

FARM FOR SALE BY PUBLIC AUCTION

227 M/L Acres in Knox County, IL

To be Sold in 3 Tracts

October 31, 2017 9 a.m.

Maple Lane Country Club
701 North Magnolia, Elmwood, IL

Brief Legal: Section 13 of Elba Township T10N-R4E, Knox County, IL
Location: Approximately 5 miles north of Elmwood, IL
Real Estate Taxes: Tax parcels to be split. Total Tax is \$4,282.56 or \$18.58/Acre
16-13-100-002, 16-13-200-002, 16-13-300-001, 16-13-400-001

	Tract 1	Tract 2	Tract 3
Total Acres	107.82	99.92	19.29
FSA Tillable Acres	102.74	87.64	0
Total acres shown are approximate and subject to survey, which will be done before sale date.			

USDA Program: ARC-CO Corn, Wheat and Soybeans
Easement: There is a lane going down the line between Tracts 1 & 2. Each side will have the right to use the lane. See survey for details.
Survey: Seller to provide survey.
2017 Lease: Farm lease has been terminated and lease is open for 2018. Buyer will be allowed to do fall work after 2017 crop is harvested.
Terms of Sale: Any announcements made on day of sale supersede all previous oral or written announcements. 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. Balance due on or before 30 days after the auction day.

Owner: Estate of Thomas Gene Staggs

Broker for Seller
John A Leezer
Maloo Farm & Land
127 W Main, Toulon, IL 61483
(309) 286-2221
john@leezeragency.com
www.johnleezer.com

Attorney for Seller
Robert Potts
Whitney & Potts, LTD
(309) 742-3611
cori@whitneyandpotts.com

Farm Land Auction



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.

V-10/10/17

T.10N. - R.4E.

See Page 36

See Page 16

Peoria County

1800E 1900E 2000E 2100E 2200E 2300E 2400E

700N 800N 900N 1000N 1100N 1200N 1300N

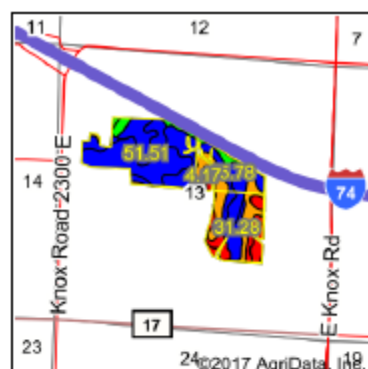
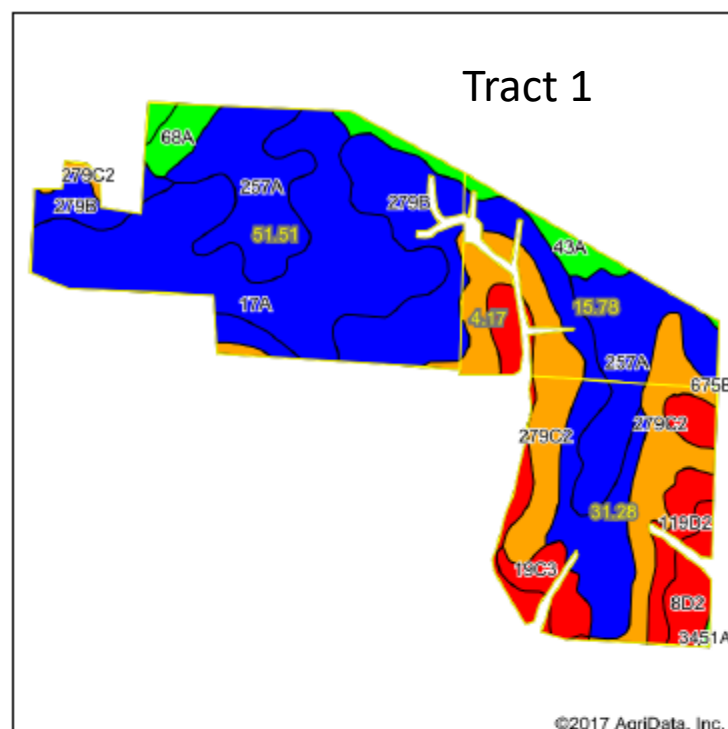
Parcel 1: Thomas Stagg, 230.4 acres

Parcel 2: David Cox, 160 acres

Parcel 3: Robert Smith, 109.2 acres

See Page 36

Soils Map



State: Illinois
County: Knox
Location: 13-10N-4E
Township: Elba
Acres: 102.74
Date: 9/11/2017

