



ONLINE AUCTION

**116.49 M/L ACRE HENRY COUNTY FARM FOR SALE
To Be Sold in 2 Tracts**

- November 30, 2023 - 9 AM -

Virtual Online Only: register at www.leezerfarmland.com

- Location:** Located approximately 2 miles west of Kewanee, at corner of 2270E and 750N.
- Note:** Home and building site are not included in the sale.
- Survey:** Seller will provide survey on West Tract only.
- Lease:** 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:** Wilsey Brothers, LLC
- Attorney:** Mike Massie (Galva, IL)

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

Ben Leezer, Broker; JimMaloof/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 30, 2023 - 9am

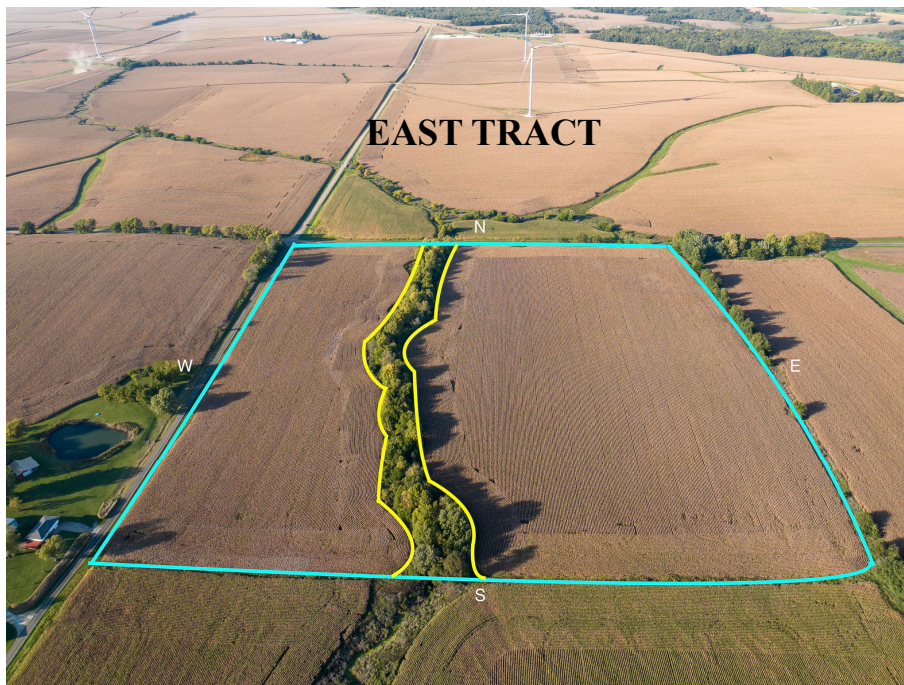
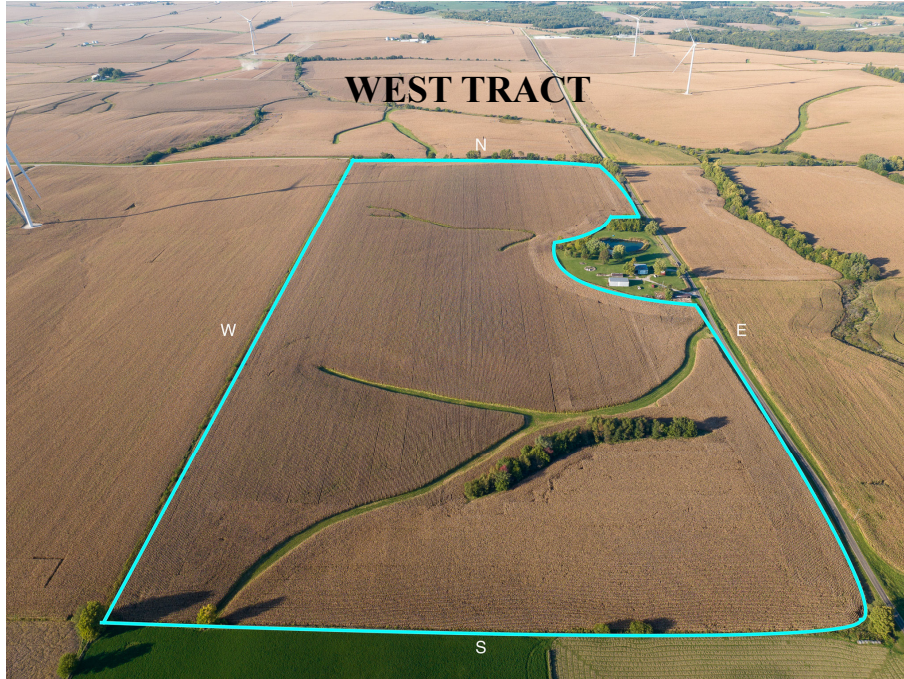
	WEST TRACT	EAST TRACT
Total Acres	76.49	40
FSA Tillable	74.05	36.87
PI	119.7	128.1
Plat Book	Pt of W 1/2 of NE 1/4 Section 26, 15N 4E Burns Twp, Henry County, IL	NE 1/4 of the NE 1/4 Section 26, 15N 4E Burns Twp, Henry County, IL

