



ONLINE AUCTION

61.29 M/L ACRE FULTON COUNTY FARM FOR SALE
- December 1, 2023 - 11 AM -

Virtual Online Only: register at www.leezerfarmland.com

Total Acres	61.29
FSA Tillable	24.30
Timber of Acres (approx.)	37
PI	118
Plat Book	Pt of E 1/2 of SW 1/4 Section 25, 6N 1E Harris Twp, Fulton County, IL

Location: 2.5 miles east from Marietta, Illinois on Rt 95.
Right (South) on Seville Road.
Approximately 2 miles on left (east) side of road.

Note: Fabulous recreational tract with income from tillable.
There is also an approximate 1.5 acre lake on the property.
Location is great for hunting and fishing, and would make a nice building site.

John A Leezer, Designated Managing Broker; Jim Maloof/REALTOR®
Ben Leezer, Broker; Jim Maloof/REALTOR®

John@LeezerAgency.com
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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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- Survey:** No survey is being provided. It is being sold as 61.29 acres M/L based on tax assessor's records.
- Lease:** Farm lease is terminated following 2023 harvest.
- Terms of Sale:** Seller reserves the right to refuse any offer.
- Owner:** Judith Blakley
- Attorney:** John McCarthy (Canton, IL)

REAL ESTATE TAX INFORMATION	
Parcel ID	12-11-25-300-004
Acres	61.29
2022 Taxes	\$942.50
Taxes/Acre	\$15.38/acre

