



FOR SALE

24 ACRE STARK COUNTY FARM/RECREATIONAL LAND

www.leezerfarmland.com

ACREAGE INFORMATION

| | |
|------------------|-------|
| Total Acres | 24 |
| FSA Tillable | 15.86 |
| Timber/Pasture | 8 |
| PI (on tillable) | 129.8 |

Part of SW 1/4 of SE 1/4 , Section 30, 13N 6E
Toulon Twp, Stark County, IL

REAL ESTATE TAX INFORMATION

| | |
|------------|---------------|
| Parcel ID | 04-30-400-002 |
| Acres | 24 |
| 2022 Taxes | \$780.58 |
| Taxes/Acre | \$32.52/acre |

- Location:** 1 mile south of Toulon at the NE corner of 650E and 700N.
- Survey:** Seller is not providing a survey. It is being sold as 24 acres more or less based on tax assessor records.
- Notes:** Great little acreage with lots of potential. It would be a wonderful building site with tillable income, and hunting and recreational potential. Horses or livestock hobby farm. Farm is operated by seller. Possession of crop land and 2024 rent is negotiable. There is a small notch out of the SE corner.
- Owner:** Kyle & Shea Cantwell

LISTING PRICE: \$226,800 (\$9,450/acre)

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

Ben Leezer, Broker; Jim Maloof/REALTOR®

John@LeezerAgency.com
(309) 286-2221

Ben@LeezerAgency.com
(309) 338-1270

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.



FOR SALE



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Ben Leezer, Broker; Jim Maloof/REALTOR®

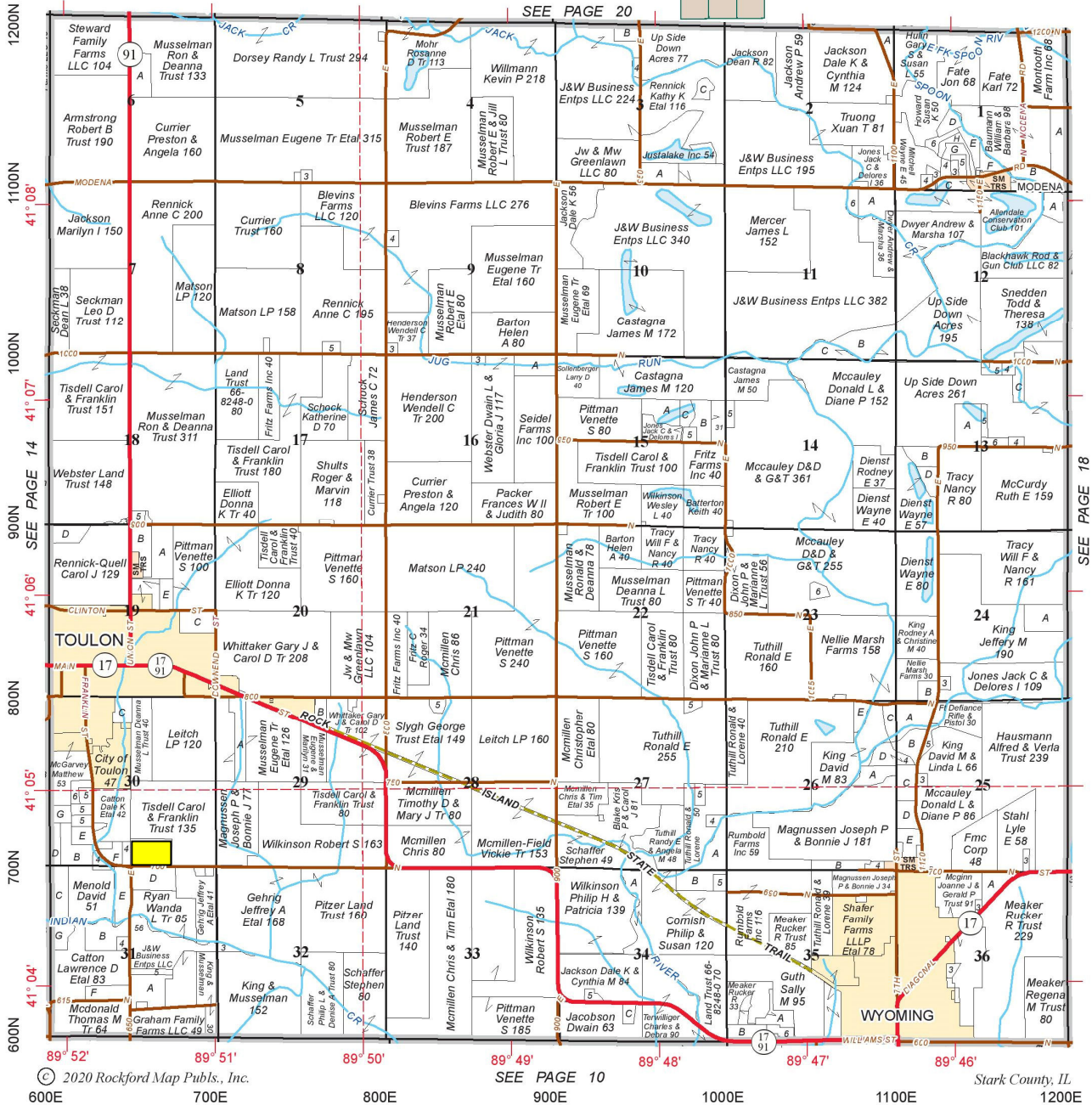
John@LeezerAgency.com
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FOR SALE

