



ONLINE AUCTION

**114.83 M/L ACRE ROCK ISLAND COUNTY FARM FOR SALE
To Be Sold in 2 Tracts**

- October 25, 2023 - 9 AM -

Virtual Online Only: register at www.leezerfarmland.com

- Location:** South out of Coal Valley on W. Third St. Turn right (west) on KK Road. Farm is approximately 2 miles down. Located just to the east of 5505 106th Ave, Milan.
- Note:** The home and 1.92 acres on the north tract have been sold off.
- Survey:** Seller will not provide a survey. It is being sold based on tax assessor's records.
- Lease:** Farm lease has been terminated for 2024 crop year.
- Terms of Sale:** 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.
- Owner:** Fern Wadsworth Irrevocable Trust
- Attorney:** Mark Schwiebert

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.



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	NORTH TRACT	SOUTH TRACT
Total Acres	47.56	67.27
FSA Tillable	15.85	27.49
Timber Acres (approx.)	31	39
PI	115.6	105.9
Plat Book	Pt of S 1/2 of SE 1/4 Section 32, 17N 1W Blackhawk Twp, Rock Island County, IL	Pt of N 1/2 of the NE 1/4 Section 5, 16N 1W Rural Twp, Rock Island County, IL

REAL ESTATE TAX INFORMATION		
	NORTH TRACT	SOUTH TRACT
Parcel ID	17-32-400-002	24-05-200-005
Acres	47.56	67.27
2022 Taxes	\$750.00 * (approximate)	\$812.24
Taxes/Acre	\$15.16/acre *	\$12.07/acre
<p>The 2022 Tax Assessment on the North Tract includes the house, which has been sold off. Real Estate Taxes shown above are an estimate with the house removed, based on 2022 assessment records on the land.</p>		

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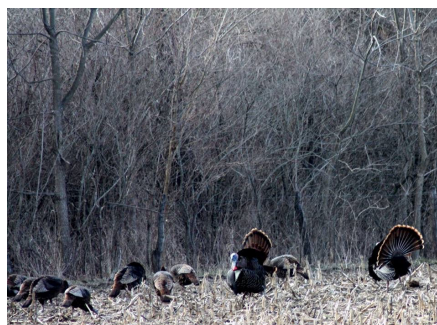
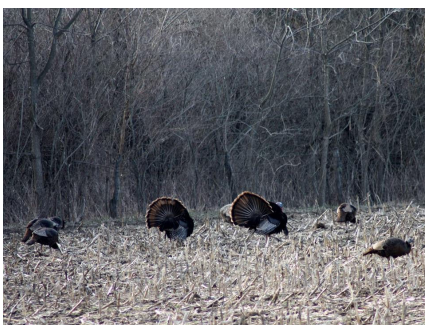
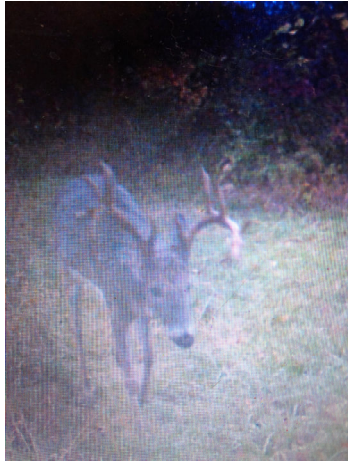




