



Leezer

FARMLAND SALES, LLC

138 M/L Acres Warren County, IL

Online Auction

Jan. 23, 2025 @ 2:00pm.

Virtual Online Only: Register at www.leezerfarmland.com

Patricia Lee Farm

Location: 1025 105th St. Berwick, IL

Lease: Open for the 2025 Crop year.

Survey: Seller will provide a survey.

Order of Sale: To be sold in 2 Tracts as Buyer's Choice (See Terms of Sale).

*Acres shown are approximate. Subject to survey.

Seller: Patricia Lee

Attorney: Mike Massie; Galva, IL

Acreage Info.

	Tract 1	Tract 2	Combined
Total Acres	49 49.41	89 88.66	138
FSA Tillable	47.66	86.5	134.16
PI	139.3	140.5	140.1
Pt SE 1/4 of Sect. 11 and Pt SW 1/4 of Sect. 12 9N 2W Roseville Twp, Warren County, IL			

Real Estate Tax Info.

Parcel ID	07-011-012-00 07-012-006-00
Acres	145.04
Taxes	\$9,776.92
NOTE: Taxes shown include the house and building(not part of sale). Taxes on Land only are appr. \$8,000 or \$57/Acre.	

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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Ben@LeezerAgency.com

(309)-338-1270

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Notes: House and Building are **NOT** included in the sale.

The previous tenant has applied dry fertilizer and performed minimum tillage.

Buyer to reimburse the tenant the following:

- Rogue VT Aerway tillage @\$16/Acre.
- Fertilizer applied October 23, 2024 @ \$82/Acre(attached).

Seller has paid the cost of the Lime; buyer does **NOT** reimburse for this.

- 410 Tons Lime applied March 2024.

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Fertilizer Receipt

Invoice #	EPA Act. Ing.	Product	UOM	QTY	PRICE	Due	Prepay
50043307-1		10-32-0/2	TN	0.61	547.00	333.67	0.00
		3-10-30	TN	3.35	398.00	1,333.94	0.00
		12-0-0-26	TN	0.44	350.00	154.00	0.00
		FALL APPLICATION	EA	24.00	6.00	144.00	0.00
		NREC ASSESSMENT	EA	4.40	0.75	3.30	0.00
To receive your cash discount of \$1.54, pay \$1,967.37 by 11/30/2024 After 11/30/2024 pay \$1,968.91							
<u>Finance Charges Apply if not paid by 01/11/2025</u>							
Guaranteed Analysis: 4.87-12.05-22.84-2.6S							Plant Food: 18.26-45.19-85.65-9.75S
Applicator: TANNER CARLSON							Spray Date: 10/02/2024
Receiving Location: SIMONSON KEPPLER FARM-THOMPSON, BILL & DIANE SPLIT							
Invoice #	EPA Act. Ing.	Product	UOM	QTY	PRICE	Due	Prepay
50043307-1		10-32-0/2	TN	1.75	547.00	959.88	0.00
		3-10-30	TN	11.37	398.00	4,526.57	0.00
		12-0-0-26	TN	1.41	350.00	493.08	0.00
		FALL APPLICATION	EA	76.50	6.00	459.00	0.00
		NREC ASSESSMENT	EA	14.54	0.75	10.90	0.00
To receive your cash discount of \$4.93, pay \$6,444.50 by 11/30/2024 After 11/30/2024 pay \$6,449.43							
<u>Finance Charges Apply if not paid by 01/11/2025</u>							
Guaranteed Analysis: 4.72-11.69-23.47-2.52S							Plant Food: 18.21-45.08-90.6-9.75S
Applicator: TANNER CARLSON							Spray Date: 10/07/2024
50043361-1		SOIL TESTING SERVICE - S1A 4.4	EA	79.95	6.00	479.70	0.00
Total Due: \$479.70							
<u>Finance Charges Apply if not paid by 01/11/2025</u>							
Guaranteed Analysis: 0.0-0.0-0.0-0.0-0.0-0.0-0.0-0.0							
Applicator: BRAD MCLAUGHLIN							
Receiving Location: LEE FARM-THOMPSON, BILL & DIANE							
Invoice #	EPA Act. Ing.	Product	UOM	QTY	PRICE	Due	Prepay
50043513-1		10-32-0/2	TN	3.38	547.00	1,848.04	0.00
		3-10-30	TN	18.66	398.00	7,425.88	0.00
		12-0-0-26	TN	2.43	350.00	851.55	0.00
		FALL APPLICATION	EA	133.00	6.00	798.00	0.00
		NREC ASSESSMENT	EA	24.47	0.75	18.35	0.00
To receive your cash discount of \$8.52, pay \$10,933.30 by 11/30/2024 After 11/30/2024 pay \$10,941.82							
<u>Finance Charges Apply if not paid by 01/11/2025</u>							
Guaranteed Analysis: 4.86-12.04-22.88-2.59S							Plant Food: 18.28-45.24-85.8-9.75S
Applicator: RAY GOLDEN							Spray Date: 10/23/2024