REAL ESTATE TAX INFORMATION	
Parcel ID	19-26-400-001
Acres	120.0
2022 Taxes	\$4,156.18 *
Taxes/Acre	\$34.63/acre *
* Taxes shown include home and buildings. Estimated tax on land only is \$3,425 (\$29.97/acre).	

John A Leezer, Designated Managing Broker; JimMaloof/REALTOR®
Ben Leezer, Broker; JimMaloof/REALTOR®
 John@LeezerAgency.com Ben@LeezerAgency.com
 (309) 286-2221 www.LeezerFarmland.com



ONLINE AUCTION - November 30, 2023 - 9am



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

Ben Leezer, Broker; JimMaloof/REALTOR®

John@LeezerAgency.com

Ben@LeezerAgency.com

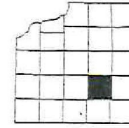
(309) 286-2221

www.LeezerFarmland.com

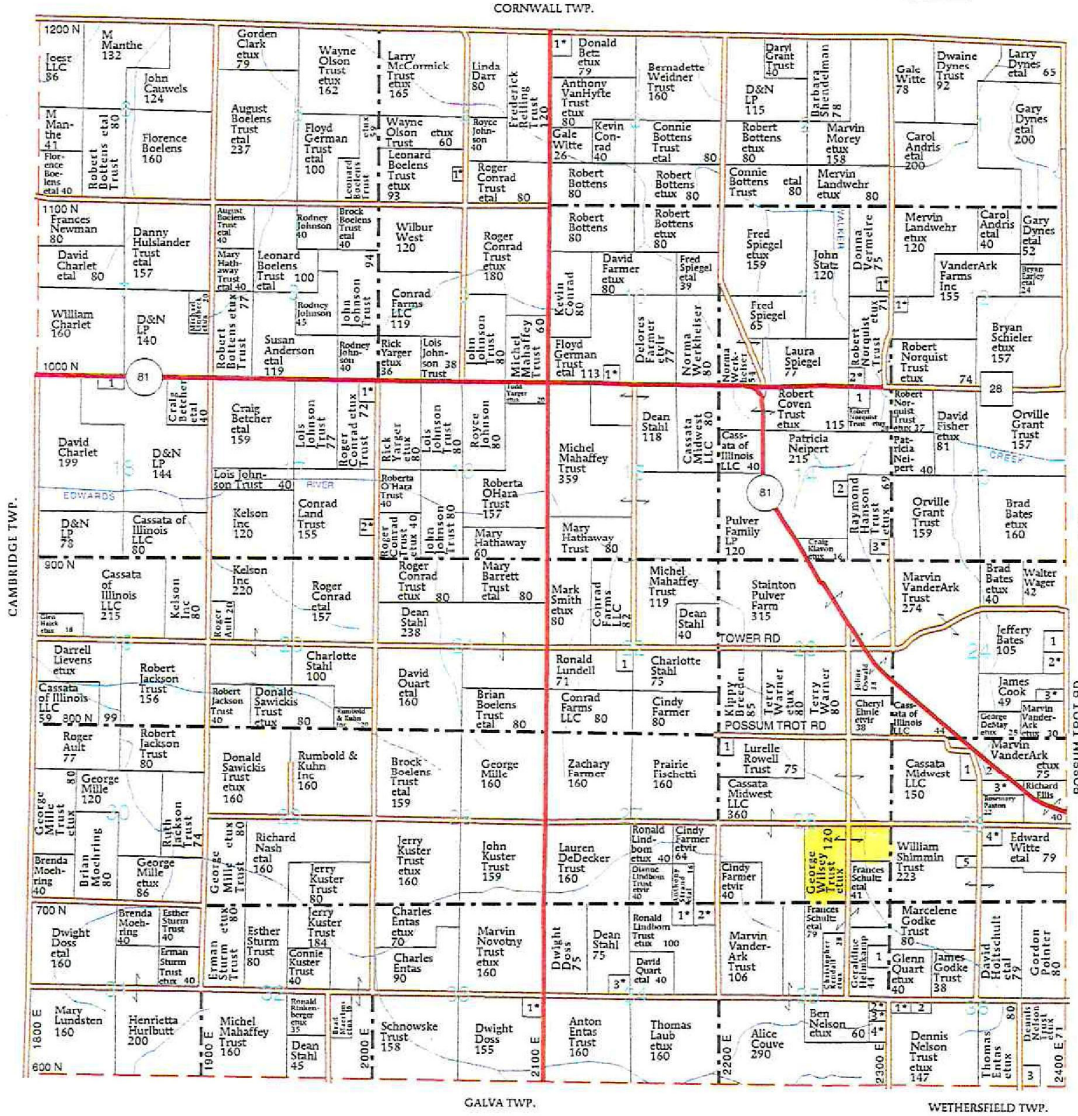
ONLINE AUCTION - November 30, 2023 - 9am