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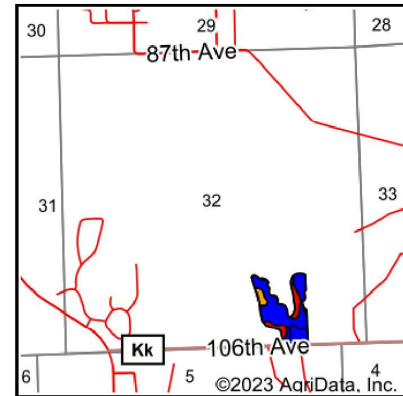
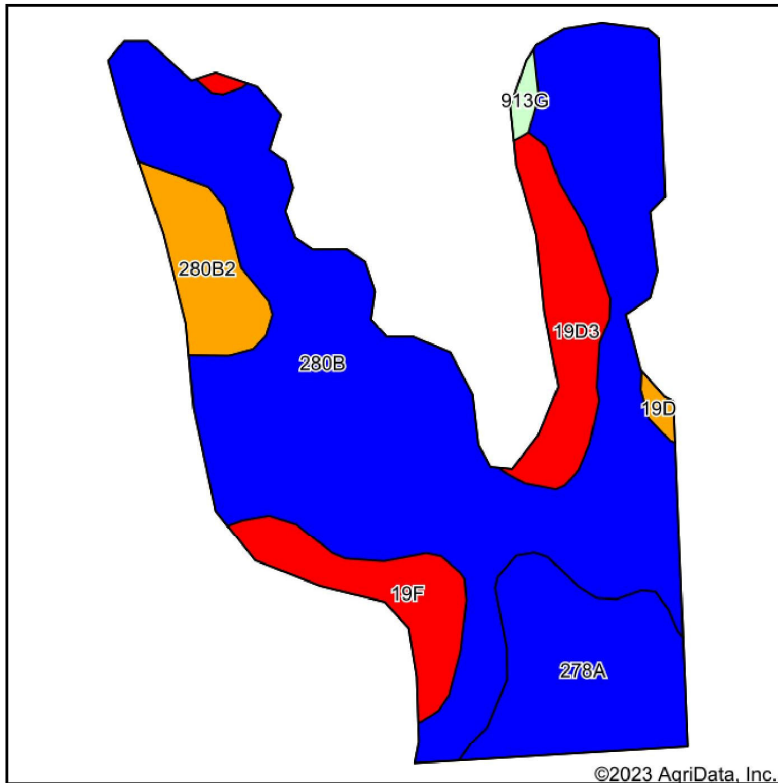
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North Tract

Soils Map



State: **Illinois**
 County: **Rock Island**
 Location: **32-17N-1W**
 Township: **Blackhawk**
 Acres: **15.63**
 Date: **9/1/2023**

Soils data provided by USDA and NRCS.

Area Symbol: IL161, Soil Area Version: 18








Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	10.19	65.2%		**165	**52	**121
278A	Stronghurst silt loam, 0 to 2 percent slopes	2.14	13.7%		171	54	125
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	1.23	7.9%		**122	**40	**90
**19F	Sylvan silt loam, 18 to 35 percent slopes	1.00	6.4%		**107	**35	**79
**280B2	Fayette silt loam, glaciated, 2 to 5 percent slopes, eroded	0.89	5.7%		**159	**50	**116
**913G	Marseilles-Hickory silt loams, 35 to 60 percent slopes	0.10	0.6%		**61	**20	**45
**19D	Sylvan silt loam, 10 to 18 percent slopes	0.08	0.5%		**140	**46	**103
Weighted Average					157.6	49.9	115.6

