

ONLINE AUCTION

208 M/L ACRE STARK COUNTY FARM FOR SALE - November 16, 2022 - 9 AM - Virtual Online Only: register at www.illinoisfarms4sale.com

- Location:** Tract #1 &2: Approximately 4 miles N of Wyoming, IL on north side of Modena Blacktop.
Tract #3: 1 mile NE of Tracts 1&2 on S side of 1250N.
All tracts are about 40 miles north of Peoria.
- Building:** The house site is not included in Tract #1.
- Survey:** Tract 1&2 are being surveyed. Tract #3 has not been surveyed and being sold as 37 acres more or less.
- Lease:** The current lease has been terminated.
Buyer will get full farming rights for 2023.
- Wind Contract:** Tracts #1 & 2 have a potential contract available.

	TRACT #1	TRACT #2	TRACT #3
Total Acres	86 (subject to survey)	86 (subject to survey)	37
FSA Tillable	Approx. 82.8	Approx. 81.6	31.19
CRP	1.3	1.5	0
PI	135.3	134.2	118.7
Plat Book	Pt SW 1/4 Sec 6, 13N7E, Penn Twp	Pt SW 1/4, Sec 6, Penn Twp & Pt SE 1/4 Sec 1, 13N6E, Toulon Twp	Pt SW 1/4, Sec 36, 14N6E, Elmira Twp

- Owner:** George Sales
- Attorney:** Anne Rennick (Wyoming, IL)

**For more info: John A Leezer, Designated Managing Broker;
JimMalooof/REALTOR®**
(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.

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Tax Information	Parcel No.	Acres	Real Estate Tax
Tract #1&2	04-01-400-002	25	\$809.52
	05-06-300-002	78	\$5,407.18 *
	05-06-300-001	70.5	\$2,841.52
Tract #3	01-36-300-004	37	\$815.52

* Includes tax on the house, approximately \$2,417.

FSA Information	Tract #1&2	Tract #3
Farm #	3938	3938
Base Acres – Corn	121	17.4
Base Acres – Beans	43.4	14.5
Program	ARC-CO	ARC-CO
PLC Yield – Corn	172	172
PLC Yield – Beans	52	52

CRP

Pays \$300/acres expires 2032.

Tract #3 has 1.5 acres of CRP that expired in 2022 and was not re-enrolled.

Wind Contract:

Tracts #1 & 2 have a potential contract available.

Bidder's Choice:

Tracts #1&2 will be Buyer's Choice.

Track #3 sold separately after Tracts #1&2.