John Leezer, ALC

(309) 286-2221
www.illinoisfarm4sale.com

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL095, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
17A	Keomah silt loam, 0 to 2 percent slopes	25.03	24.4%		161	51	119
**279B	Rozetta silt loam, 2 to 5 percent slopes	24.48	23.8%		**162	**50	**119
257A	Clarksdale silt loam, 0 to 2 percent slopes	17.95	17.5%		174	56	128
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	17.21	16.8%		**153	**47	**112
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	7.41	7.2%		**134	**44	**100
43A	Ipava silt loam, 0 to 2 percent slopes	3.29	3.2%		191	62	142
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	2.74	2.7%		**108	**36	**82
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	2.62	2.6%		**130	**42	**95
68A	Sable silty clay loam, 0 to 2 percent slopes	1.82	1.8%		192	63	143
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.11	0.1%		190	61	140
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.08	0.1%		**182	**57	**133
Weighted Average					159.6	50.4	117.6

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:

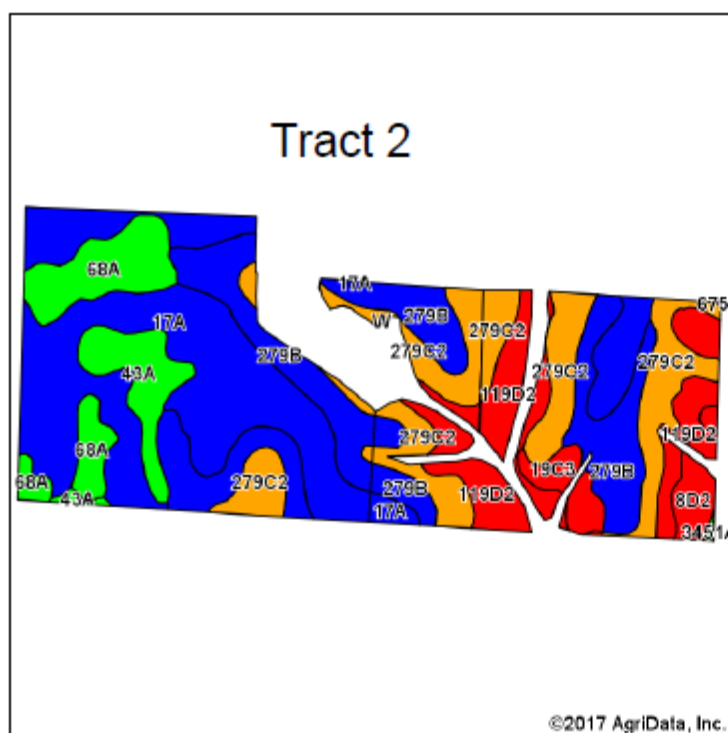
<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

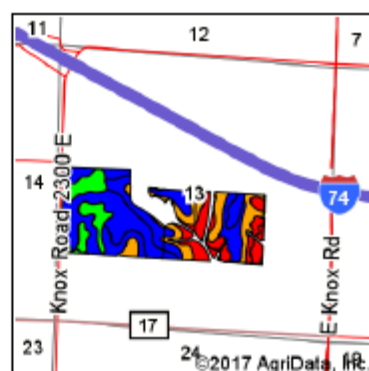
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Knox
Location: 13-10N-4E
Township: Elba
Acres: 118.92
Date: 7/19/2017

John Leezer, ALC

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL095, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
17A	Keomah silt loam, 0 to 2 percent slopes	33.98	28.6%		161	51	119
**279B	Rozetta silt loam, 2 to 5 percent slopes	26.18	22.0%		**162	**50	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	21.79	18.3%		**153	**47	**112
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	13.11	11.0%		**134	**44	**100
68A	Sable silty clay loam, 0 to 2 percent slopes	9.45	7.9%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	5.70	4.8%		191	62	142
257A	Clarksdale silt loam, 0 to 2 percent slopes	3.24	2.7%		174	56	128
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	2.74	2.3%		**108	**36	**82
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	2.62	2.2%		**130	**42	**95
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.11	0.1%		190	61	140
Weighted Average					159.2	50.4	117.5

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:

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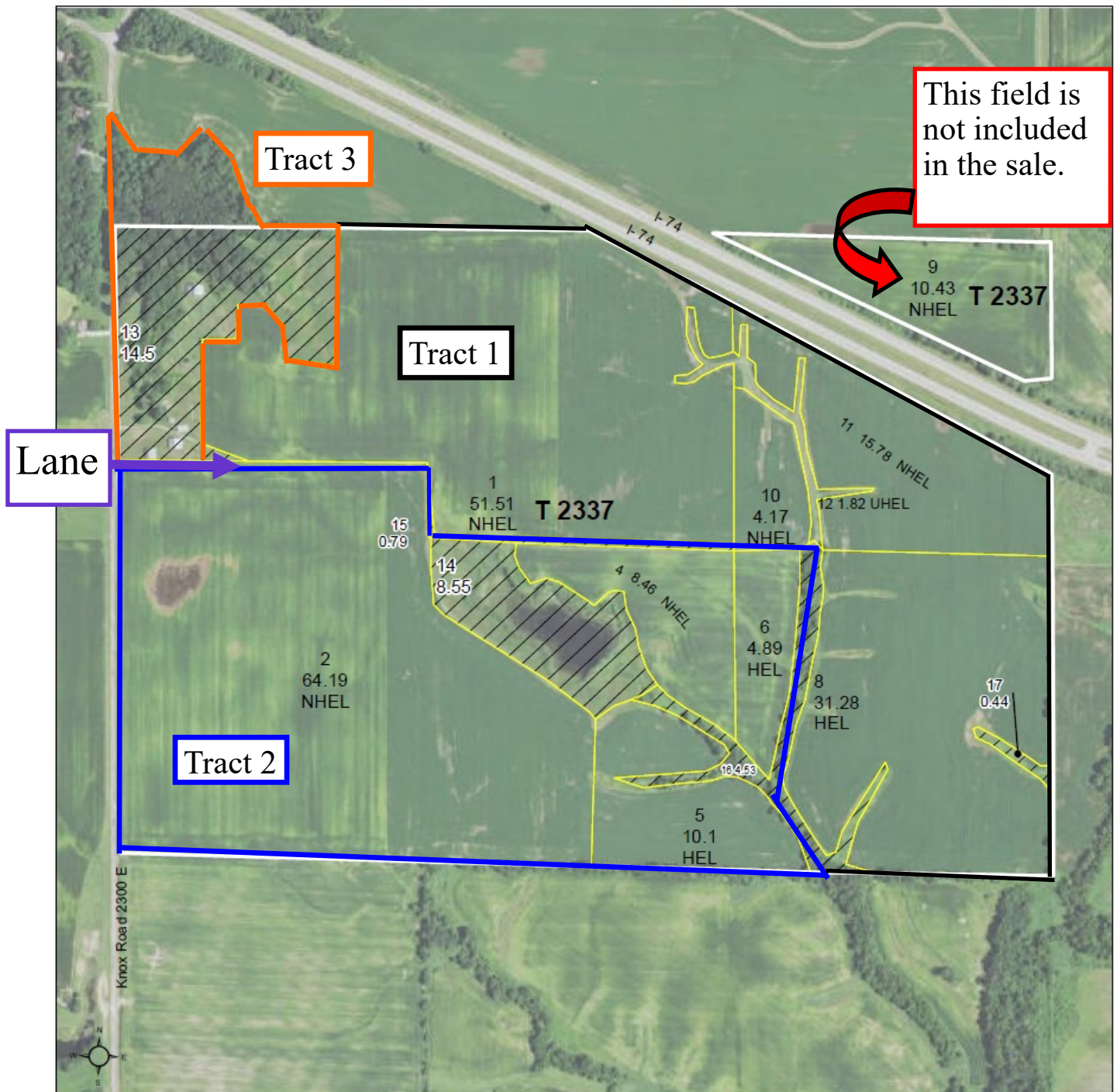
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Knox County, Illinois



This field is
not included
in the sale.

Lane

Tract 3

Tract 1

Tract 2

Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination

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

Tract Boundary

0 240 480 960
Feet

2017 Program Year

Map Created February 02, 2017

Farm 6783

Tract 2337

Tract Cropland Total: 202.63 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).