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
 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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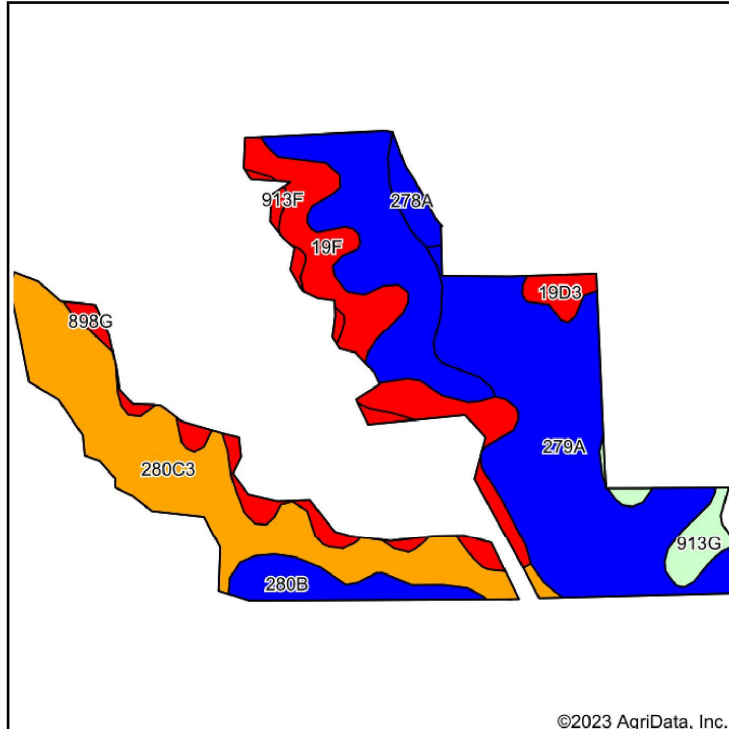
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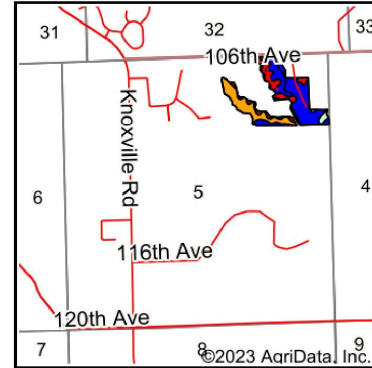
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South Tract

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Rock Island**
 Location: **5-16N-1W**
 Township: **Rural**
 Acres: **27.56**
 Date: **9/1/2023**



Area Symbol: IL161, Soil Area Version: 18






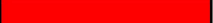



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
279A	Rozetta silt loam, 0 to 2 percent slopes	8.89	32.3%		164	51	120
**280C3	Fayette silty clay loam, 5 to 10 percent slopes, severely eroded	6.74	24.5%		**144	**46	**105
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	5.31	19.3%		**165	**52	**121
**19F	Sylvan silt loam, 18 to 35 percent slopes	3.03	11.0%		**107	**35	**79
**913F	Marseilles-Hickory silt loams, 18 to 35 percent slopes	1.60	5.8%		**92	**31	**69
**913G	Marseilles-Hickory silt loams, 35 to 60 percent slopes	0.83	3.0%		**61	**20	**45
278A	Stronghurst silt loam, 0 to 2 percent slopes	0.51	1.9%		171	54	125
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.47	1.7%		**122	**40	**90
**898G	Hickory-Sylvan silt loams, 35 to 60 percent slopes	0.18	0.7%		**63	**21	**48
Weighted Average					144.5	45.8	105.9