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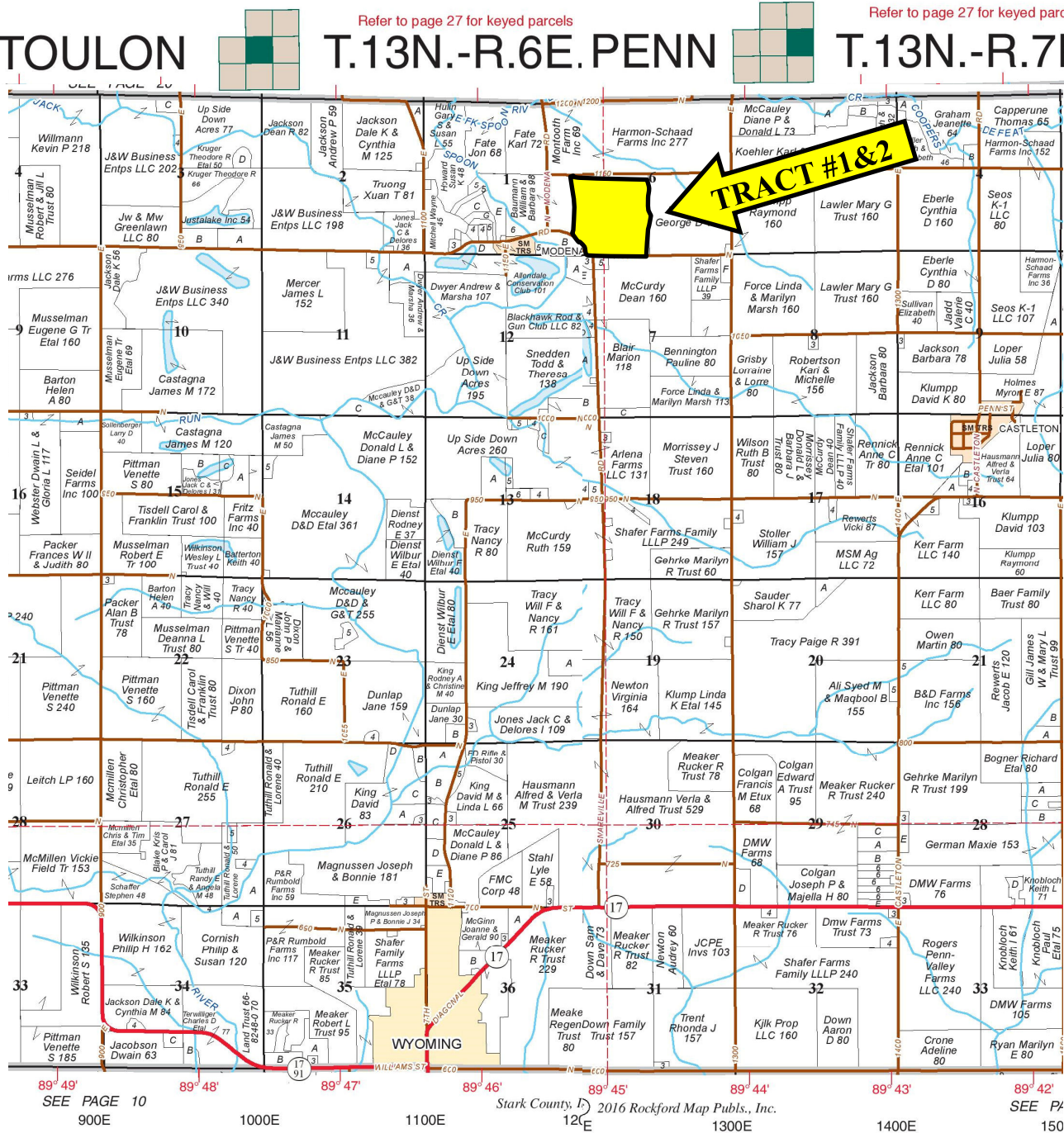
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TOULON T.13N.-R.6E. PENN T.13N.-R.7E.