T-15-N

BURNS PLAT
(Landowners)



R-4-E



BURNS TOWNSHIP

SECTION 3

- 1. Witte, Curtis 10

SECTION 4

- 1. Wangelin, Matthew 7

SECTION 10

- 1. Bates, Roger 8

SECTION 11

- 1. VandeVoerde, Clayton 5
- 2. Thomas, James 5

SECTION 12

- 1. Tracy, Thomas 5

SECTION 14

- 1. Neipert, Patricia 10
- 2. Mallery, Pete 6
- 3. Nutt, Roger 11

SECTION 17

- 1. Johnson, Royce 7

SECTION 22

- 1. Conrad, Kevin 5
- 1. Everett Farms LP 7

SECTION 22

- 1. ANR Pipeline Co 9

SECTION 24

- 1. Hood, Pamela 10
- 2. Gutschlag, Kenneth 10
- 3. Addis, Bryan 7

SECTION 25

- 1. Burns Township 5
- 2. Martin Bros Excavating & Land IMP LLC 6
- 3. Paxton, Joseph 12

SECTION 26

- 4. Manthe, James 10
- 5. Jannie, Yvonne 7

SECTION 29

- 1. Farmer, Prairie 5

SECTION 33

- 1. Cowley, Michael 5

SECTION 34

- 1. Strand, Anthony 9
- 2. Farmer, Cindy 11
- 3. Dykeman, Joshua 5

SECTION 35

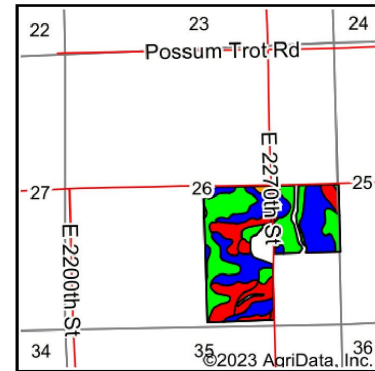
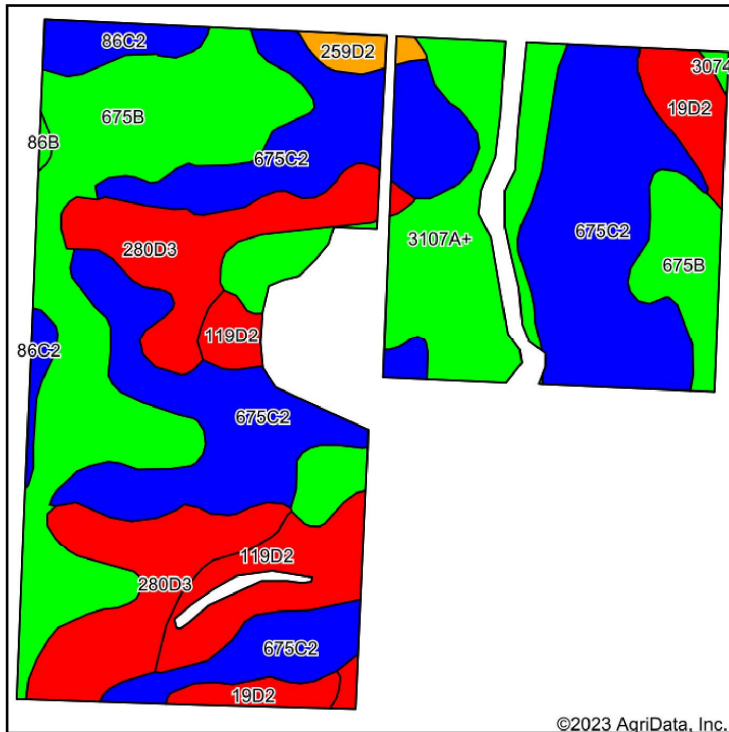
- 1. Helmkamp, Mark 10
- 2. Grier, James 5
- 3. Buchanan, Amron 5
- 4. Saigh Jr, Charles 10