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

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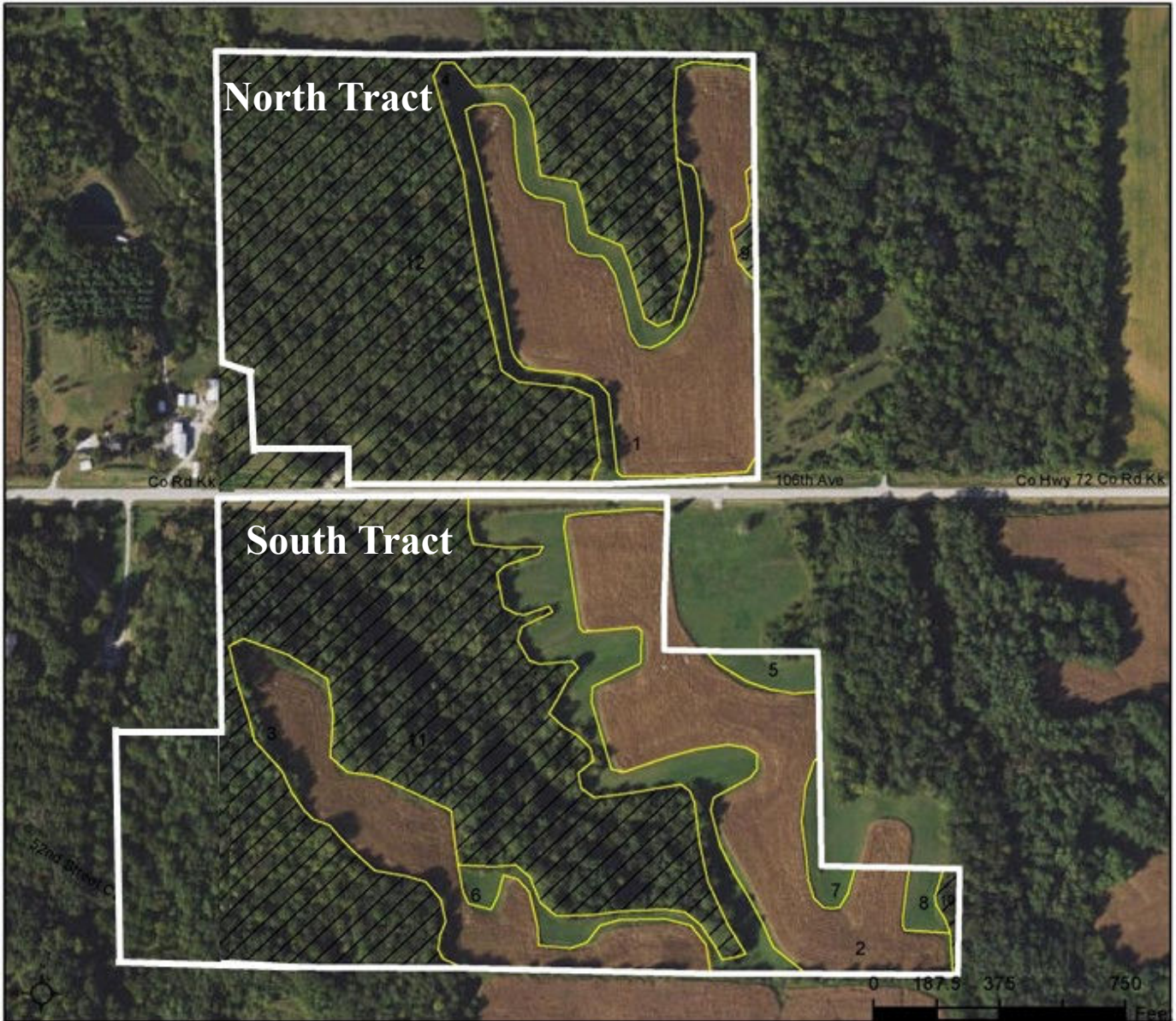
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Rock Island County, Illinois