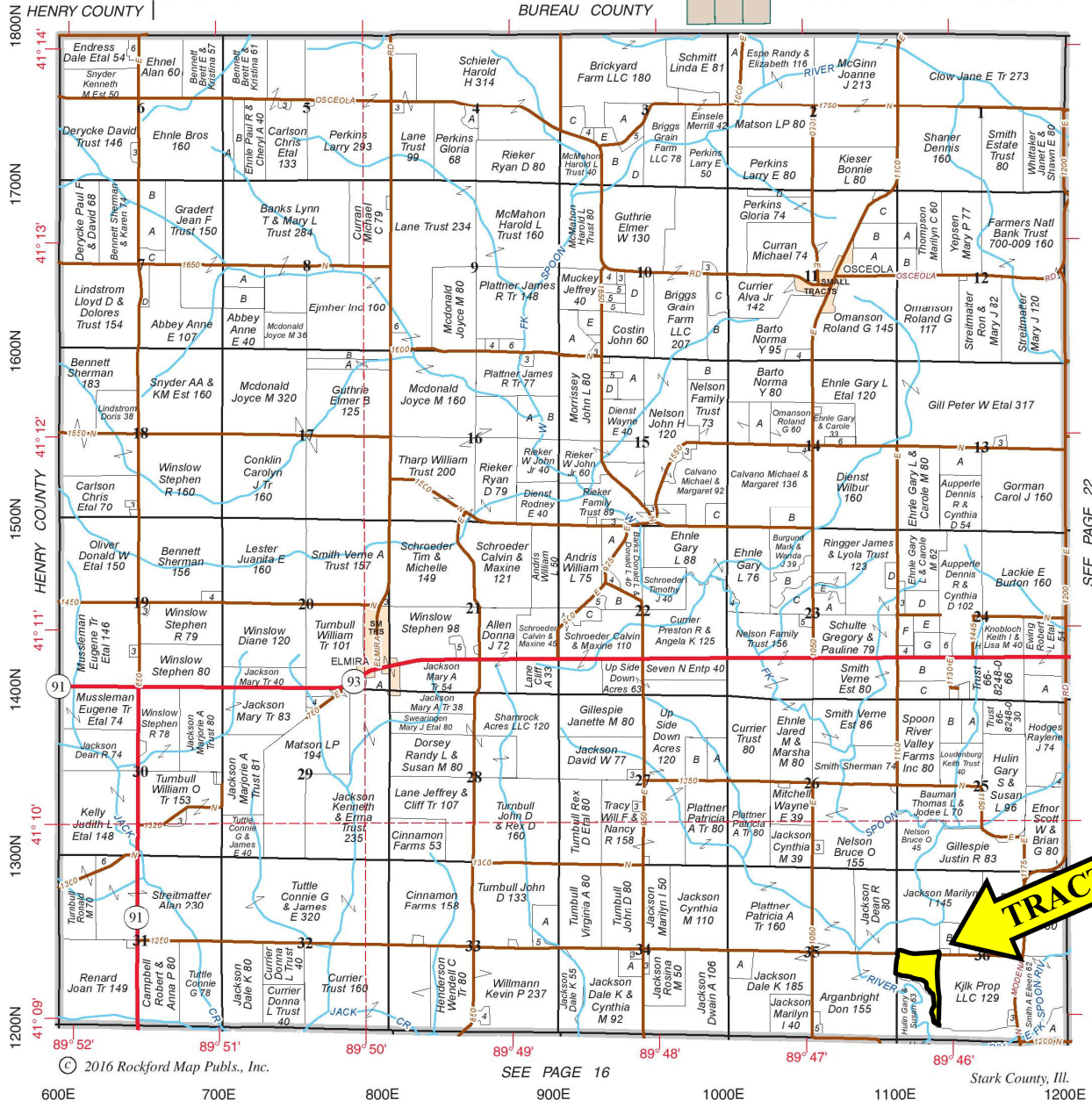


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ELMIRA

T.14N.-R.6E.

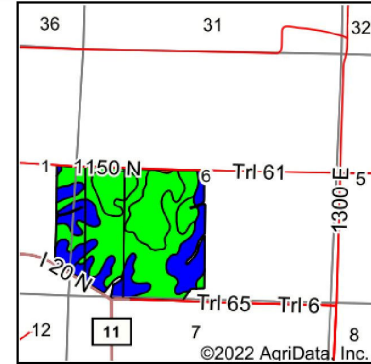
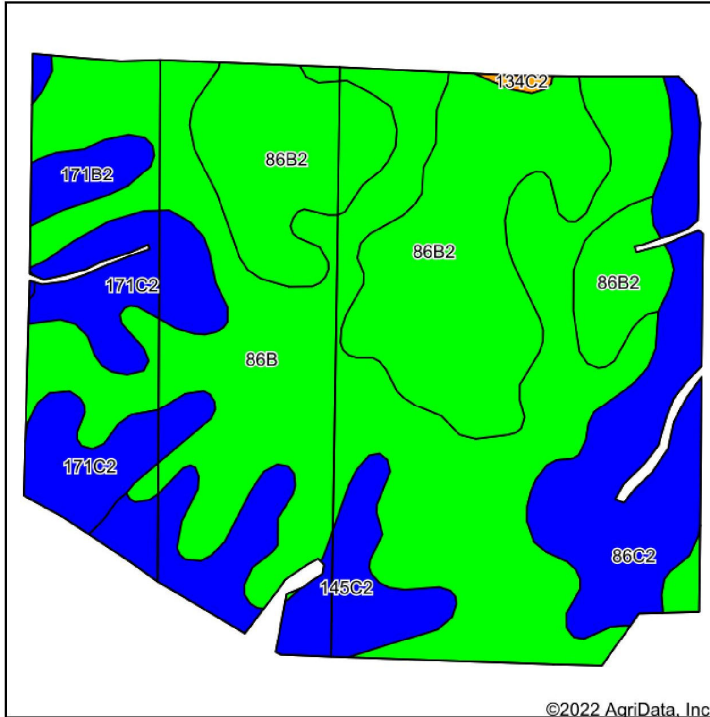