Payed 11/11/24



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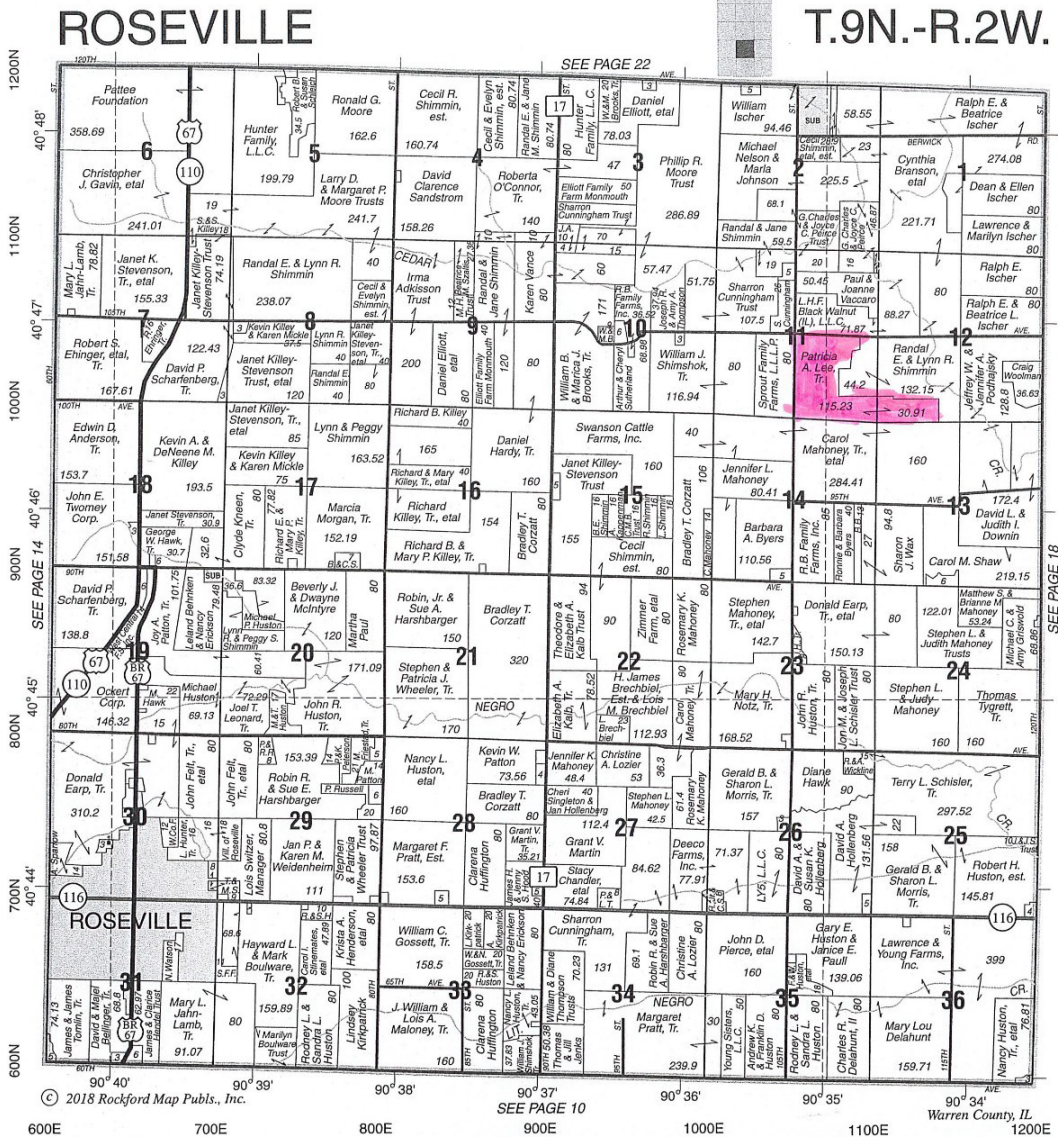
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Plat Book



