



ONLINE AUCTION

58.277 M/L ACRE PEORIA COUNTY FARM FOR SALE
- December 19, 2023 - 9 AM -
Virtual Online Only: register at www.leezerfarmland.com

ACREAGE INFORMATION

Total Acres	58.277
FSA Tillable (approx.)	52
PI	123.2
Pt of N 1/2 of SE 1/4 , Section 24, 10N 7E Radnor Twp, Peoria County, IL	

REAL ESTATE TAX INFORMATION

Parcel ID	08-24-400-001
Acres	78.81
2022 Taxes	\$1,899.22
Taxes/Acre	\$24.09/acre

The tax shown represents 78.81 acres. This is being split out.

- Location:** Located on Cline Rd, Peoria, just south of Cedar Hills Drive. Located on west side of road about 1/2 mile down.
- Survey:** Seller is providing a survey.
- Lease:** The lease has been cancelled for 2024 crop season.
- Notes:** This is part of a tract that was for auction on July 2023. The owner has surveyed out 20 acres of the less desirable land to make it more attractive for farming. Buyer will need to install a new culvert.
- Owner:** Copper Creek Holdings, LLC, and Armstrong Buildings of Peoria, Inc

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

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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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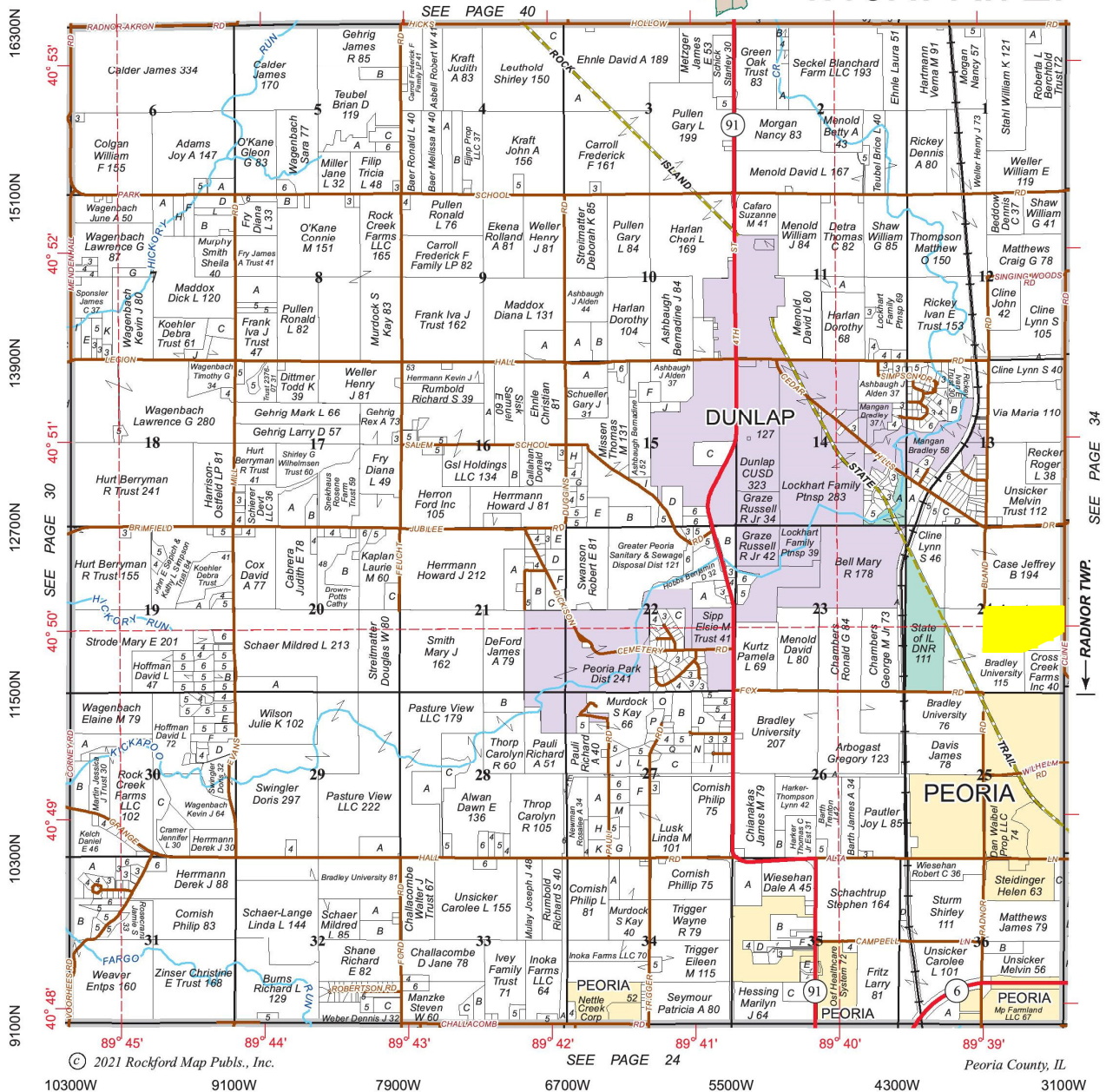