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TRACTS #1&2

Soils Map



State: **Illinois**
 County: **Stark**
 Location: **6-13N-7E**
 Township: **Penn**
 Acres: **165.68**
 Date: **9/2/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	73.09	44.1%		**189	**59	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	42.16	25.4%		**181	**57	**134
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	18.09	10.9%		**178	**56	**131
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	14.96	9.0%		**174	**55	**128
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	13.67	8.3%		**166	**53	**123
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.32	2.0%		**178	**56	**131
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.39	0.2%		**154	**47	**111
Weighted Average					182.2	57.2	134.8

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:

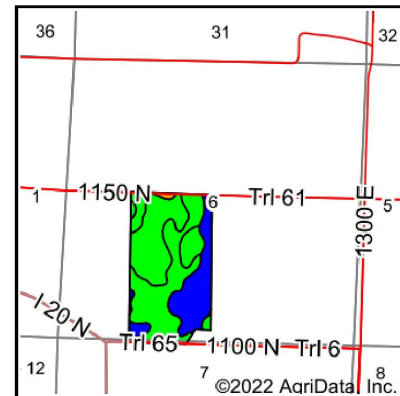
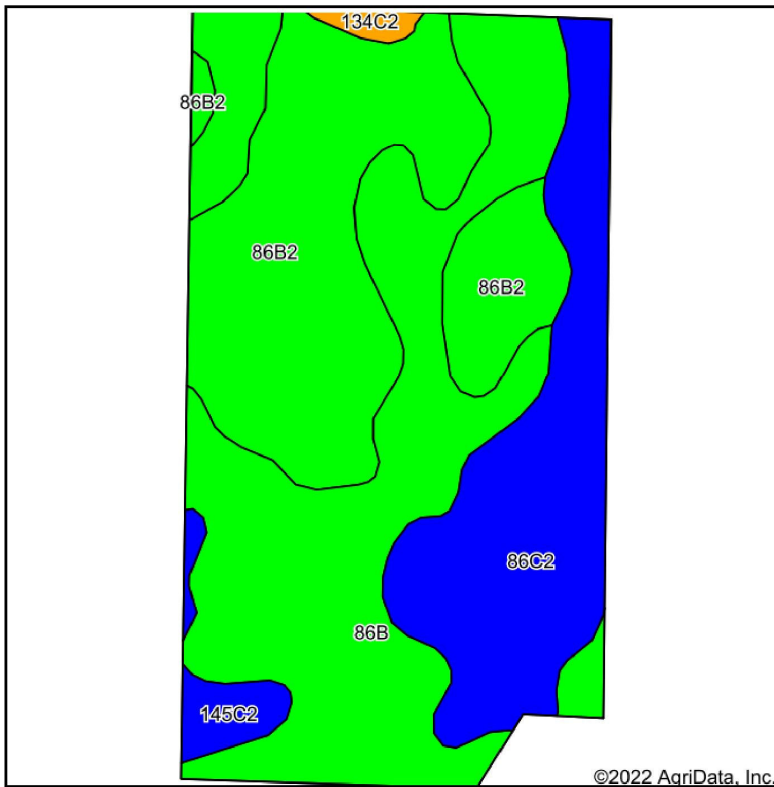
<http://soilproductivity.nres.illinois.edu/>