SECTION 36

- 1. VanderOstye, Mark 5
- 2. Huff, Karen 5
- 3. Nelson, Dennis 9

ONLINE AUCTION - November 30, 2023 - 9am

Soils Map



State: **Illinois**
 County: **Henry**
 Location: **26-15N-4E**
 Township: **Burns**
 Acres: **110.68**
 Date: **8/17/2023**



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

© AgriData, Inc. 2023 www.AgriDataInc.com

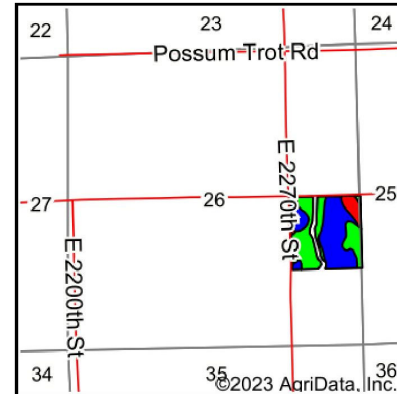
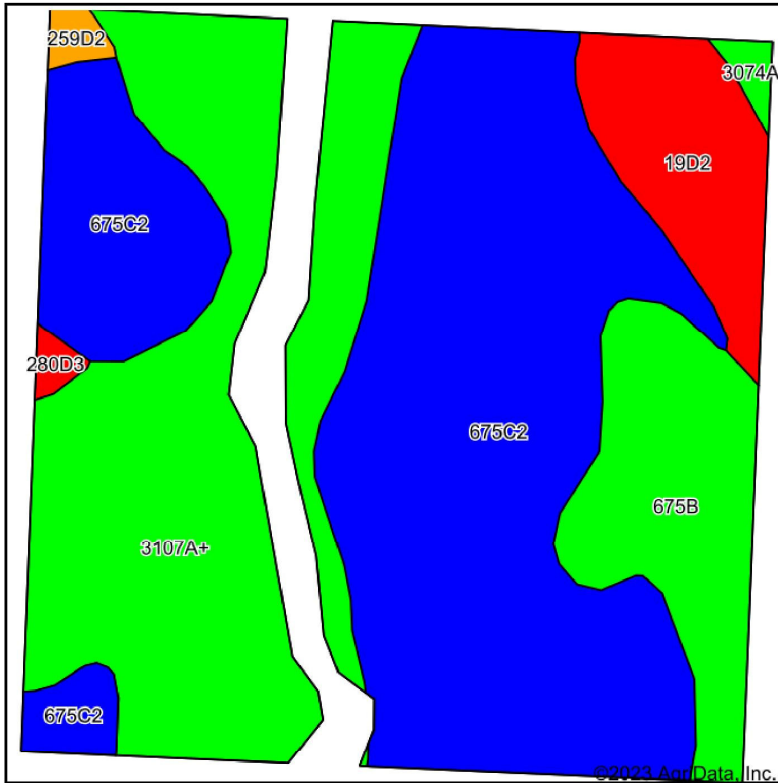
Area Symbol: IL073, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	39.29	35.5%	Blue	**171	**54	**125
**675B	Greenbush silt loam, 2 to 5 percent slopes	25.26	22.8%	Green	**182	**57	**133
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	15.51	14.0%	Red	**135	**43	**99
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	14.92	13.5%	Light Green	189	60	139
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	7.03	6.4%	Red	**134	**44	**100
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	4.17	3.8%	Red	**134	**44	**99
**86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	2.94	2.7%	Blue	**178	**56	**131
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	1.19	1.1%	Orange	**145	**46	**106
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.21	0.2%	Light Green	186	58	136
**86B	Oscos silt loam, 2 to 5 percent slopes	0.16	0.1%	Green	**189	**59	**140
Weighted Average					167.1	52.9	122.5

