

# 70 Acres M/L Section 25 Elmira Township, Stark County, IL



MLS: 1157817

ASKING PRICE: \$ 553,000 OR \$ 7,900 /Acre

TOTAL ACRES: 70 FSA TILLABLE ACRES: 64.01

LOCATION: East from Elmira, IL on Rt 93, 3 miles turns on 1100E, 3/4 miles ahead on the left.

LEGAL DESCRIPTION: Pt N 1/2 SE 1/4 Section 25, 14N 6E, Elmira Township, Stark County, IL

IMPROVEMENT: NONE

POSSESSION/LEASE: At Closing. Lease open for 2015

SURVEY: None. Sold as 70 Acres M/L

TAX ID# 01-25-300-005 TAX YR: 2013 TAX: \$ 863.46

COMMENTS: Soils are primarily Lawson, St. Charles, Rozetta, Camden and Mona. Owner has done some tiling recently. See Agent for yield history. FSA shows acres as 67.02 in cropland. Lease is open for 2105.

John Leezer, ALC (309) 286-2221  
(309) 335-2221 (cell)



www.johnleezer.com

## Sec 24 & 25 Elmira Twp



United States Department of Agriculture  
Farm Service Agency

### Stark County

February 21, 2014

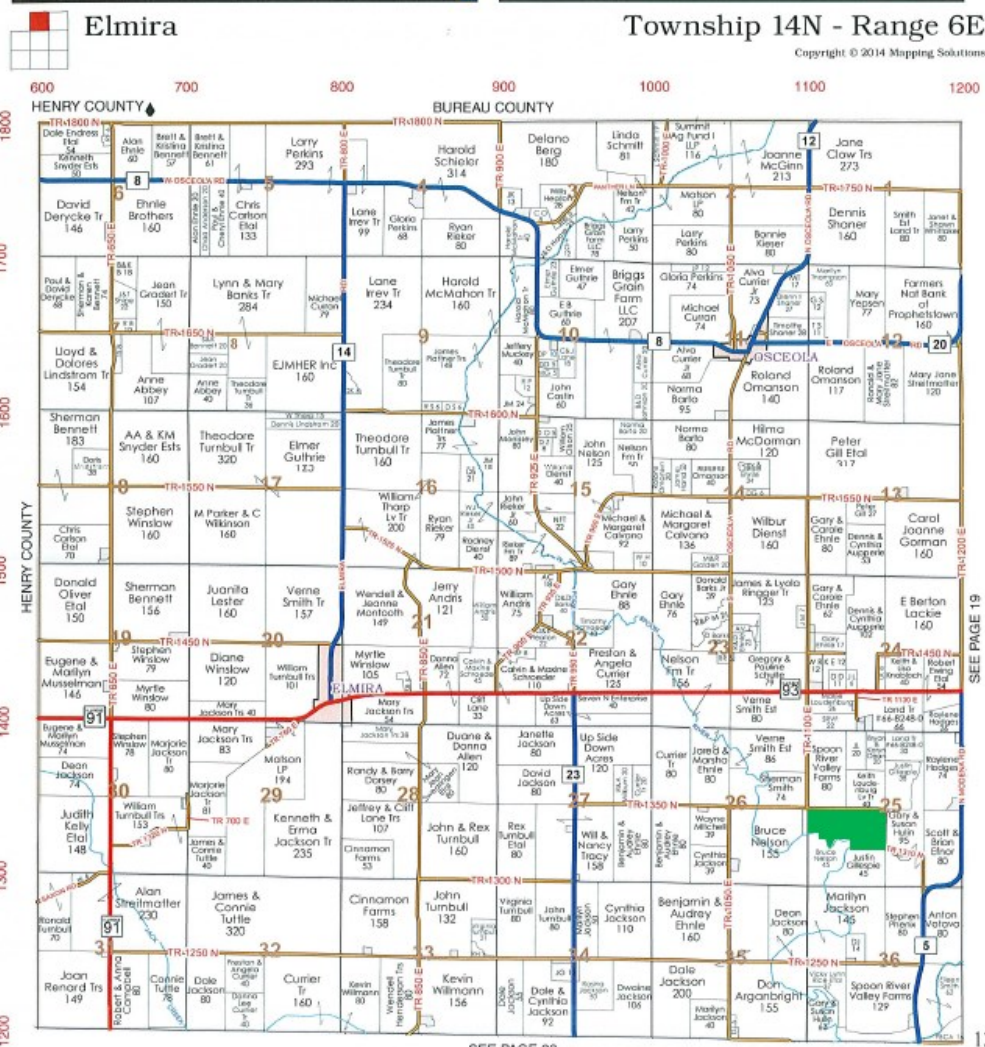
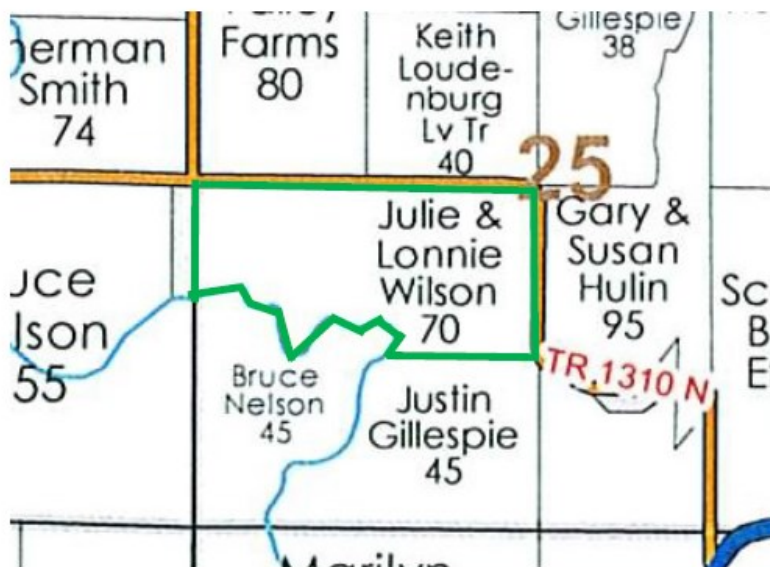