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

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TRACT #1 Soils Map



State: **Illinois**
County: **Stark**
Location: **6-13N-7E**
Township: **Penn**
Acres: **85.8**
Date: **10/7/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	35.50	41.4%		**189	**59	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	28.11	32.8%		**181	**57	**134
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	19.27	22.5%		**178	**56	**131
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	2.24	2.6%		**166	**53	**123
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.68	0.8%		**154	**47	**111
Weighted Average					183	57.4	135.3

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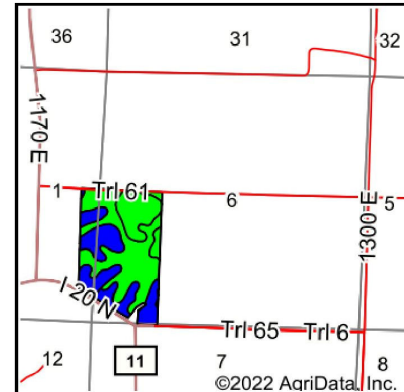
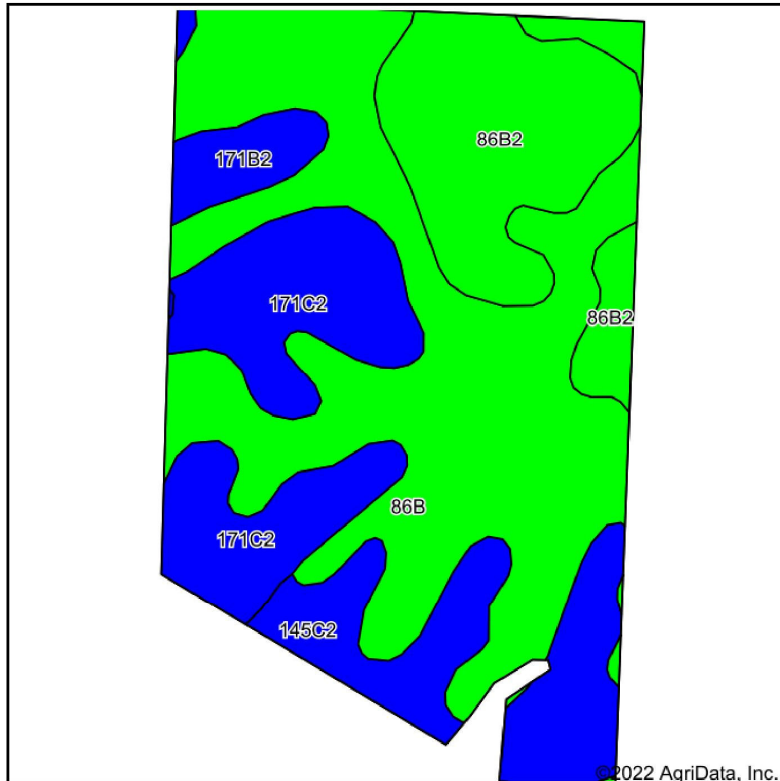
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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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TRACT #2 Soils Map



State: **Illinois**
 County: **Stark**
 Location: **6-13N-7E**
 Township: **Penn**
 Acres: **84.73**
 Date: **10/7/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	39.81	47.0%		**189	**59	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	15.55	18.4%		**181	**57	**134
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	15.08	17.8%		**174	**55	**128
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	11.17	13.2%		**166	**53	**123
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.12	3.7%		**178	**56	**131
Weighted Average					181.4	57	134.2