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 30, 2023 - 9am

East Tract

Soils Map



State: **Illinois**
 County: **Henry**
 Location: **26-15N-4E**
 Township: **Burns**
 Acres: **36.87**
 Date: **8/17/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 19

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	18.03	48.9%	Blue	**171	**54	**125
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	11.41	30.9%	Green	189	60	139
**675B	Greenbush silt loam, 2 to 5 percent slopes	4.09	11.1%	Light Green	**182	**57	**133
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	2.74	7.4%	Red	**134	**44	**99
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	0.22	0.6%	Orange	**145	**46	**106
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.21	0.6%	Light Green	186	58	136
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	0.17	0.5%	Red	**135	**43	**99
Weighted Average					174.8	55.4	128.1

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.

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

Ben Leezer, Broker; JimMaloof/REALTOR®

John@LeezerAgency.com

Ben@LeezerAgency.com

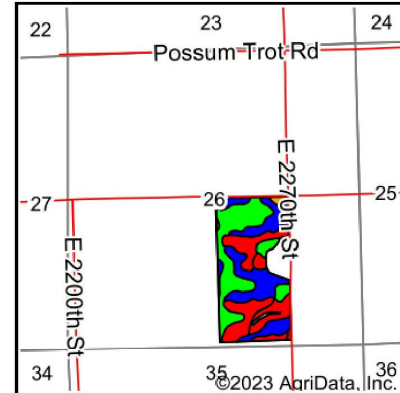
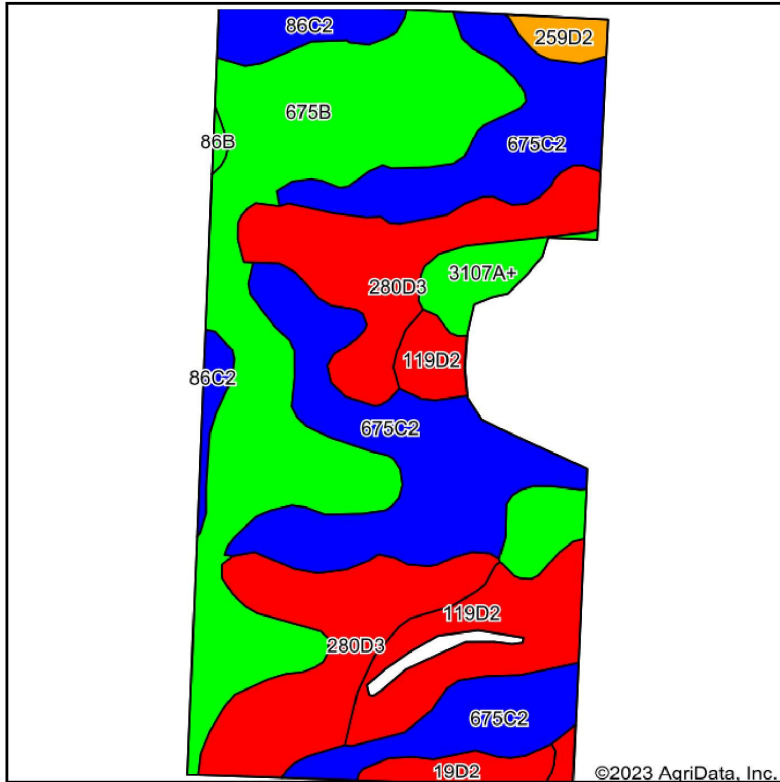
(309) 286-2221

www.LeezerFarmland.com

ONLINE AUCTION - November 30, 2023 - 9am

West Tract

Soils Map



State: **Illinois**
 County: **Henry**
 Location: **26-15N-4E**
 Township: **Burns**
 Acres: **73.81**
 Date: **8/17/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 19

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	21.27	28.8%	Blue	**171	**54	**125
**675B	Greenbush silt loam, 2 to 5 percent slopes	21.17	28.7%	Green	**182	**57	**133
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	15.34	20.8%	Red	**135	**43	**99
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	7.03	9.5%	Red	**134	**44	**100
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	3.51	4.8%	Green	189	60	139
**86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	2.94	4.0%	Blue	**178	**56	**131
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	1.43	1.9%	Red	**134	**44	**99
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	0.96	1.3%	Orange	**145	**46	**106
**86B	Oscos silt loam, 2 to 5 percent slopes	0.16	0.2%	Green	**189	**59	**140
Weighted Average					163.3	51.7	119.7

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.