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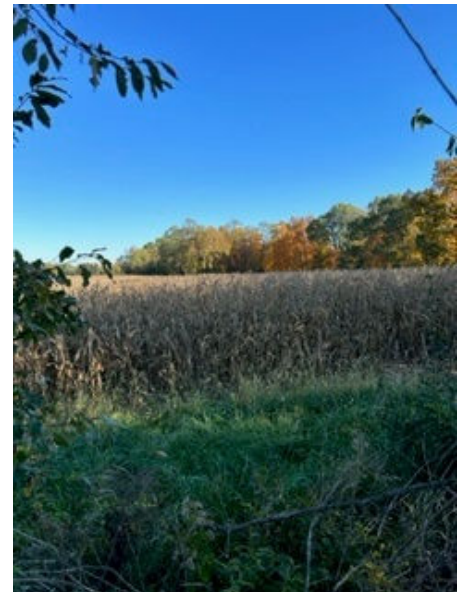
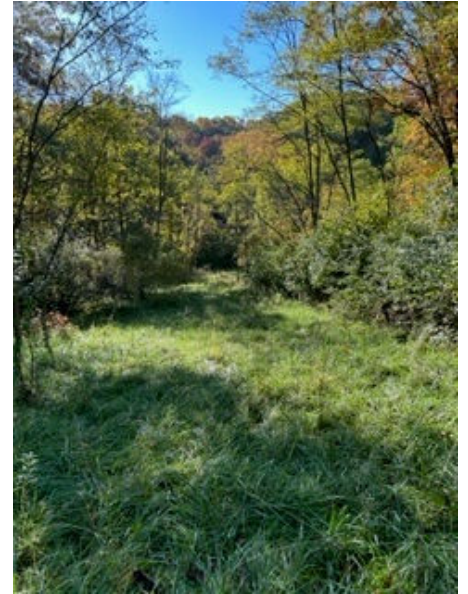
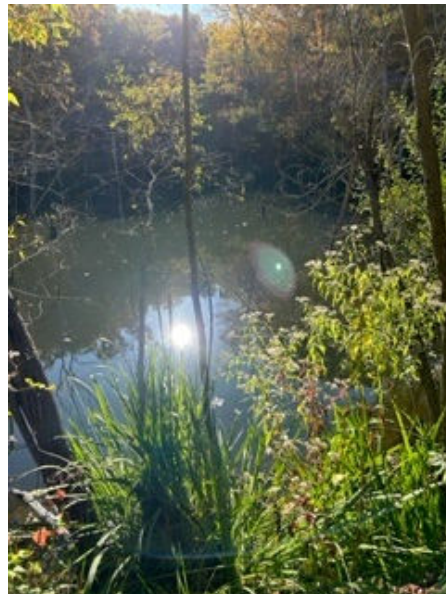
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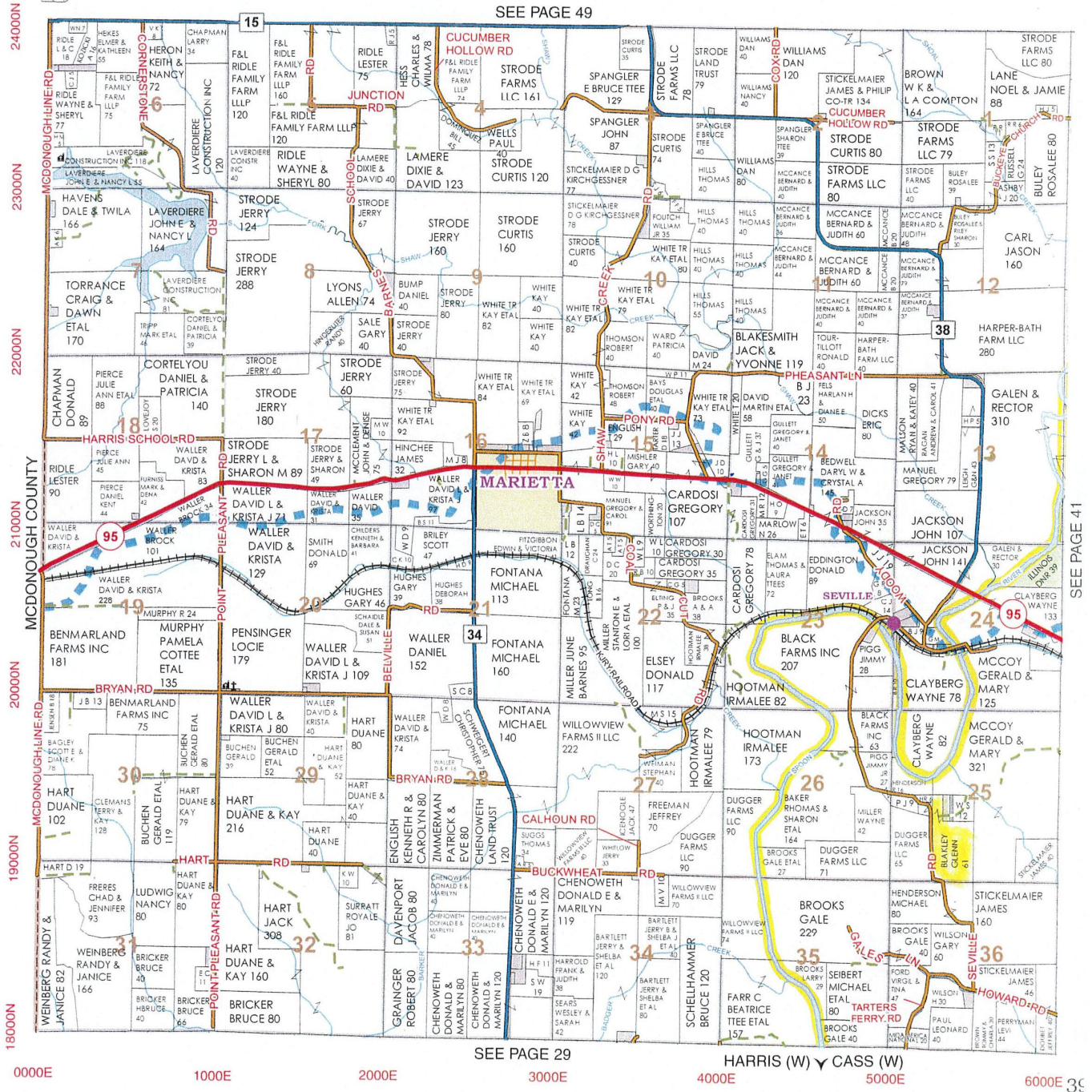
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Harris (W) & Cass (W)

