



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

Survey: no survey being provided. **Lease:** has been terminated after 2019.
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.

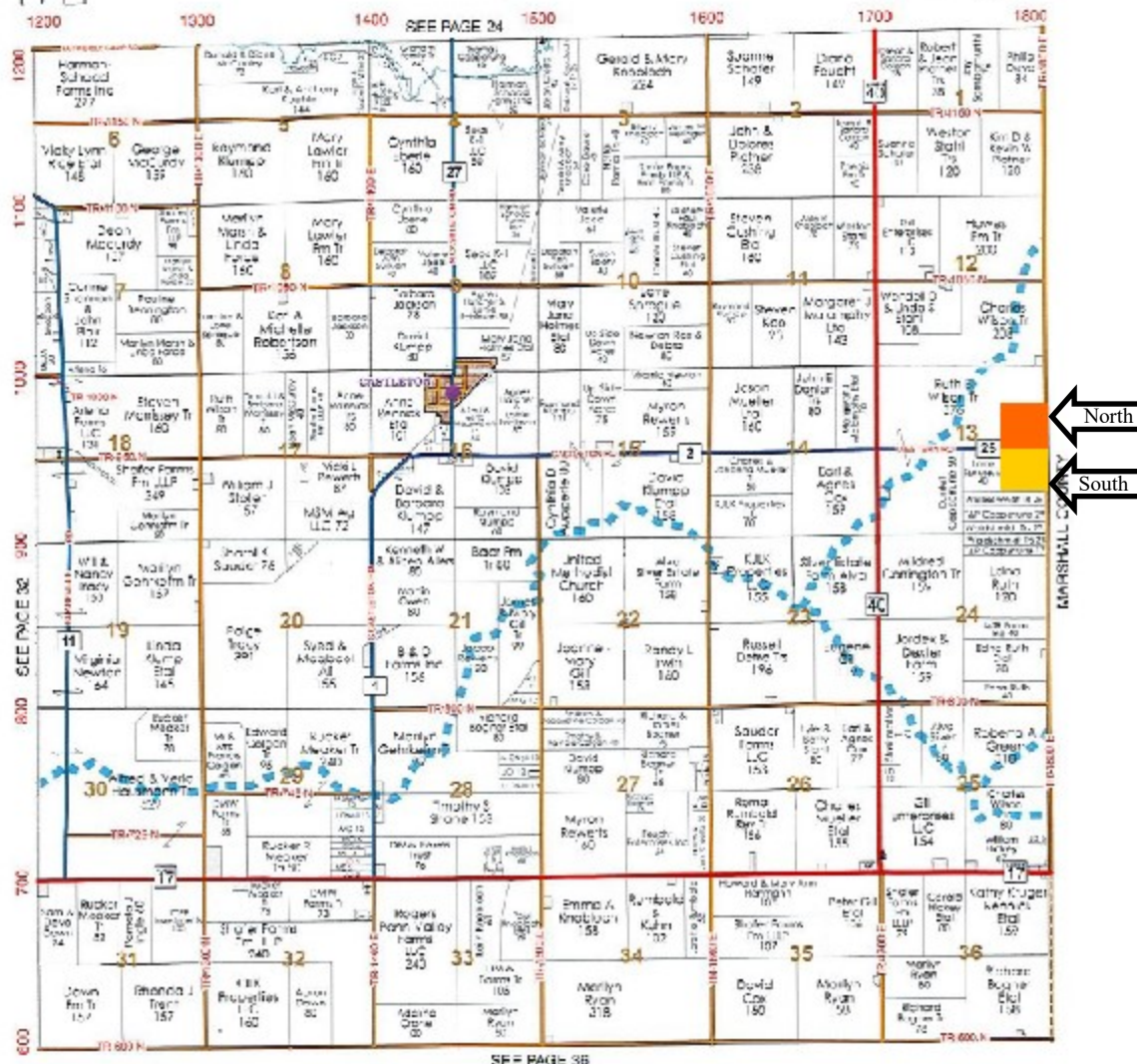
V-5/23/19



Penn

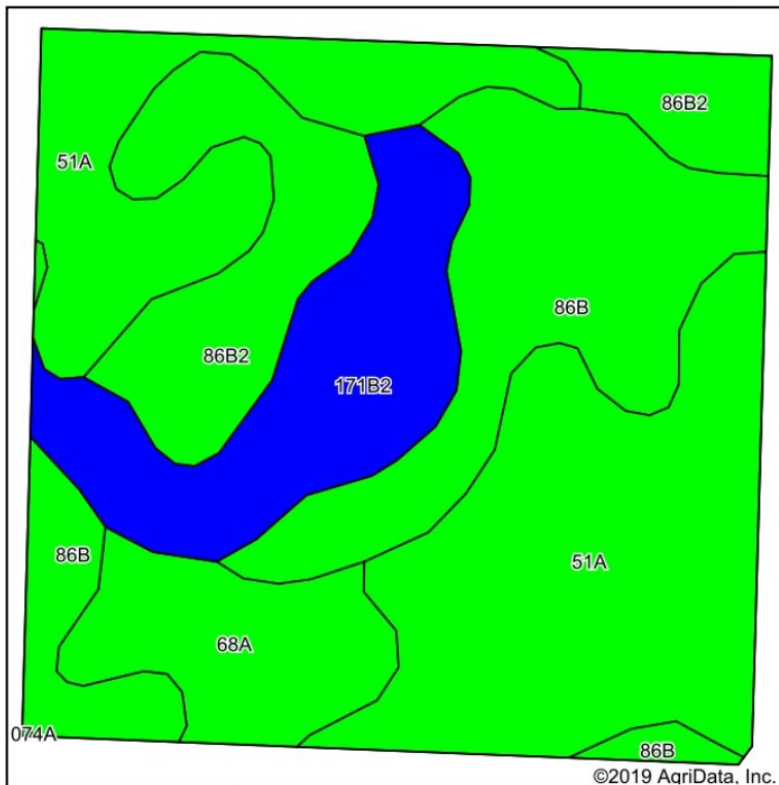
Township 13N - Range 7E

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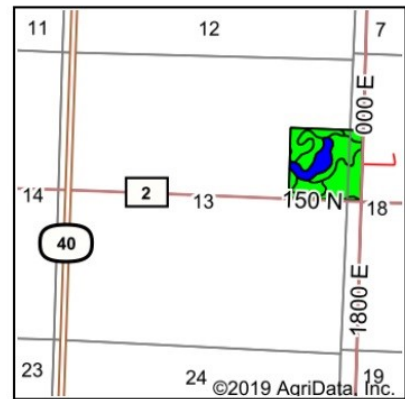


North Tract

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Stark**
 Location: **13-13N-7E**
 Township: **Penn**
 Acres: **38.37**
 Date: **4/2/2019**

John Leezer, ALC
 (309) 286-2221
www.illinoisfarms4sale.com

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL175, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataune silt loam, 0 to 2 percent slopes	15.13	39.4%		200	64	147
**86B	Osko silt loam, 2 to 5 percent slopes	8.77	22.9%		**189	**59	**140
**171B2	Cattin silt loam, 2 to 5 percent slopes, eroded	5.53	14.4%		**178	**56	**131
**86B2	Osko silt loam, 2 to 5 percent slopes, eroded	5.52	14.4%		**181	**57	**134
68A	Sable silty clay loam, 0 to 2 percent slopes	3.42	8.9%		192	63	143
Weighted Average					190.9	60.6	140.9

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

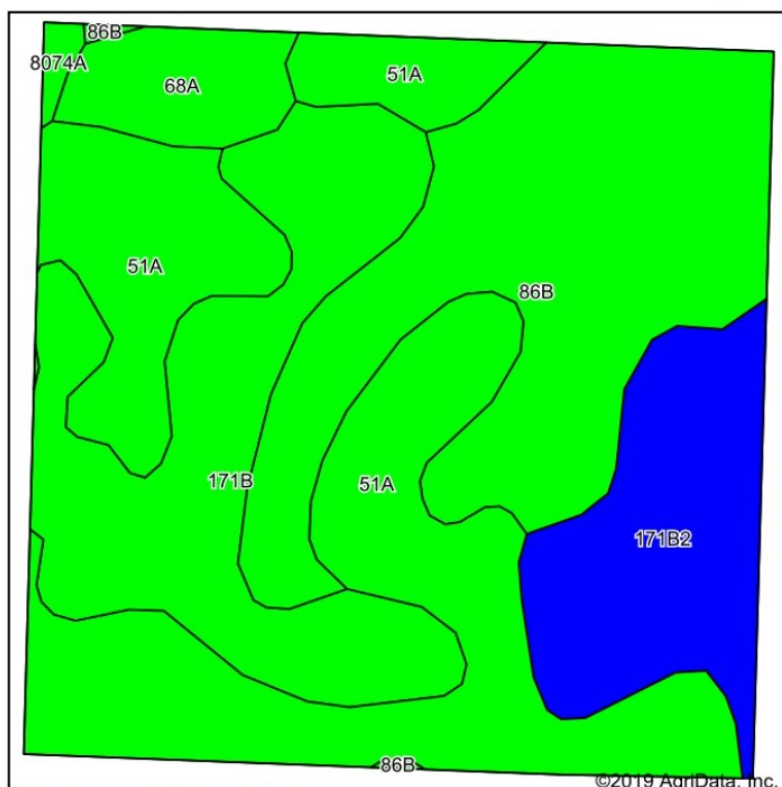
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

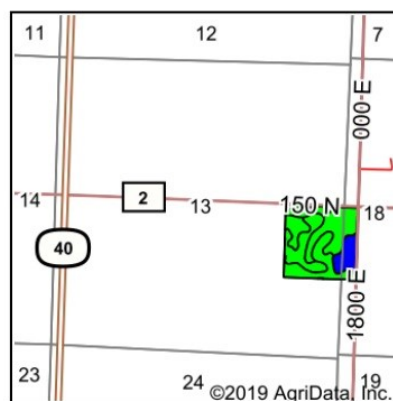
*c: Using Capabilities Class Dominant Condition Aggregation Method

South Tract

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Stark**
 Location: **13-13N-7E**
 Township: **Penn**
 Acres: **39.21**
 Date: **4/2/2019**

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Area Symbol: IL175, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataune 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
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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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*c: Using Capabilities Class Dominant Condition Aggregation Method



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 77.58 acres

2019 Program Year

Map Created March 28, 2019

Farm 3732

Tract 9725

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

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3732

Prepared: 5/23/19 8:52 AM

Crop Year: 2019

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	Not Applicable	

Farms Associated with Operator:

523, 550, 3215, 3216, 3572

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
77.58	77.58	77.58	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	77.58	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	50.3		166	0.0
SOYBEANS	25.7		46	0.0
Total Base Acres:	76.0			

Tract Number: 9725 Description SEC13 Penn (T13N R7E)PIN:0513400002/0513200004

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.58	77.58	77.58	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	77.58	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	50.3		166	0.0
SOYBEANS	25.7		46	0.0
Total Base Acres:	76.0			

Owners: FRANSSEN FARMS, LLC

Other Producers: None

John Leezer Farmland Sales

TERMS OF SALE FOR: 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 announcements.
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 by 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.