am

ILLINOIS

STARK

Form: FSA-156EZ

*See Page 3 for non-discriminatory Statements.*



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 3356

Prepared : 8/16/23 11:50 AM CST

Crop Year : 2023

**Tract Number** : 202

**Description** : 5B-4 SEC 20 ELMIRA TWP

**FSA Physical Location** : ILLINOIS/STARK

**ANSI Physical Location** : ILLINOIS/STARK

**BIA Unit Range Number** :

**HEL Status** : HEL field on tract.Conservation system being actively applied

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** :

**Other Producers** : None

**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.78	132.56	132.56	0.00	0.00	0.00	0.00	0.0

#### Tract 202 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	131.94	0.00	0.62	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	86.20	0.00	155
Soybeans	45.60	0.00	50
<b>TOTAL</b>	<b>131.80</b>	<b>0.00</b>	

#### NOTES

**John A Leezer, Designated Managing Broker; JimMalooof/REALTOR®**

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## TERMS OF SALE FOR SALES FARM

<b>AS IS</b>	Property is being sold in AS-IS Condition with no warranties expressed or implied. Buyer is advised to make a thorough inspection.
<b>DEPOSIT</b>	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.
<b>CLOSING</b>	Within 30 days of auction day.
<b>LEASE</b>	Lease has been terminated for 2024 crop year.
<b>CONTINGENCY</b>	There are no contingencies including those for inspections or financing.
<b>CONTRACT</b>	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.
<b>AGENT</b>	Agents/Brokers/Auctioneers are acting as agent for the seller only. There is no agency relationship with the buyer.
<b>ANNOUNCEMENTS</b>	All announcements made on day of sale supersede all other prior written or verbal announcements.
<b>RESERVE</b>	Seller reserves the right to reject all bids. This is not an absolute auction.
<b>EVIDENCE OF TITLE</b>	Seller will provide merchantable title in the form of a title insurance commitment and a Warranty Deed (or equivalent).
<b>REAL ESTATE TAXES</b>	SELLER to pay 100% of 2022 taxes prior to closing. Seller will credit buyer for 100% of 2023 taxes at closing.
<b>SURVEY</b>	Seller will provide survey.
<b>MINERAL RIGHTS</b>	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
<b>ORDER OF SALE</b>	Land will be offered by the <b>Buyer's Choice and Privilege Method</b> 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.
<b>BIDDING</b>	Bidding dollar amount is on a per-acre basis.
<b>BUYER'S PREMIUM</b>	There is no buyers' premium on this sale.
<b>TECHNOLOGY DISCLAIMER</b>	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.
<b>DISCLAIMER</b>	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](http://www.LeezerFarmland.com)