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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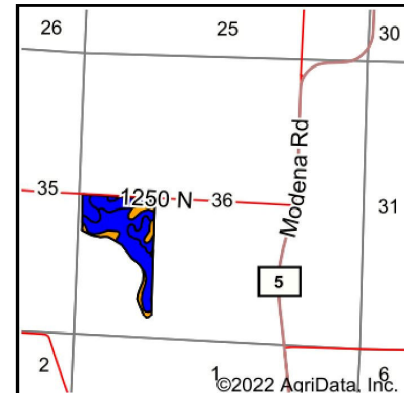
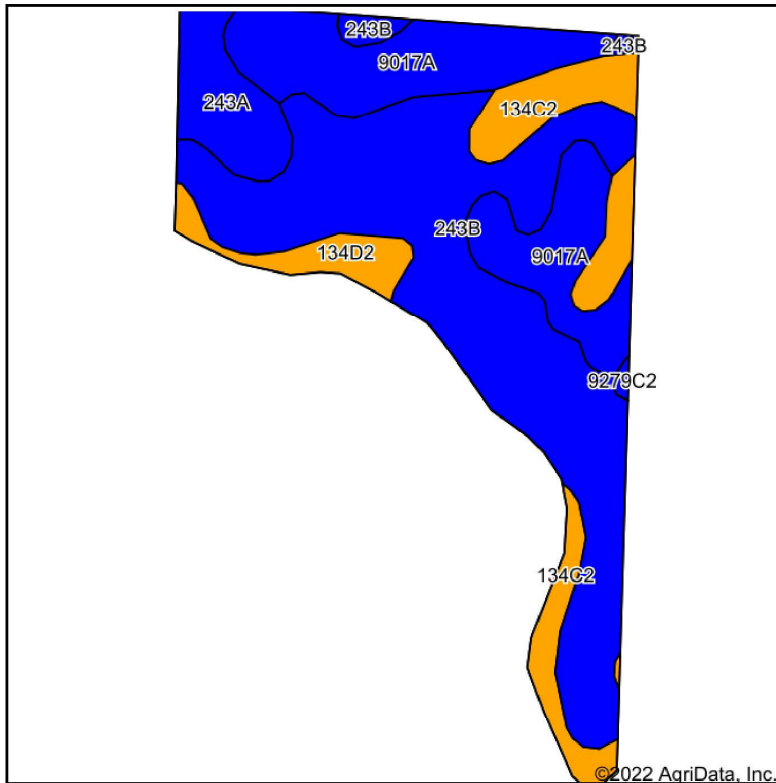
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TRACT #3

Soils Map



State: **Illinois**
 County: **Stark**
 Location: **36-14N-6E**
 Township: **Elmira**
 Acres: **33.39**
 Date: **10/14/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**243B	St. Charles silt loam, 2 to 5 percent slopes	16.78	50.3%		**166	**51	**121
9017A	Keomah silt loam, terrace, 0 to 2 percent slopes	8.35	25.0%		161	51	119
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	4.19	12.5%		**154	**47	**111
243A	St. Charles silt loam, 0 to 2 percent slopes	2.51	7.5%		168	52	122
**134D2	Camden silt loam, 10 to 18 percent slopes, eroded	1.47	4.4%		**148	**45	**106
9279C2	Rozetta silt loam, terrace, 5 to 10 percent slopes, eroded	0.09	0.3%		164	51	120
Weighted Average					162.6	50.3	118.7