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

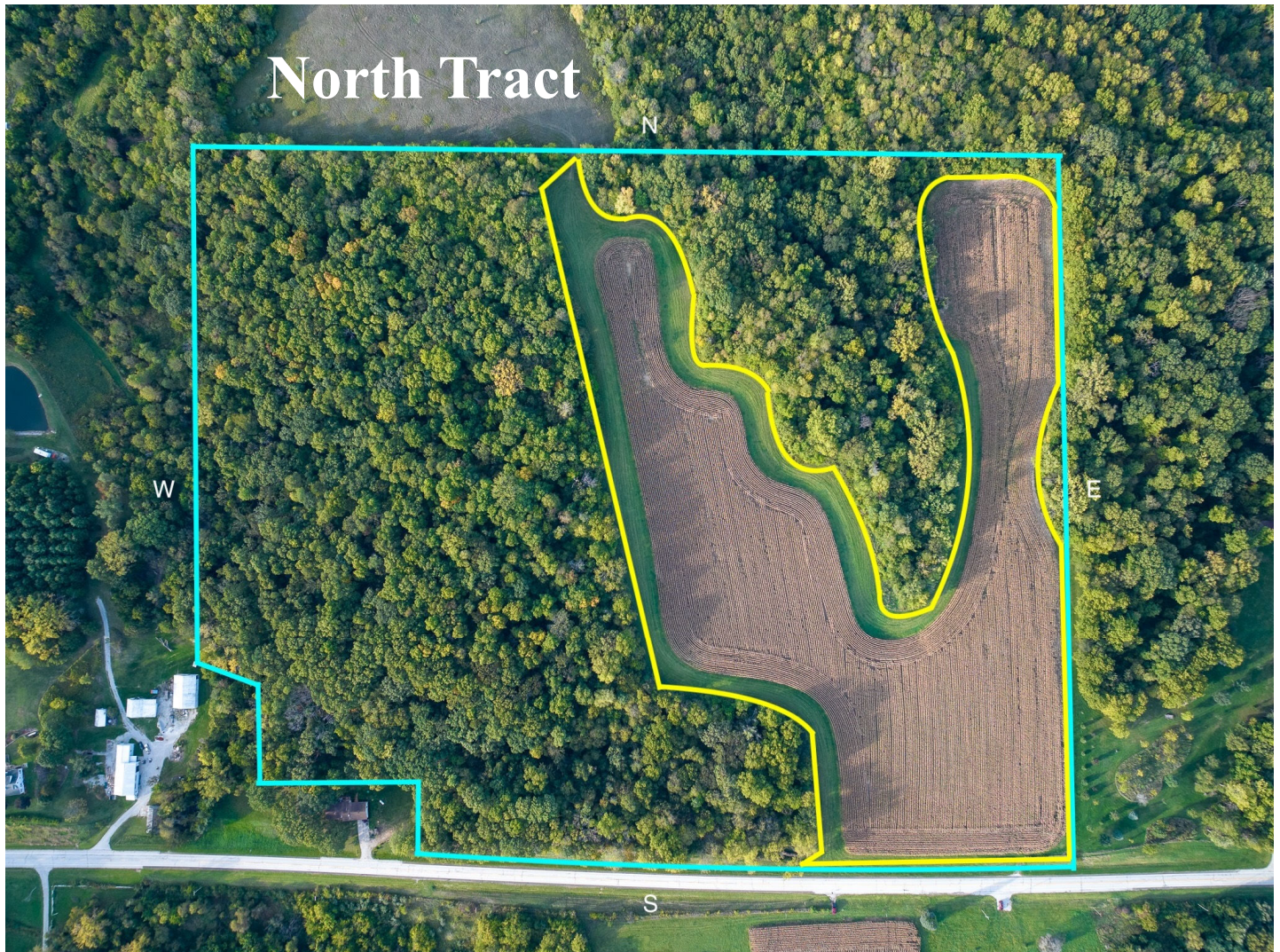
2023 PRODUCER SHARES: _____



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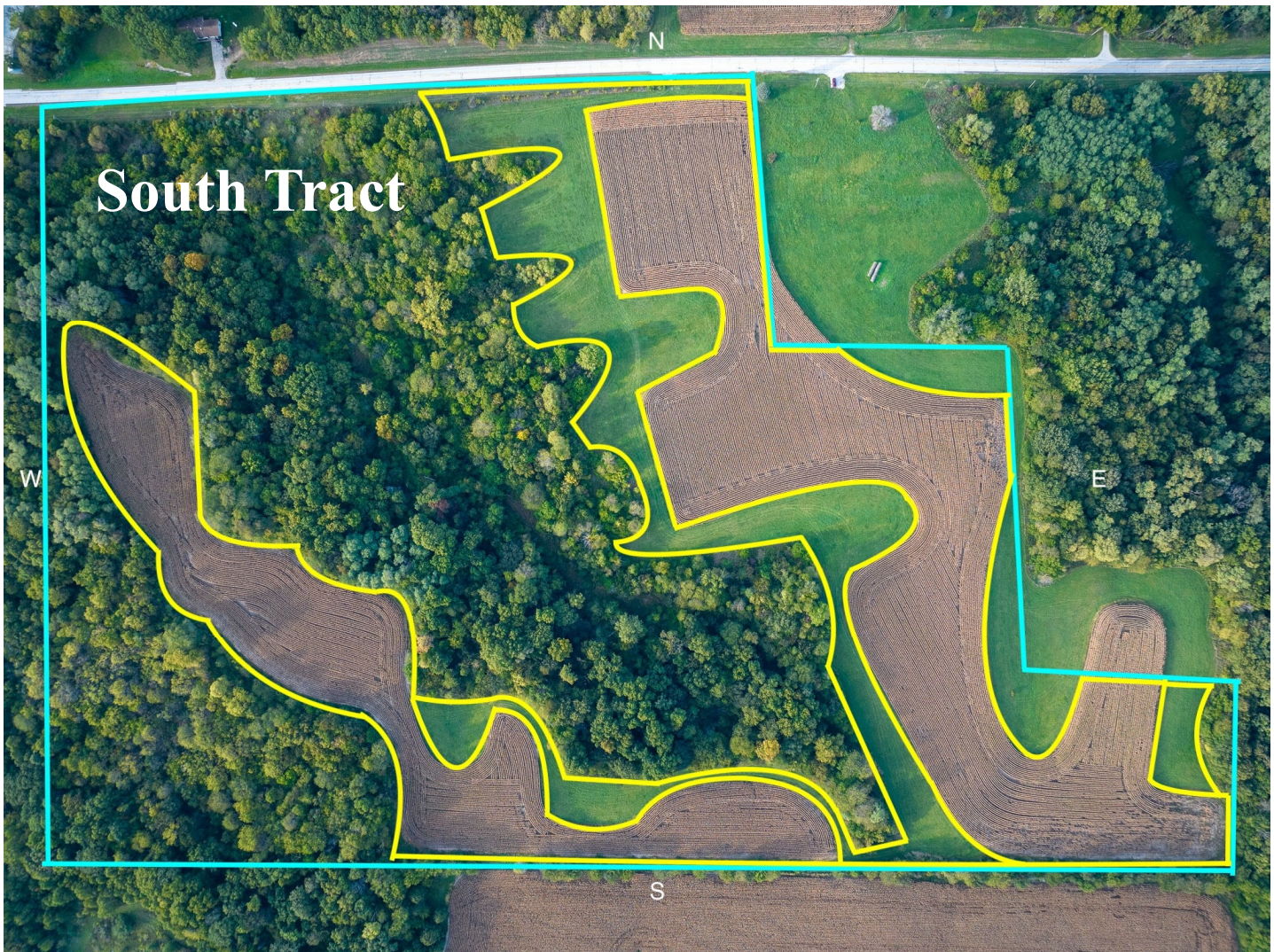
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ILLINOIS
 ROCK ISLAND
 Form: FSA-156EZ



FARM : 4281
 Prepared : 9/18/23 11:36 AM CST
 Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DONALD D MCLAUGHLIN
CRP Contract Number(s) : None
Recon ID : 17-161-2008-53
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
102.86	43.34	43.34	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	43.34	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, SOYBN	WHEAT, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.00	0.00	55	
Oats	1.30	0.00	55	
Corn	22.80	0.00	120	
Soybeans	18.10	0.00	38	0
TOTAL	43.20	0.00		

NOTES

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Tract Number : 3325

Description : R 12 Sec 5 Rural Twp
FSA Physical Location : ILLINOIS/ROCK ISLAND
ANSI Physical Location : ILLINOIS/ROCK ISLAND
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 : FERN WADSWORTH
Other Producers : None
Recon ID : 17-161-2008-50

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
102.86	43.34	43.34	0.00	0.00	0.00	0.00	0.0

ILLINOIS
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FARM : 4281
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Tract 3325 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	43.34	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.00	0.00	55
Oats	1.30	0.00	55
Corn	22.80	0.00	120
Soybeans	18.10	0.00	38
TOTAL	43.20	0.00	

NOTES

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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 or before 30 days after auction.
LEASE	Lease has been terminated for 2024 crop year.
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.
EVIDENCE OF TITLE	Seller will provide merchantable title in the form of a title insurance commitment and a Trustee's 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	Seller is not providing a survey. It is being sold based on tax assessor's records.
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