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

Ben Leezer, Broker; JimMaloof/REALTOR®

John@LeezerAgency.com

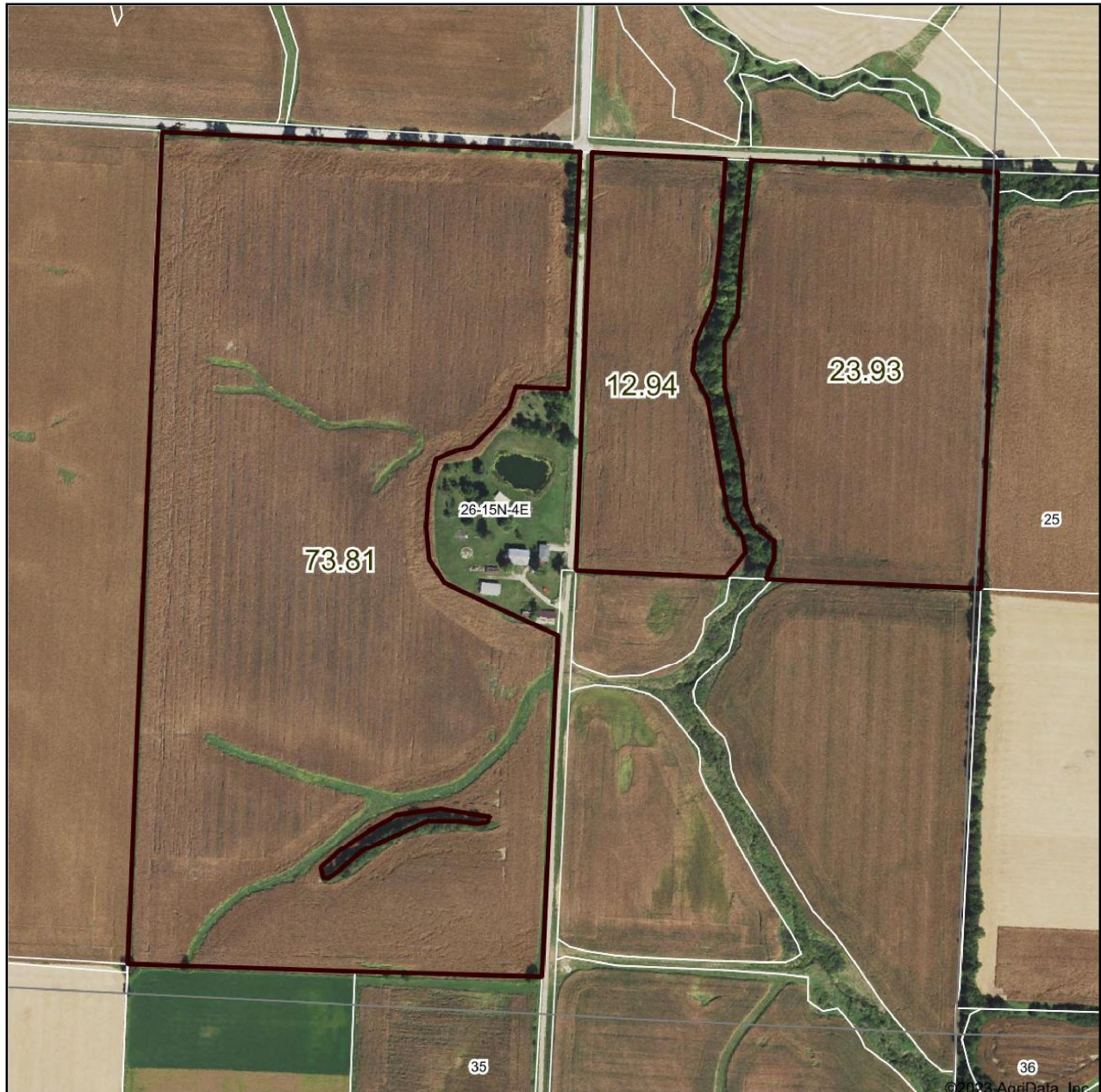
Ben@LeezerAgency.com

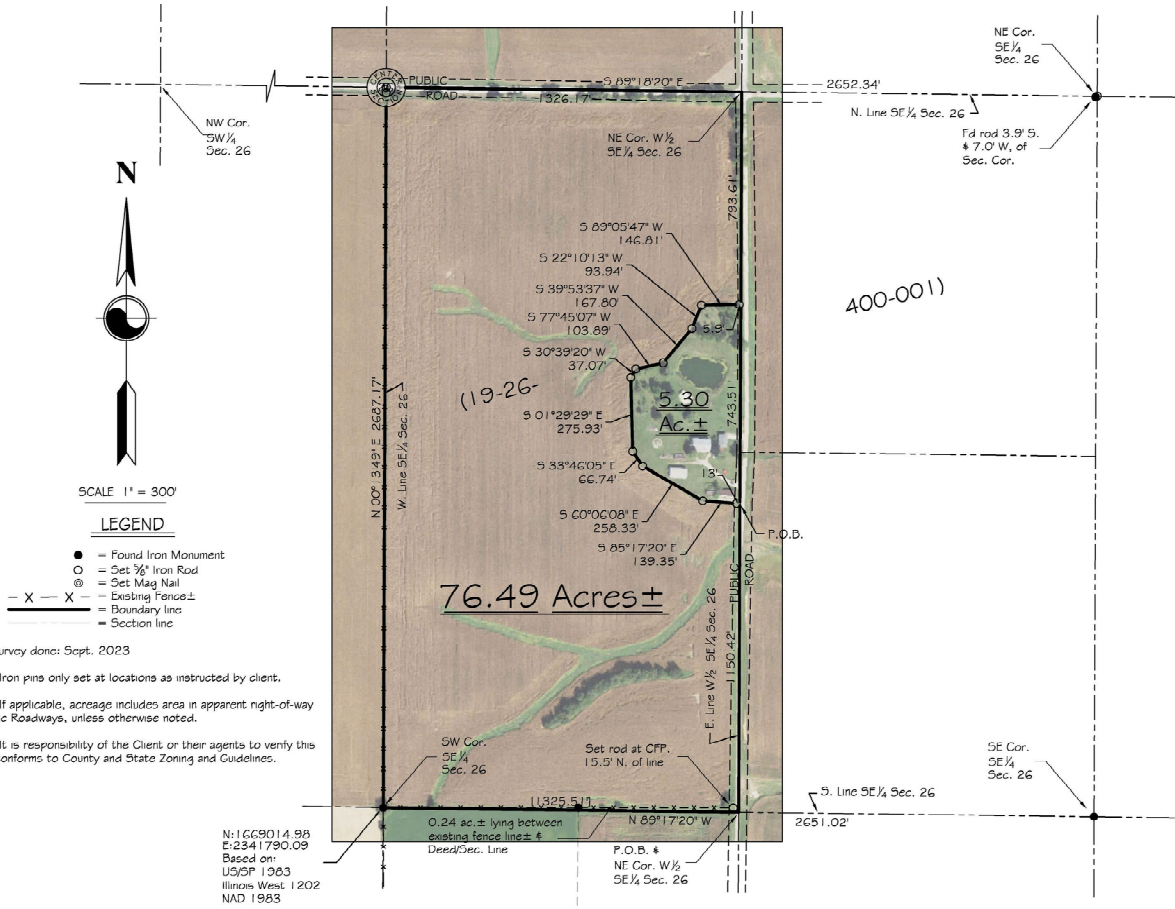
(309) 286-2221

www.LeezerFarmland.com

ONLINE AUCTION - November 30, 2023 - 9am

Aerial Map





DESCRIPTION FOR 76.49 ACRE TRACT

A part of the SE 1/4 of Section 26, T15N, R4E of the 4th P.M., Henry 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 Southwest Corner of the SE 1/4 of said Section 26; Thence N 00°13'49" E, along the West line of said SE 1/4, a distance of 2687.17 feet to the Northwest corner of said SE 1/4; Thence S 69°16'20" E, along the North line of said SE 1/4, a distance of 1326.17 feet to the Northeast corner of the W 1/2 of said SE 1/4; Thence S 00°14'40" W, along the East line of said W 1/2, a distance of 793.61 feet to a point 5.9 feet East of an iron rod; Thence S 69°05'47" W, a distance of 146.81 feet to an iron rod; Thence S 22°10'13" W, a distance of 93.94 feet to an iron rod; Thence S 39°53'37" W, a distance of 167.80 feet to an iron rod; Thence S 77°45'07" W, a distance of 103.89 feet to an iron rod; Thence S 30°39'20" W, a distance of 37.07 feet to an iron rod; Thence S 01°29'29" E, a distance of 275.93 feet to an iron rod; Thence S 33°46'05" E, a distance of 66.74 feet to an iron rod; Thence S 60°06'08" E, a distance of 258.33 feet to an iron rod; Thence S 85°17'20" E, a distance of 139.35 feet to the East line of said W 1/2; Thence S 00°14'40" W, along said East line, a distance of 1150.42 feet to the Southeast corner of the W 1/2 of said SE 1/4; Thence N 69°17'20" W, along the South line of said SE 1/4, a distance of 1325.51 feet to the Place of Beginning and containing 76.49 acres, more or less. Subject to the rights-of-way of the Public Roads along the North and East sides of the above described tract and also subject to all easements of record.