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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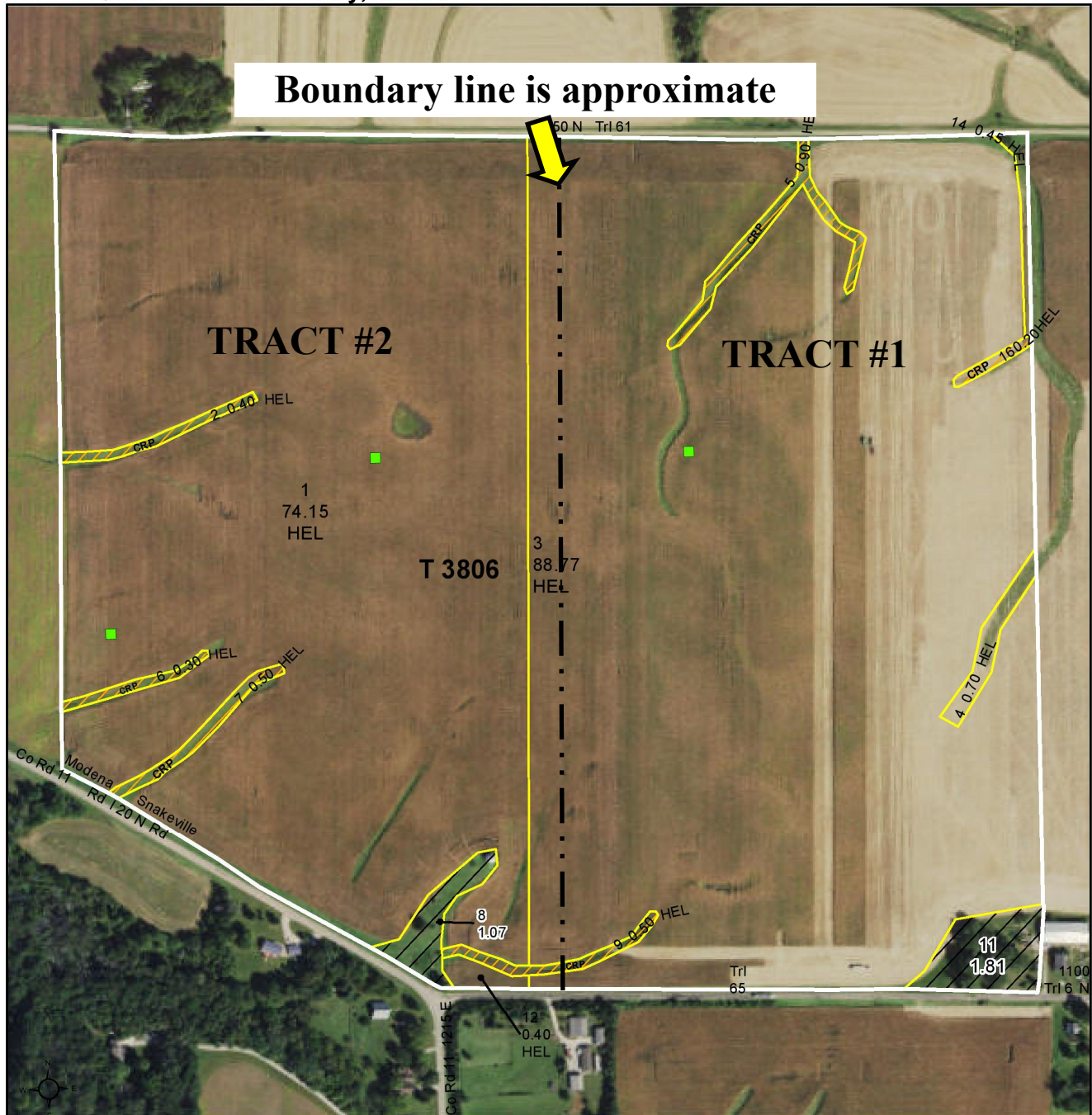
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United States
Department of
Agriculture

Stark County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- plss_a_il_WMAS
- CRP