TOULON

Refer to page 27 for keyed parcels
T.13N.-R.6E.



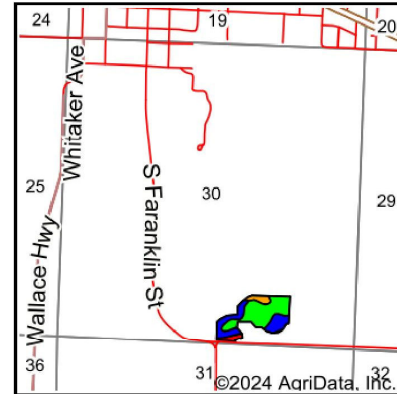
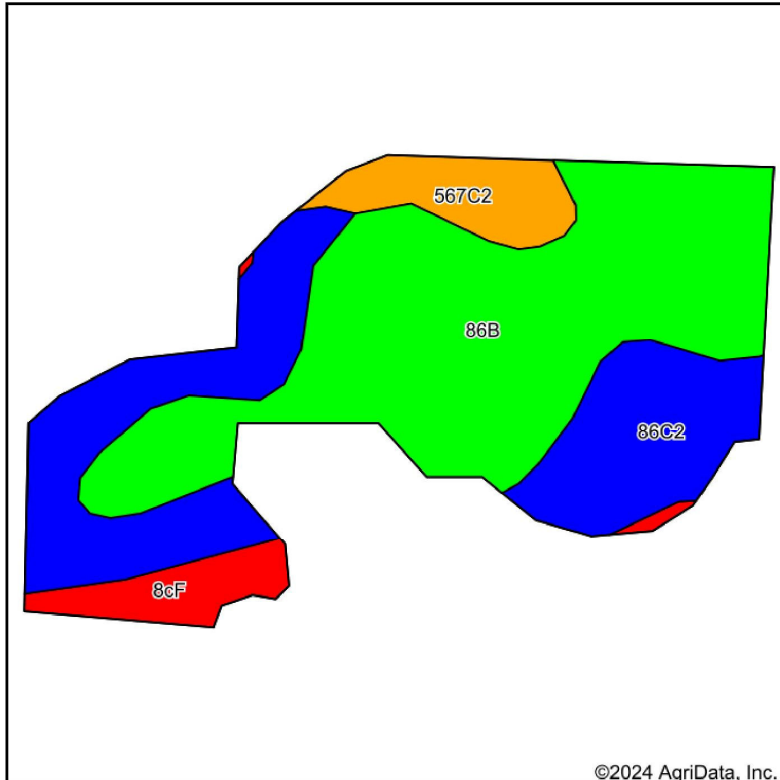
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FOR SALE