DESCRIPTION FOR 5.30 ACRE TRACT

A part of the SE 1/4 of Section 26, T15N, R4E of the 4th P.M., Henry 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 Southwest Corner of the SE 1/4 of said Section 26; Thence S 09°17'20" E, along the South line of said SE 1/4, a distance of 1325.51 feet to the Southeast corner of the W 1/2 of said SE 1/4; Thence N 00°14'40" E, along the East line of said W 1/2, a distance of 1150.42 feet to a point 1.5 feet East of an iron rod and the Place of Beginning for the tract to be described; Thence N 85°17'20" W, a distance of 139.35 feet to an iron rod; Thence N 60°06'08" E, a distance of 258.33 feet to an iron rod; Thence N 33°46'05" W, a distance of 66.74 feet to an iron rod; Thence N 01°29'29" E, a distance of 275.93 feet to an iron rod; Thence N 30°39'20" E, a distance of 37.07 feet to an iron rod; Thence N 77°45'07" E, a distance of 103.89 feet to an iron rod; Thence N 39°53'37" E, a distance of 167.80 feet to an iron rod; Thence N 22°10'13" E, a distance of 93.94 feet to an iron rod; Thence N 69°05'47" E, a distance of 146.81 feet to the East line of said W 1/2; Thence S 00°14'40" W, along said East line, a distance of 743.51 feet to the Place of Beginning and containing 5.30 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.