Wetland Determination Identifiers

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

0 175 350 700
Feet

2022 Program Year
Map Created November 16, 2021

Farm 3938
Tract 3806

Tract Cropland Total: 167.27 acres

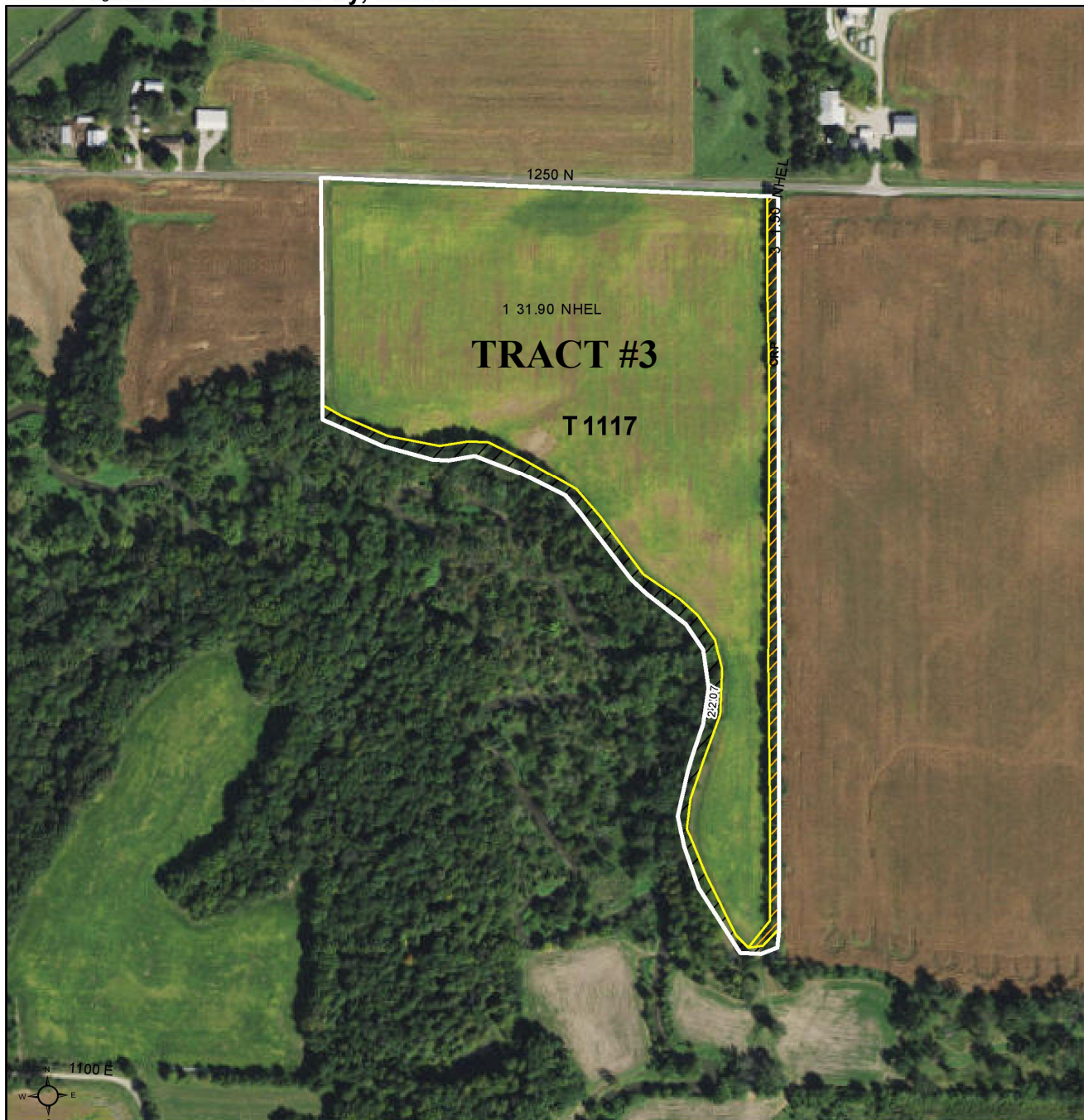
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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

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United States
Department of
Agriculture

Stark County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- plss_a'il_VMAS
- CRP

Wetland Determination Identifiers

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

0 170 340 680
Feet

2022 Program Year

Map Created November 16, 2021

Farm 3938

Tract 1117

Tract Cropland Total: 33.40 acres

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TERMS OF SALE FOR SALES FARM

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.
LEASE	Lease has been terminated; so buyer has full farming rights for 2023.
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.
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 100% of 2022 Real Estate Taxes via a credit at closing.
SURVEY	Tracts #1 & 2 are being surveyed. Tract #3 is being sold as is, 37 acres more or less.
BUYER'S CHOICE	Tract #1&2: 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 the second highest bidder, the remaining tract will be offered by another round of bidding. Tract #3 will be sold separately after Tracts #1&2.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
BUYER'S PREMIUM	There is no buyers' premium on this sale.
TECHNOLOGY DISCLAIMER	John Leezer Farmland Sales, Jim Maloof/REALTOR®, and their affiliates, partners, and vendors, make no warranty or guarantee that the phone, internet service provider, or online bidding system will function as designed on the day of the sale. If a technical problem occurs on the day of the sale that limits you in your ability to place your bid, John Leezer Farmland Sales, Jim Maloof/REALTOR®, and their affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during the auction over the internet or phone.
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.

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