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RADNOR
NORTHWEST
PART

T.10N.-R.7E.

Refer to page 54 for keyed parcels



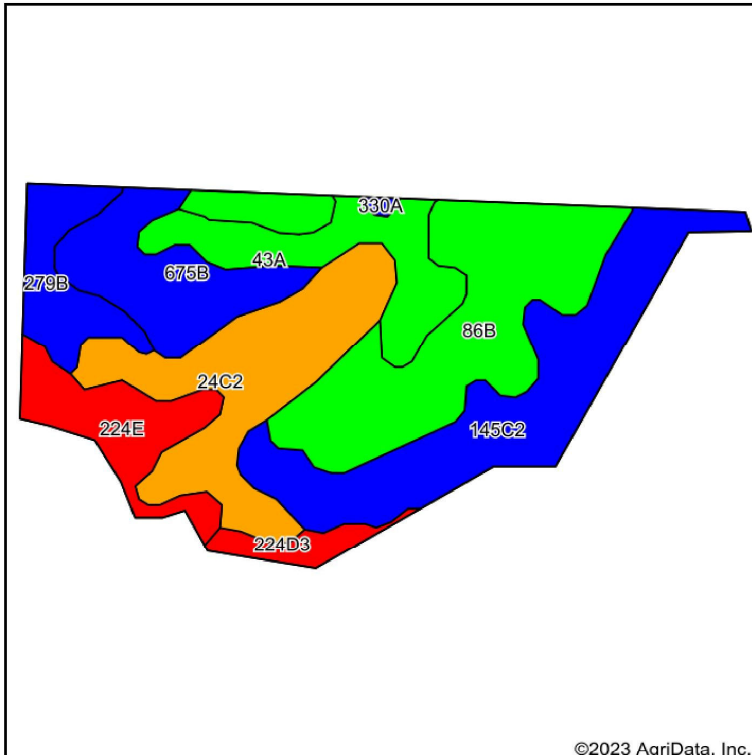
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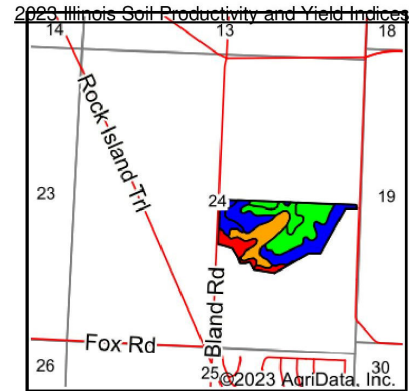
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Peoria**
 Location: **24-10N-7E**
 Township: **Radnor**
 Acres: **51.81**
 Date: **11/7/2023**



Maps Provided By:



Area Symbol: IL143, 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
**86B	Osco silt loam, 2 to 5 percent slopes	12.62	24.4%	Green	**187	**59	**138
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	10.70	20.7%	Blue	**166	**53	**123
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	9.23	17.8%	Orange	**155	**49	**113
**675B	Greenbush silt loam, 2 to 5 percent slopes	5.45	10.5%	Blue	**180	**57	**131
43A	Ipava silt loam, 0 to 2 percent slopes	5.05	9.7%	Green	191	62	142
**224E	Strawn silt loam, 18 to 25 percent slopes	4.18	8.1%	Red	**113	**38	**85
**279B	Rozetta silt loam, 2 to 5 percent slopes	3.24	6.3%	Blue	**161	**50	**118
**224D3	Strawn silty clay loam, 10 to 18 percent slopes, severely eroded	1.20	2.3%	Red	**109	**37	**82
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.14	0.3%	Blue	**164	**55	**123
Weighted Average					167.2	53.3	123.2

