



ONLINE AUCTION

38.62 M/L ACRE PEORIA COUNTY FARM FOR SALE
- March 7, 2024 - 9 AM -
Virtual Online Only: register at www.leezerfarmland.com

ACREAGE INFORMATION

Total Acres	38.62
FSA Tillable (approx.)	38.21
PI	130.6
E 1/2 of W 1/2 of SE 1/4 , Section 2, 8N 5E Trivoli Twp, Peoria County, IL	

REAL ESTATE TAX INFORMATION

Parcel ID	15-02-402-007
Acres	38.62
2022 Taxes	\$1,509.42
Taxes/Acre	\$39.08/acre

- Location:** Located in Trivoli, IL, on the north side of IL Rt 116.
- Survey:** Seller is not providing a survey. It is being sold as 38.62 acres more or less based on tax assessor records.
- Lease:** The lease is open for the 2024 farming season.
- Notes:** The house is not included in the acreage.
- Owner:** Heirs of Robert Wilson
- Attorney:** Ashlee Harmon Stabler, Whitney & Potts Ltd (Elmwood, IL)

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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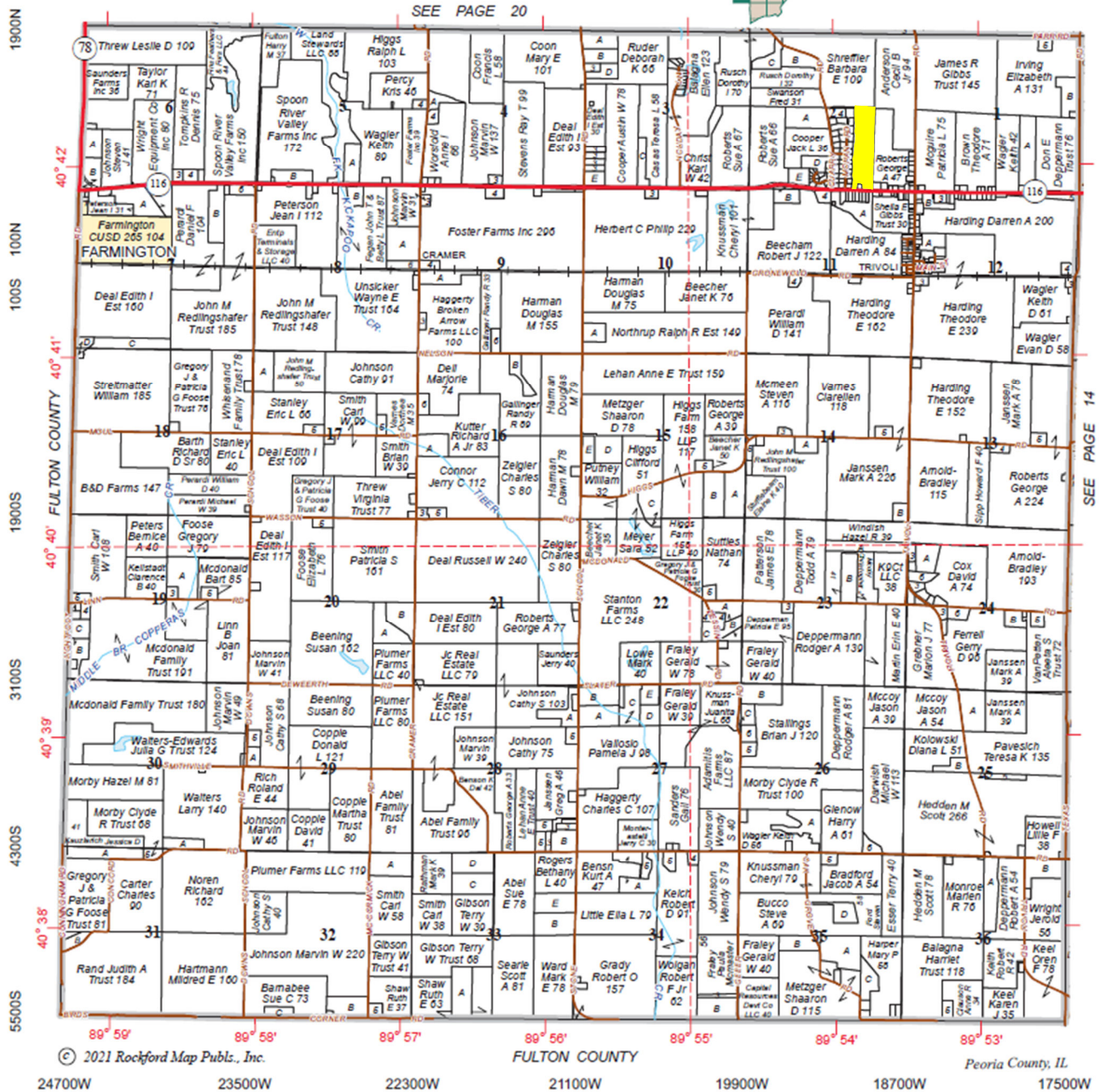
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TRIVOLI

