

FOR SALE BY PUBLIC AUCTION 80 Acres M/L of Prime Stark County, IL Farmland To be Sold in 2 Tracts

November 13, 2019 - 9:00 a.m.

Auction to be held at Bradford Fire Dept. 241 W Main St, Bradford, IL 61421

	North Tract	South Tract
Brief Legal	SE 1/4 of NE 1/4 Section 13	NE 1/4 of SE 1/4 Section 13
Total Acres	40 M/L	40 M/L
Tillable Acres	38.37	39.21
PI	140.9	140.7
Tax ID	05-13-200-004 2018 Taxes \$1,512.98	05-13-400-002 2018 Taxes \$1,498.18

Lease: has been terminated after 2019. Survey: no survey being provided. Acres are based on tax assessor records. Seller does not guarantee the number of acres.

Terms 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 second highest bidder, the remaining tract will be offered with another round of bidding. Sellers reserve the right to reject any and all bids. If second tract does not meet the reserve, Seller may withdraw both tracts from the sale. See attached Terms of Sale for details.

This will be a live auction, we are unable to accept telephone bids.

Owner: Franssen Farms, LLC

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

Attorney for Seller Anne C. Rennick 120 E Williams Street, Wyoming, IL 61491 (309) 694-4701 acrennick@yahoo..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.

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SEE PAGE 36



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: <u>http://soilproductivity.nres.illinois.edu/</u> ** 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.

*c: Using Capabilities Class Dominant Condition Aggregation Method





John Leezer, ALC

(309) 286-2221 www.illinoisfarms4sale.com



Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscatune silt loam, 0 to 2 percent slopes	13.27	33.8%		200	64	147
**86B	Osco silt loam, 2 to 5 percent slopes	10.83	27.6%		**189	**59	**140
**171B	Catlin silt loam, 2 to 5 percent slopes	8.08	20.6%		**185	**58	**137
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	5.10	13.0%		**178	**56	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	1.73	4.4%		192	63	143
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	0.20	0.5%		186	58	136
	×	540 - C	· 2	Weighted Average	190.6	60.3	140.7

 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

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Common Land Unit

Cropland Tract Boundary Wetland Determination Identifiers

Restricted Use

- Limited Restrictions ∇
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 77.58 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).

2019 Program Year Map Created March 28, 2019 Farm 3732 Tract 9725

									FARM:	3732	
llinois				U.S. Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record						5/23/19 8:52 AM	
Stark										2019	
Report ID: FSA										1 of 1	
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Operator Name	I.		Farm Identifier Not Applicable						Recon Number		
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ORN	5	50.3		16	6	0.0					
SOYBEANS	2	25.7		46	5	0.0					
otal Base Acre	es: 7	6.0									
Fract Number:	9725 D	escription	SEC13 Penn (1	13N R7E)PIN:0513400	002/0513	200004				
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Farmland	Сгор	land	DCP Cropland		WBP		WRP/EWP		CRP Cropland	GRP	
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State Conservation	Oth Conser		Effective DCP Cropla		Double Cropped		MPL/FWP				
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		Base	CTAP Tran	PLC	CCC-5						
Сгор		Acreage	Yield	Yield	CRP Red						
	N	50.3		166	0.0						
CORM											
SOYE	BEANS	25.7		46	0.0						
SOYE Total	BEANS Base Acres: SSEN FARMS, L	76.0		46	0.0						

John Leezer Farmland Sales

TERMS OF SALE FO	R: Franssen Farm, LLC					
40 acres in the SE 1/4 of the NE 1/4, Section 13, T13N - R7E, Penn Township, Stark County, IL 40 acres in the NE 1/4 of the SE 1/4, Section 13, T13N - R7E, Penn Township, Stark 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.					
CLOSING	Within 30 days of auction day.					
POSSESSION	Upon payment of deposit or conclusion of harvest, whichever is later.					
LEASE	Lease has been terminated for 2020 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/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 an- nouncements.					
RESERVE	Seller reserves the right to reject all bids. This is not an absolute auction. Both tracts must meet the reserve, or neither will be sold.					
EVIDENCE OF TITLE	Seller will provide merchantable title in the form of a title insurance commitment, owner's policy and a warranty deed (or equivalent).					
REAL ESTATE TAXES	SELLER to pay 2019 Real Estate taxes payable in 2020, settled at closing. The 2020 Real Estate Taxes, payable in 2021 to be paid buy BUYER.					
SURVEY	No survey to be provided. Acres are based on tax assessor records. Seller does not guarantee the number of acres.					
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.					
BUYER'S PREMIUM	No buyers' premium on this sale.					
BUYERS CHOICE	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 second highest bidder, the remaining tract will be offered with another round of bidding. Sellers reserve the right to reject any and all bids. If second tract does not meet the reserve. Seller may withdraw both tracts from the 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.