Lonnie Wilson  
Farm 4264  
Tract 3964

National Wetland Data  
Wetland Determination Identifiers  
● Riverine Use  
▼ Upland Wetlands  
■ Exempt from Conservation Compliance Provisions

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.





Tract Number: 3964      Description: SEC 24 & 25 ELMIRA TWP

FAV/WR  
History

BIA Range Unit Number:

N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
71.69	67.02	67.02	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	67.02	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 GRP Reduction	PTPP Reduction
CORN	37.7	110	110	0.0	0.0
GRAIN SORGHUM	0.5	68	68	0.0	0.0
SOYBEANS	28.4	32	32	0.0	0.0
Total Base Acres:	66.6				

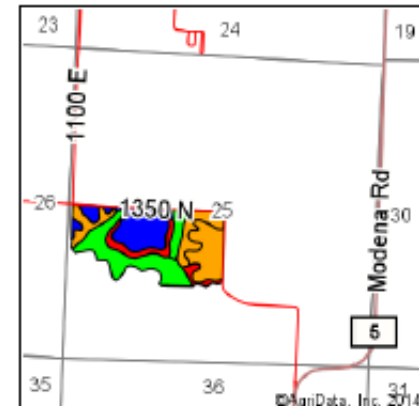
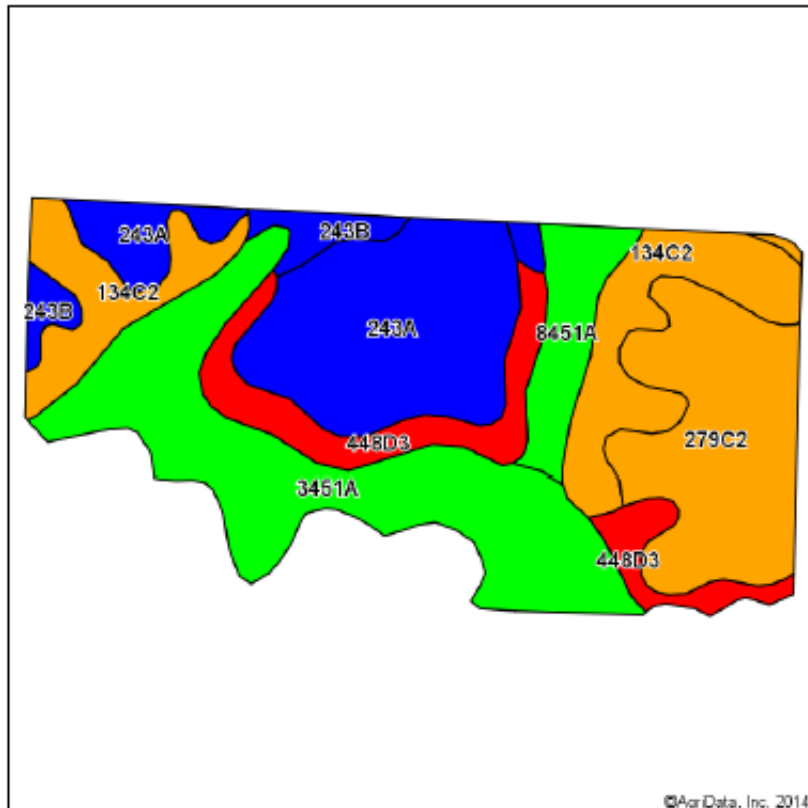
Owners: JULIE WILSON

LONNIE WILSON

Other Producers: None

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## Soil Map



State: Illinois  
 County: Stark  
 Location: 25-14N-6E  
 Township: Elmira  
 Acres: 67.02  
 Date: 11/17/2014

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Maps Provided By:  
 **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2014 [www.AgrDataInc.com](http://www.AgrDataInc.com)

Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 7

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	16.78	25.0%		190	61	140
243A	St. Charles silt loam, 0 to 2 percent slopes	14.61	21.8%		168	52	122
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	11.73	17.5%		**153	**47	**112
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	10.90	16.3%		**154	**47	**111
**448D3	Mona clay loam, 10 to 18 percent slopes, severely eroded	6.80	10.1%		**131	**41	**96
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	3.74	5.6%		190	61	140
**243B	St. Charles silt loam, 2 to 5 percent slopes	2.46	3.7%		**166	**51	**121
Weighted Average					166	51.9	121.3

Area Symbol: IL175, Soil Area Version: 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 (Updated 1/10/2012)

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# PEORIA AREA ASSOCIATION OF REALTORS®



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**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, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED.

The undersigned \_\_\_\_\_ ("Licensee"), may  
(insert name(s) of Licensee undertaking dual representation)  
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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.

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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 qualifications 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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2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
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: \_\_\_\_\_

LICENSEE \_\_\_\_\_

Date: \_\_\_\_\_

#### DOCUMENT PRESENTED:

Date: \_\_\_\_\_

Broker/Licensee Initials: \_\_\_\_\_

Client Initials: \_\_\_\_\_