Soils Map



State: **Illinois**
 County: **Stark**
 Location: **30-13N-6E**
 Township: **Toulon**
 Acres: **15.13**
 Date: **4/2/2024**

Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 16





| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|---|------------|---------------|--|-------------------|
| **86B | Osco silt loam, 2 to 5 percent slopes | 7.94 | 52.5% |  | **187 | **59 | **138 | 78 |
| **86C2 | Osco silt loam, 5 to 10 percent slopes, eroded | 5.18 | 34.2% |  | **178 | **56 | **131 | 65 |
| **567C2 | Elkhart silt loam, 5 to 10 percent slopes, eroded | 1.11 | 7.3% |  | **159 | **50 | **116 | 71 |
| **8cF | Hickory silt loam, cool mesic, 18 to 35 percent slopes | 0.90 | 5.9% |  | **89 | **30 | **68 | 13 |
| Weighted Average | | | | | 176 | 55.6 | 129.8 | *n 69.2 |

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

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

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FOR SALE







United States
Department of
Agriculture





Stark County, Illinois



Legend

-  Tract Boundary
-  Non-Cropland
-  Cropland
-  CRP

Wetland Determination Identifiers

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

2024 Program Year

Map Created March 25, 2024

Farm 4521
Tract 4274

Tract Cropland Total: 19.25 acres

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).



ILLINOIS
STARK

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4521

Prepared : 4/2/24 8:26 AM CST

Crop Year : 2024

Operator Name : KYLE MARTIN CANTWELL
CRP Contract Number(s) : None
Recon ID : 17-175-2016-59
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 25.28 | 19.25 | 19.25 | 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 | 19.25 | 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 | 1.92 | 0.00 | 47 | |
| Corn | 8.19 | 0.00 | 178 | |
| Soybeans | 0.91 | 0.00 | 46 | 0 |
| TOTAL | 11.02 | 0.00 | | |

NOTES

| |
|--|
| |
|--|

Tract Number : 4274

Description : Section 30 Toulon
FSA Physical Location : ILLINOIS/STARK
ANSI Physical Location : ILLINOIS/STARK
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KYLE MARTIN CANTWELL, SHEA ELIZABETH CANTWELL
Other Producers : None
Recon ID : 17-175-2016-58

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 25.28 | 19.25 | 19.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |



ILLINOIS
STARK
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM : 4521
Prepared : 4/2/24 8:26 AM CST
Crop Year : 2024

Tract 4274 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 19.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

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NOTES

| |
|--|
| |
|--|

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

GREATAMERICAN
 INSURANCE COMPANY
 Crop Insurance Division
 National Accounts
 301 East Fourth Street
 GAT-265
 Cincinnati, OH 45202-3803

Policy Number: 2024-IL-084-1070554
 KYLE CANTWELL
 Agency: 275759 COMPEER FINANCIAL - EDWARDS / EDWARDS, IL

KYLE CANTWELL
 10 BLACK HAWK BLVD.
 TOULON, IL 61483

Person Type: Spousal/Married
 ID#: ██████████ Type: SSN
 Indicate State where articles are filed:
 Spouse's Name: ██████████
 Spouse's ID#: ██████████
 Change: Name ID#

4 | Unit 0001-0001-BU - Stark County Soybeans Plan: RP(02)/80%
 Practice/Type: NFAC-NIRR/NTS
 CC Opts: TAYAYC Acres: 0.00
 Map Area:
 Note:
 Unit Str: Selected: BU Applied:

30-13N-6E / 31-13N-6E
 Section/Township/Range/Other Land ID
 3760-464-1 / 4168-3996-22 / 4521-4274-2 / 4568-4316-5
 FSN: 3760.4168.4521.4568

Share: 1.0000
 T-Yield Map Area:
 Insurability³:
 Yield Indicator⁴:
 Copland Acres: _____