Township 6N - Range 1E

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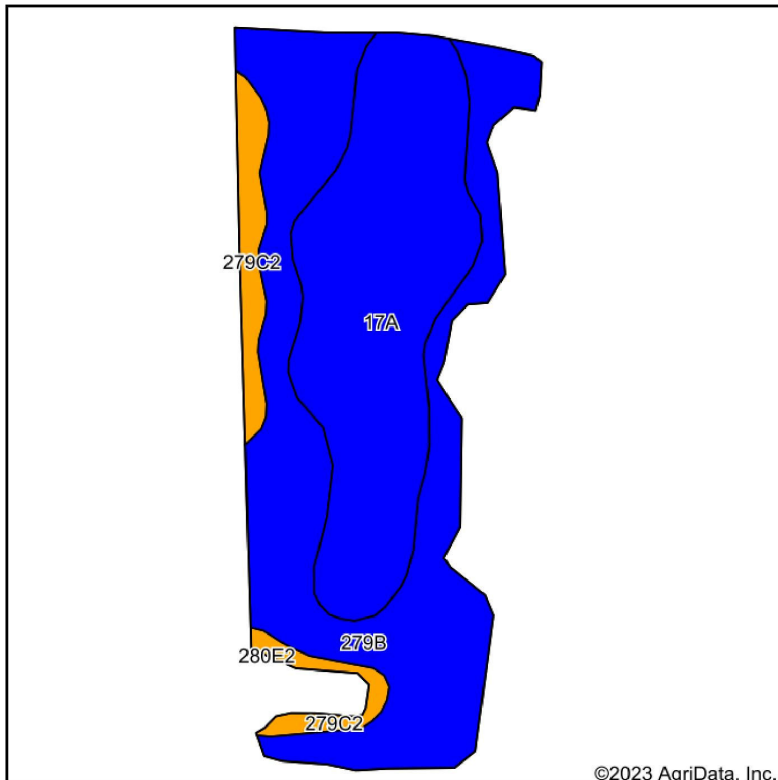
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Soils Map



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Soils data provided by USDA and NRCS.

Area Symbol: IL057, Soil Area Version: 18

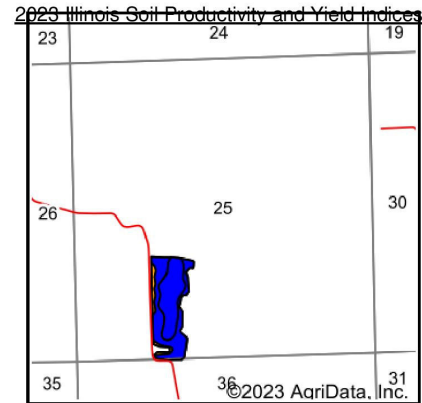
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	12.19	50.2%		**161	**50	**118
17A	Keomah silt loam, 0 to 2 percent slopes	10.22	42.1%		161	51	119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	1.86	7.7%		**153	**47	**112
Weighted Average					160.4	50.2	118

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices

** Base indexes from Bulletin 811 adjusted for slope and erosion according to the II Soils EFOTG

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



State: **Illinois**
 County: **Fulton**
 Location: **25-6N-1E**
 Township: **Cass**
 Acres: **24.27**
 Date: **10/24/2023**



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ILLINOIS
 FULTON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 6687
 Prepared : 10/25/23 11:50 AM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 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
54.49	24.30	24.30	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	24.30	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	6.07	0.00	58	
Corn	12.16	0.00	122	
Soybeans	6.07	0.00	39	0
TOTAL	24.30	0.00		

NOTES

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Tract Number : 730

Description : C9-6 /Sec 25 Harris
 FSA Physical Location : ILLINOIS/FULTON
 ANSI Physical Location : ILLINOIS/FULTON
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : JUDITH BLAKLEY
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.49	24.30	24.30	0.00	0.00	0.00	0.00	0.0

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Tract 730 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	24.30	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	6.07	0.00	58
Corn	12.16	0.00	122
Soybeans	6.07	0.00	39

TOTAL **24.30** **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 January 5, 2024.
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 Warranty Deed (or equivalent).
REAL ESTATE TAXES	SELLER will give a credit to BUYER for 100% of 2023 taxes.
SURVEY	No survey is being provided. It is being sold as 61.29 Acres M/L, based on tax assessor's records.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
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