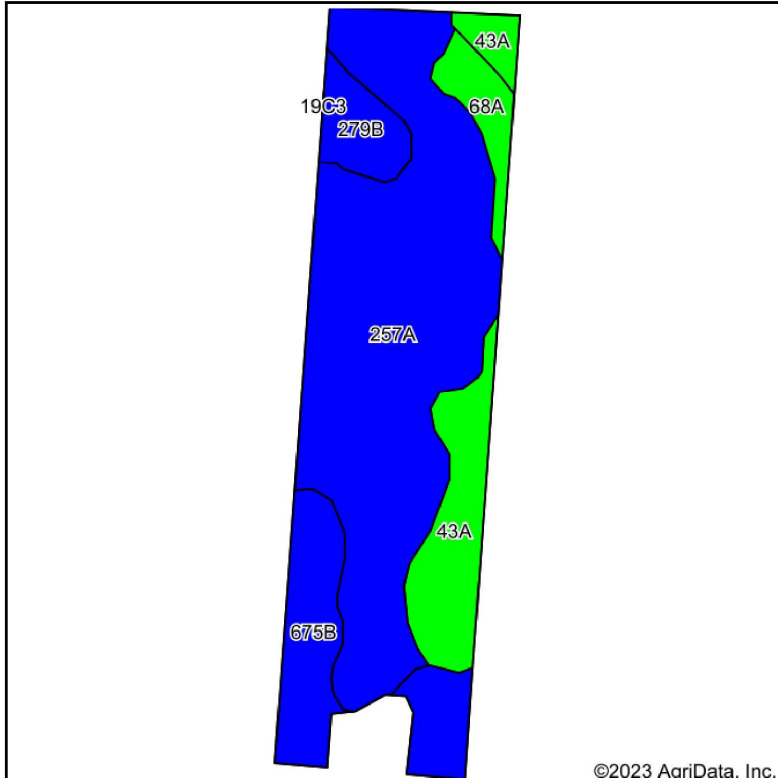
Refer to page 50 for keyed parcels
T.8N.-R.5E.



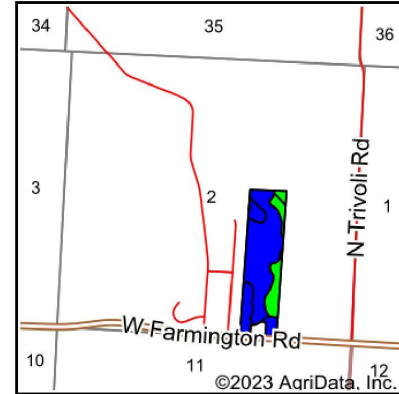
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Peoria**
 Location: **2-8N-5E**
 Township: **Trivoli**
 Acres: **38.17**
 Date: **12/30/2023**



Area Symbol: IL143, Soil Area Version: 18




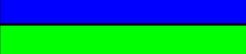

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
257A	Clarksdale silt loam, 0 to 2 percent slopes	23.24	60.9%		174	56	128
**675B	Greenbush silt loam, 2 to 5 percent slopes	5.74	15.0%		**180	**57	**131
43A	Ipava silt loam, 0 to 2 percent slopes	5.36	14.0%		191	62	142
**279B	Rozetta silt loam, 2 to 5 percent slopes	2.05	5.4%		**161	**50	**118
**68A	Sable silty clay loam, 0 to 2 percent slopes	1.78	4.7%		**192	**63	**143
Weighted Average					177.4	57	130.6

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: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

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United States
Department of
Agriculture

Peoria County, Illinois



Common Land Unit	Tract Boundary
 Non-Cropland	
 Cropland	

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Shares _____

All Crops NI All Crops Grain Unless Noted

Tract Cropland Total: 38.21 acres

2023 Program Year

Map Created April 06, 2023

Farm 2038

Tract 2160

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).



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ILLINOIS
PEORIA
Form: FSA-156EZ



FARM : 2038
Prepared : 1/29/24 11:01 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : PEORIA IL
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
39.65	38.21	38.21	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	38.21	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	38.00	0.00	183	0
Soybeans	0.20	0.00	42	0
TOTAL	38.20	0.00		

NOTES

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Tract Number : 2160

Description : D-10-1 1A Sec 2 Trivoli Twp
FSA Physical Location : ILLINOIS/PEORIA
ANSI Physical Location : ILLINOIS/PEORIA
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROBERT P WILSON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.65	38.21	38.21	0.00	0.00	0.00	0.00	0.0



ILLINOIS
PEORIA
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2038
Prepared : 1/29/24 11:01 AM CST
Crop Year : 2024

Tract 2160 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.21	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.00	0.00	183
Soybeans	0.20	0.00	42
TOTAL	38.20	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 April 8, 2024.
LEASE	Lease is open 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 not providing a survey. It is being sold as 38.62 acres more or less based on tax assessor 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	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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