30-13N-6E / 31-13N-6E
 Section/Township/Range/Other Land ID
 3760-464-1 / 4168-3996-22 / 4521-4274-2 / 4568-4316-5
 FSN: 3760.4168.4521.4568

Share: 1.0000
 T-Yield Map Area:
 Insurability³:
 Yield Indicator⁴:
 Copland Acres: _____

Other Persons Sharing: _____

New Producer
 Added Land/New Crop/Practice/Type/TMA
 Other Characteristics:
 Processor Number/Name:
 Number of Trees/Vines: _____

| YR-PR ² | Production | Acres | Yield Desc | Pre-Qual Prod | Pre-Qual Yield | Pre-Qual Opt Out | Yield w VA | Yield w TA | Yield w YE | YE Opt Out |
|--------------------|------------|-------|------------|---------------|----------------|------------------|------------|------------|------------|------------|
| 2014 | 6,622.0 | 30.10 | 220 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2015 | 6,082.5 | 29.50 | 206 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2016 | 2,060.0 | 10.00 | 206 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2017 | 4,725.0 | 18.90 | 250 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2018-F | 5,687.4 | 26.36 | 216 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2019-M | 3,338.1 | 26.36 | 127 A-L | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2020-N | 1,382.5 | 7.50 | 184 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2021-A | 4,597.8 | 23.36 | 197 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2022-A | 5,373.0 | 23.36 | 230 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2023-M | 4,873.1 | 29.32 | 166 PA-L | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2024 | _____ | 0.00 | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |

Other Persons Sharing: _____

New Producer
 Added Land/New Crop/Practice/Type/TMA
 Other Characteristics:
 Processor Number/Name:
 Number of Trees/Vines: _____

| YR-PR ² | Production | Acres | Yield Desc | Pre-Qual Prod | Pre-Qual Yield | Pre-Qual Opt Out | Yield w VA | Yield w TA | Yield w YE | YE Opt Out |
|--------------------|------------|-------|------------|---------------|----------------|------------------|------------|------------|------------|------------|
| 2012 | 791.3 | 14.10 | 56 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2013 | 1,560.2 | 26.90 | 58 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2014 | 1,119.4 | 19.30 | 58 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2015 | 902.7 | 17.70 | 51 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2016 | 1,058.4 | 18.90 | 56 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2017 | 640.0 | 10.00 | 64 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2018-A | 394.7 | 6.08 | 65 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2020-A | 849.0 | 15.86 | 54 A | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2022-Z | 0.0 | 0.00 | 0 Z | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2023 | 0.0 | 0.00 | 0 Z | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 2024 | _____ | 0.00 | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |

Record Type³: _____ Required: Inspection Field Review Commingled

Prior APH Yield: 217 Total: 2,002
 T Yield: 210 Avg: 200
 # Ref Years: 12
 Yield Limit: None

Approved APH Yield (for insurance provider use only):
 Guarantee UOM Per Acre: 171.2 TA Applied

Record Type³: _____ Required: Inspection Field Review Commingled

Prior APH Yield: 62 Total: 462
 T Yield: 64 Avg: 58
 # Ref Years: 8
 Yield Limit: None

Approved APH Yield (for insurance provider use only):
 Guarantee UOM Per Acre: 50.4 TA Applied

Comments: *Has other acres included Besides Land For Sale*



MLS #: PA1249289 St: Active Cat: Lots/Acres/Farms LP: \$226,800
 Addr: 00 Township Road 700 N # of Lots:
 City: Toulon IL Zip Code: 61483
 County: Stark Subdivision Toulon
 Type: FARMS Ann Taxes: \$780.58 Tax Yr: 2022
 Parcel ID: 04-30-400-002 Add'l Parcel
 Apprx. 24.000 Apprx Lot Size: 1300 X 840
 Legal: PT SW 1/4 OF SE 1/4 SEC 30 13N 6E STARK COUNTY Virtually Stage Y/N:

F Baths: # Bedrooms: Year Built: Source
 # Stories: # 1/2 Baths:
 Approx Above-Grade Approx Fin Bsmt SqFt:
 Approx Total Fin SqFt: Approx Bsmt SqFt:

[Schedule a Showing](#)

Directions: 1 mile South of Toulon, Corner of 650E and 700N

| | | | | | |
|-----------------------------|--------|----------------------|---------------|--------------------------|----------------|
| Apprx Tillable | 15.860 | Apprx. Pasture | 3.390 | Apprx. # Wooded Acres: | 6.00 |
| Section | 30 | Township | 13N | Range: | 6E |
| Principle Meridian #: | 4 | FSA Farm #: | 4521 | FSA Cropbase: | |
| Cropshare Lease: | No | Quiet Ten Farm | No | Corn Suitability Rating: | 130 |
| CRP: | No | Soil Type: | Osco, Elkhart | Production Index: | |
| Soil Index: | | Mineral Rights: | Yes | Tenant/Operator Name: | Owner Operated |
| # Yield/Acre - Corn: | | # Yield/Acre - Milo: | | # Yield/Acre - Soybeans: | |
| # Yield/Acre - | | # Yield/Acre - Oats: | | # Yield/Acre - Other: | |
| Corn Suitability Rating/PI: | 130 | | | | |

| | | | | | | |
|--------------|----------------|----------------------|--------------|---------|-----------|--------------|
| Mo Assn Fee: | Ann Assoc Fee: | Zoning: Agricultural | 100-Yr Flood | Unknown | High | Stark County |
| Repo: No | Short Sale: N | Elem School: | | | Mid Schl: | |

Agent Remarks

Public Remarks Great Acreage with lots of potential. Has a wonderful building site. Tillable income, Hunting, Recreation Potential. Hobby Farm - horses or livestock. Farm is operated by the seller. Cash Rent/or ownership of 2024 crop is negotiable. See Associated Doc's for yield history, soil maps, FSA maps.

| | |
|----------------------|------------------------------|
| INFORMATION ON FILE | Aerial View/FSA, Soil Type |
| ROAD/ACCESS | Gravel |
| UTILITIES AVAILABLE | Electricity/Lot Line |
| LOT DESCRIPTION | Agricultural, Timber/Partial |
| TAX EXEMPTIONS | None |
| WATER/SEWER | No Sewer, No Water |
| AMENITIES | None |
| POSSIBLE FINANCING | Cash |
| SHOWING INSTRUCTIONS | Showing Time |

Owner:

LO: Jim Maloof/REALTOR - Phone: 309-286-2221
 LA: Ben Leezer - Pref: 309-338-1270
 LA Email: ben@leezeragency.com
 CLA: John A Leezer - Pref: 309-286-2221

List Team:
 Appointment Desk Phone:

Also Ref MLS #:

Off License # 477011919
 Agt License # 475159261

Expiration Date: 1/1/2025
 Agent Designated MB: Yes
 Agent Related to Owner: N

Comp: 2.5% Dual/Var: No Listing Type: Exclusive Right to Sell Agent Owned: N

| | | |
|----------------|------------------|---|
| OLP: \$226,800 | Selling Agent: | Co-Sell Office: |
| Sold Price: | Selling Office: | Co-Sell Agent: |
| Closing Date: | Selling Team: | How Sold: |
| Conc. \$: | Sold Conc. Info: | DOM: 0 CDOM: 0 |
| | | List 4/3/2024 Active Date (if applicable): |



ILLINOIS REALTORS®
DISCLOSURE AND CONSENT TO DUAL AGENCY
(DESIGNATED AGENCY)



NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOU ARE CONSENTING TO DUAL AGENCY REPRESENTATION.

The undersigned John Leezer Ben leezer, ("Licensee"), (insert name(s) of Licensee undertaking dual representation) may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

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- 1. Confidential information that Licensee may know about a client, without that client's permission.
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3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT: _____

CLIENT: _____

Date: _____

Date: _____

Document presented on _____
By: _____
(Broker/Licensee Initials)

LICENSEE: [Signature]

Date: _____