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 SE 1/4 of Section 26, T15N, R4E of the 4th P.M., Henry 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 service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot 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 765ILCS-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-way, 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 20th day of September, 2023.

Wallace Land Surveying Co., Ltd
PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184.005454-0006
Office: 309-266-7333
E-mail: wallacecnsr@gmail.com

CLIENT: Leazer Agency
Re: Wisley Trust
DATE: 9-20-23
JOB: 23188-001

Prepared for:
Leazer Agency
John Leazer
127 W. Main St.
P.O. Box 129
Toulon, IL, 61483
Re: Wisley Trust

WALLACE LAND SURVEYING CO., Ltd
Professional Design Firm - #184.005454-0006
Toulon - Illinois

By: _____
Kevin Wallace #2614
Illinois Professional Land Surveyor
Expires: 11/30/24

ILLINOIS
HENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 432
Prepared : 8/10/23 1:14 PM CST
Crop Year : 2023

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
121.08	110.92	110.92	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	110.92	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	2.60	0.00	68	
Corn	103.10	0.00	162	
Soybeans	0.10	0.00	48	0
TOTAL	105.80	0.00		

NOTES

--

Tract Number : 2589

Description : M13 SEC 26 BURNS
FSA Physical Location : ILLINOIS/HENRY
ANSI Physical Location : ILLINOIS/HENRY
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
121.08	110.92	110.92	0.00	0.00	0.00	0.00	0.0

ONLINE AUCTION - November 30, 2023 - 9am

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 15, 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 to pay 100% of 2022 taxes prior to closing. Seller will credit buyer for 100% of 2023 taxes at closing.
SURVEY	Survey will be provided on West Tract only.
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