



FOR SALE

160 +/- Acres

Stark County, near Bradford, IL

TOTAL ACRES	160
FSA TILLABLE	146.65
CRP ACRES	11.8
PI	129.5
PLAT BOOK LOCATION	SE 1/4 Sec 9 14N 7E Osceola Twp, Stark County, IL

Listing Price: \$1,424,000 or \$8,900 per acre

Parcel No.	Acres	2018 Taxes Pd	Per Acre
02-09-400-001	160	\$4,695.70	\$29.34

Lease:

Lease is being terminated for 2020.

Survey:

No survey is being offered. The farm is being sold as 160 acres M/L based on Stark County Tax Assessor Records. Seller does not guarantee the number of acres.

Owner of Property:

Marie E Knobloch Irrevocable Trust

Attorney for Seller

Robert L Potts

Whitney & Potts, Ltd

118 West Main St., Elmwood, IL 61529

(309) 742-3611

**For more info: John A Leezer, Designated Managing Broker;
Jim Maloof Realtors**

(309) 286-2221 John@LeezerAgency.com

www.JohnLeezer.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.



Directions To Property:

Two miles west of Bradford IL on IL Rt 93.
Turn Right (north) on to 1500 E.
Farm is 2 miles on left (West).

CRP

11.8 Acres of CRP

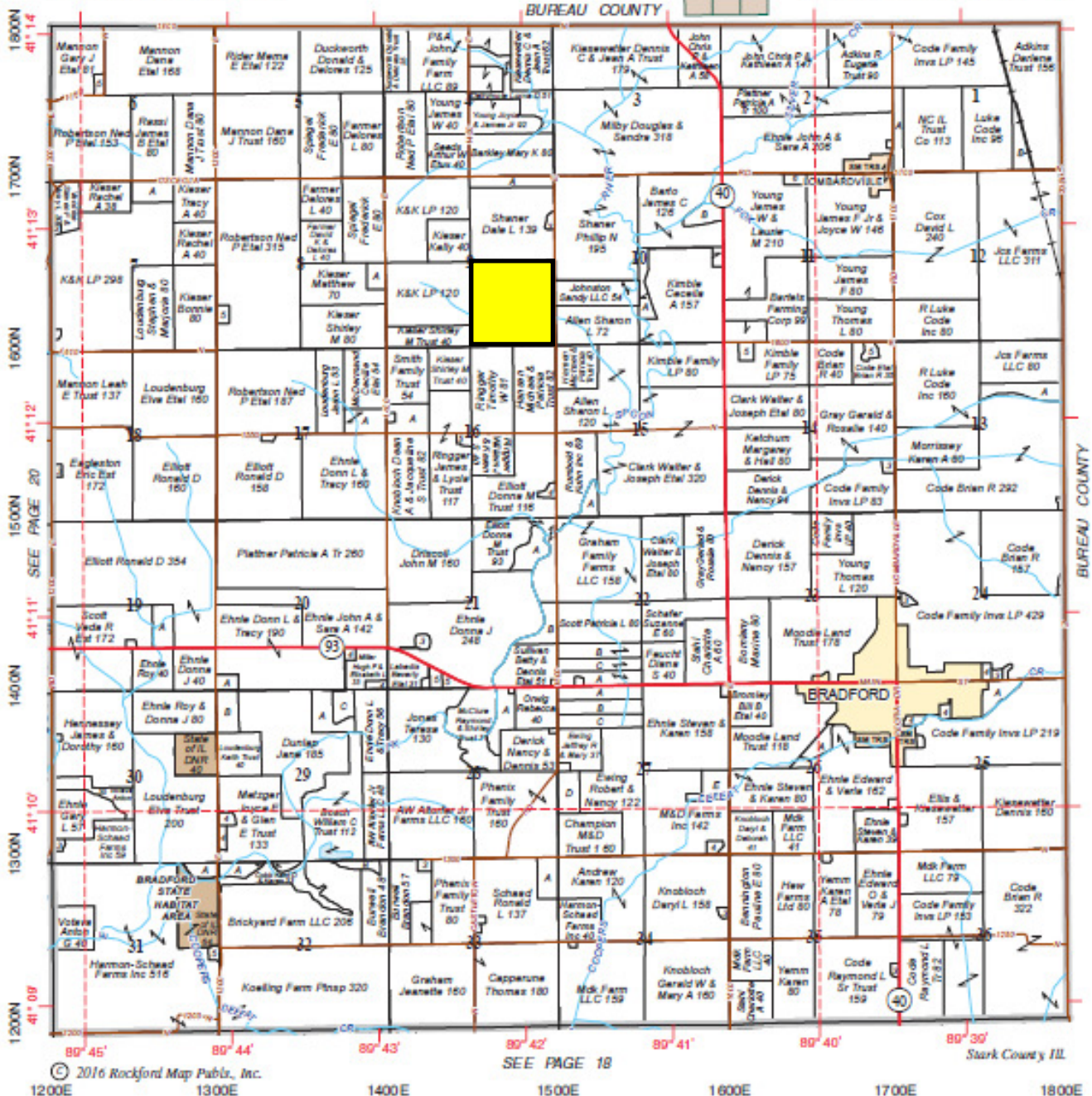
1.3 acres: paying \$315.56 per acre (\$410)	Expires 09/30/2025
2.1 acres: paying \$271.67 per acre (\$571)	Expires 09/30/2025
4.2 acres: paying \$246.43 per acre (\$1,035)	Expires 09/30/2022
4.2 acres: paying \$246.77 per acre (\$1,036)	Expires 09/30/2022
Total:	\$3,052