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

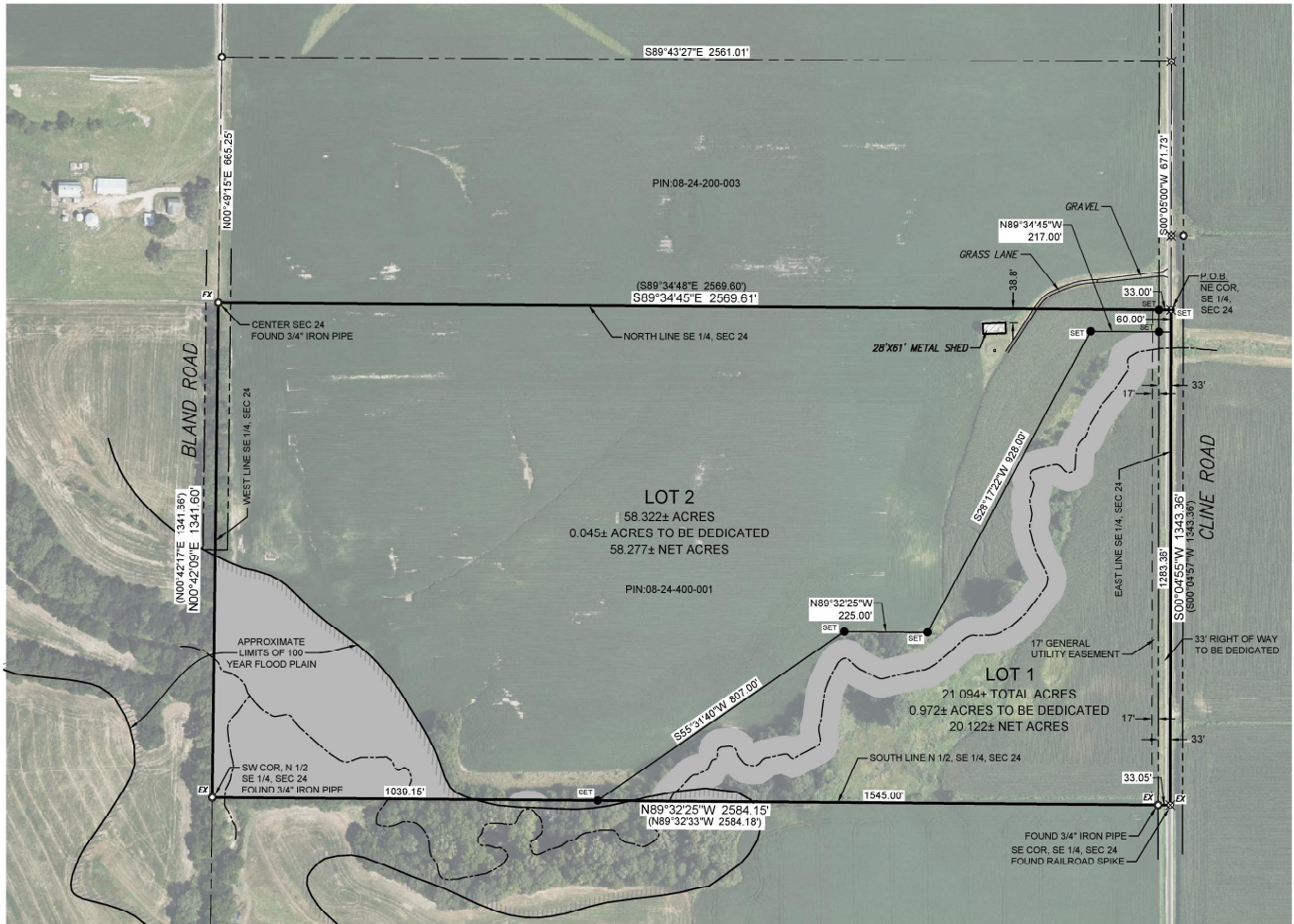
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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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 19, 2024.
LEASE	Lease has been cancelled for 2024 crop season.
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.
EVIDENCE OF TITLE	Seller will provide merchantable title in the form of a title insurance commitment and a Warranty Deed (or equivalent).
REAL ESTATE	SELLER will credit BUYER for 100% of 2023 taxes at closing.
SURVEY	Owner is providing a survey.
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	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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