Tract Number: 2337

Description: L12-2 Sec 13 T10N-R4E Elba

BIA Range Unit Number:

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
231.44	202.63	202.63	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	202.63	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	34.4		52	0.0
CORN	101.8		167	0.0
SOYBEANS	66.4		50	0.0
Total Base Acres:	202.6			

Owners: JO ANN STAGGS

THOMAS G STAGGS ESTATE

Other Producers: None

ASSIGNED: THOMAS STAGGS
RR 11890 S DEPT
YATES CITY, IL 61572

Person
Identifi
ID # Ty
Phone:

Authorized Representative:

1 Unit 0001-0001 OU - Knox County Corn Plan: YP(01)80%

PracticeType: Non-Inspected (NIR) / Grain (GSG) Acres: 0.0
Note: THOMAS STAGGS/ELBA City Crop Options: TA
Section Taxable/Range/Other Land ID
13-10N-4E 6783-2337-1,10,11,2,4,5,8,9

Share: 0.500 Yield Indicator:
Other Persons Sharing: GERALD BUCKMAN (0.500)
T-Yield Map Area:
Insurability:
☐ New Producer***
☐ Added Land/New Crop/Practice/Type/TMA Cropland Acres:

Multi Crop Reporting Reason:

Year	Production	Acres	Yield/Disc	Yield	TA
2007	22,847.0	98.3	241 A	262	
2008	20,911.0	102.5	204 A	223	
2009	18,858.0	98.3	190 A	207	
2010	16,524.0	102.5	161 A	176	
2011	17,382.0	98.3	177 A	189	
2012	18,942.0	105.3	179 A	194	
2013	18,259.0	98.3	186 A	215	
2014	21,508.0	102.5	210 A	179 A	183
2015	27,594.0	153.8			

2016 **20,530** 103.7 **198** ☐ Commingled Production

Record Type: Required: ☐ Inspection ☐ Field Review

Prior APH Yield: 202 Total: 1,727 1,839
T Yield: 185 Avg: 173 184
Ref Years: 21 Preliminary Yield: TA Factor: 2.0300
Yield Limit: 173 Adj Yield: 173

Approved APH Yield
(for insurance provider use only):
Guarantee UOM Per Acre: 147.2 TA Applied

3 Unit 0001-0001 OU - Knox County Soybeans Plan: YP(01)80%

PracticeType: NFAC-NIRR / INTS Acres: 0.0
Note: THOMAS STAGGS/ELBA City Crop Options: TA
Section Taxable/Range/Other Land ID
13-10N-4E 6783-2337-1,10,11,2,4,5,8,9

Share: 0.500 Yield Indicator:
Other Persons Sharing: GERALD BUCKMAN (0.500)
T-Yield Map Area:
Insurability:
☐ New Producer***
☐ Added Land/New Crop/Practice/Type/TMA Cropland Acres:

Multi Crop Reporting Reason:

Year	Production	Acres	Yield/Disc	Yield	TA
2007	5,049.0	102.5	49 A	54	
2008	5,211.0	98.3	53 A	57	
2009	4,149.0	102.5	40 A	44	
2010	4,956.0	98.3	50 A	53	
2011	6,713.0	105.3	64 A	67	
2012	5,815.0	98.3	59 A	61	
2013	4,855.0	102.5	47 A	49	
2014	6,303.0	98.3	64 A	65	
2015	2,807.0	47.1	60 A	61	

2016 **5978** 96.3 **61** ☐ Commingled Production

Record Type: Required: ☐ Inspection ☐ Field Review

Prior APH Yield: 55 Total: 485 511
T Yield: 50 Avg: 49 51
Ref Years: 21 Preliminary Yield: TA Factor: 0.4780
Yield Limit: Rate Yield: 49 Adj Yield: 49

Approved APH Yield
(for insurance provider use only):
Guarantee UOM Per Acre: 40.8 TA Applied

John Leezer Farmland Sales

TERMS OF SALE FOR: Estate of Thomas Gene Staggs

Part of Section 13 of Elba Township T10N-R4E, Knox County, IL

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 <u>NON REFUNDABLE</u> and will be applied to the purchase price at closing. Balance due on or before 30 days after the auction day.
CLOSING	Within 30 days of auction day.
POSSESSION	Buyer will be allowed to do fall work after 2017 crop is harvested.
LEASE	Leased has been terminated and is open for 2018.
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 and 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 2017 Real Estate taxes payable in 2018.
SURVEY	SELLER will provide a survey.
EASEMENT	There is an lane going down the line between Tracts 1 & 2. Each side will have the right to use the lane. See survey for details.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
BUYER'S PREMIUM	No buyer's premium on this sale.

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.