OSCEOLA

BUREAU COUNTY

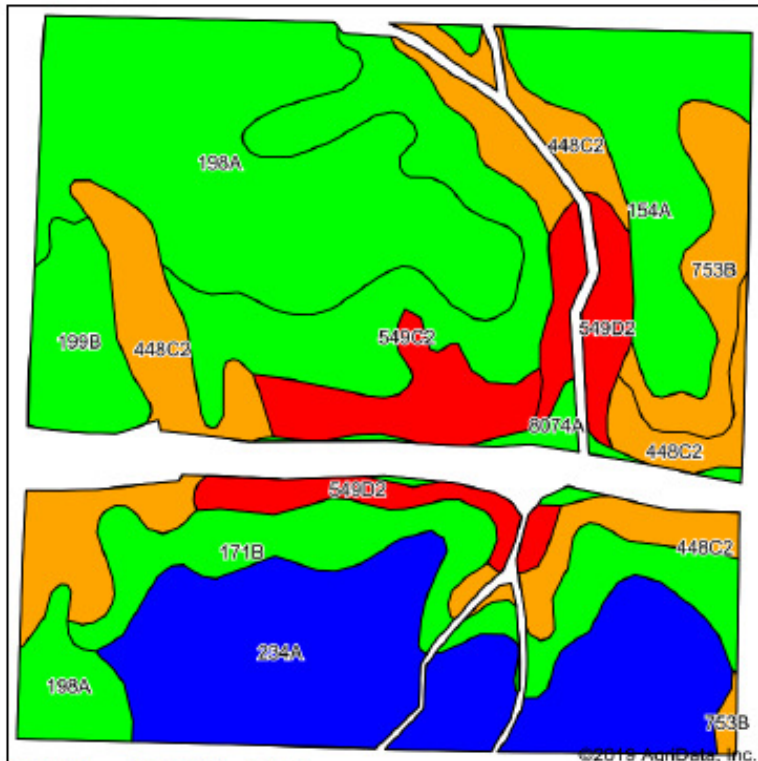
T.14N.-R.7E.

Refer to page 27 for keyed parcels

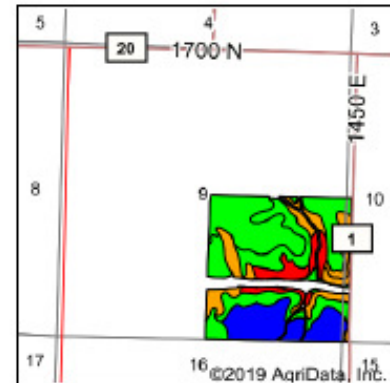


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Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Stark
Location: 9-14N-7E
Township: Osceola
Acres: 146.65
Date: 2/3/2020



Map Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL 175, Soil Area Version: 12							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	31.68	21.6%		197	61	143
234A	Sunbury silt loam, 0 to 2 percent slopes	27.93	19.0%		179	57	131
**199B	Plano silt loam, 2 to 5 percent slopes	21.06	14.4%		**192	**59	**141
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	20.45	13.9%		**151	**47	**110
**171B	Catlin silt loam, 2 to 5 percent slopes	12.83	8.7%		**185	**58	**137
154A	Flanagan silt loam, 0 to 2 percent slopes	12.18	8.3%		194	63	144
**549D2	Marselles silt loam, 10 to 18 percent slopes, eroded	7.84	5.3%		**121	**39	**90
**753B	Massbach silt loam, 2 to 5 percent slopes	5.58	3.8%		**149	**49	**110
**549C2	Marselles silt loam, 5 to 10 percent slopes, eroded	5.52	3.8%		**130	**42	**96
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	1.58	1.1%		186	58	136
Weighted Average					176.6	55.5	129.5

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

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NORTH SECTION



United States
Department of
Agriculture

Stark County, Illinois



Common Land Unit

-  Cropland
-  CRP

Wetland Determination Identifiers

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

Tract Boundary

0 170 340 680
Feet

2019 Program Year

Map Created March 28, 2019

Farm 2398

Tract 1563

Tract Cropland Total: 96.77 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).

SOUTH SECTION



United States
Department of
Agriculture

Stark County, Illinois



Common Land Unit  CRP
 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

0 170 340 680
Feet

2019 Program Year

Map Created March 28, 2019

Farm 2398

Tract 1564

Tract Cropland Total: 61.68 acres

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PEORIA AREA ASSOCIATION OF 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 _____ ("Licensee"), may
(insert name(s) of Licensee undertaking dual representation)
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 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.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Confidential information that Licensee may know about a client, without that client's permission.
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: _____