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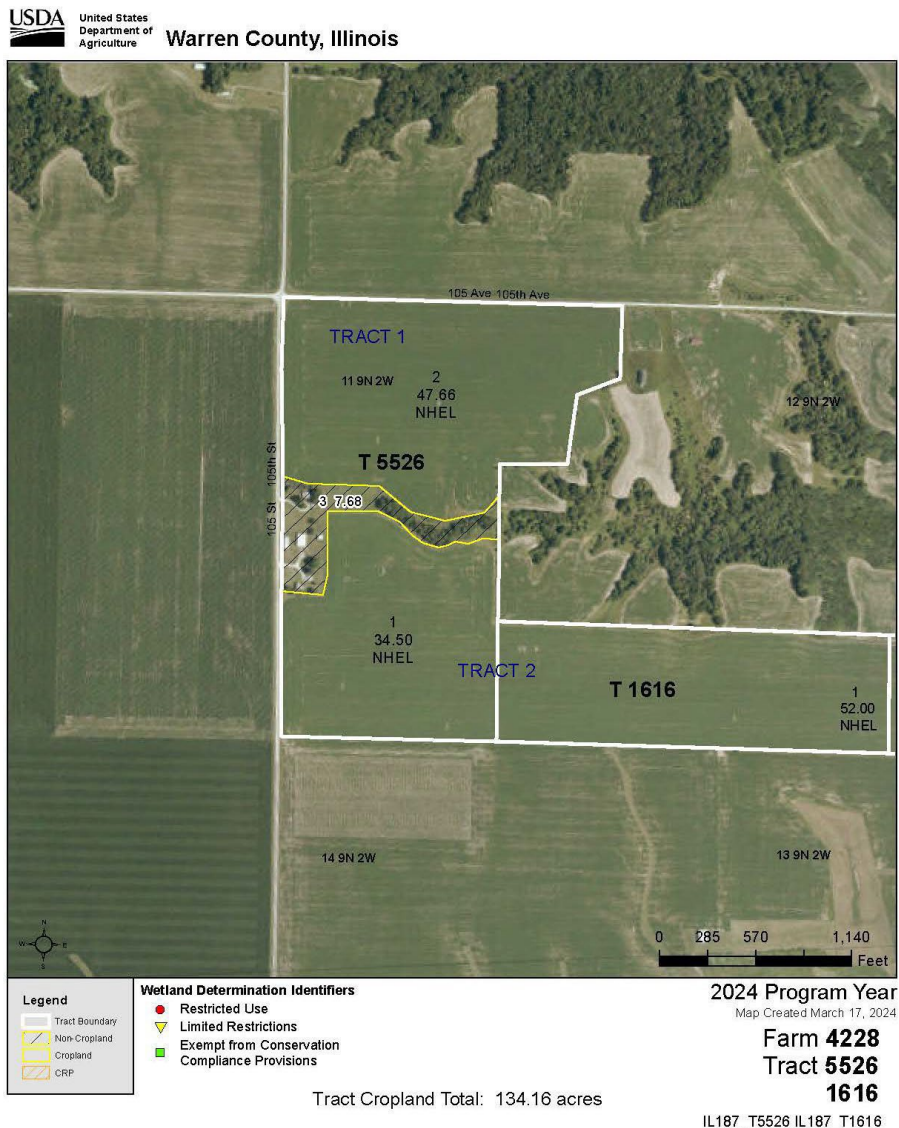
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FSA Map



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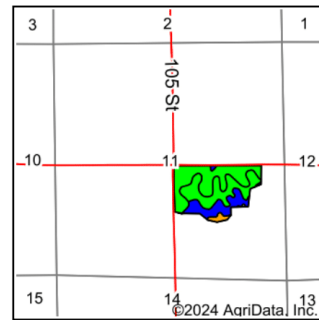
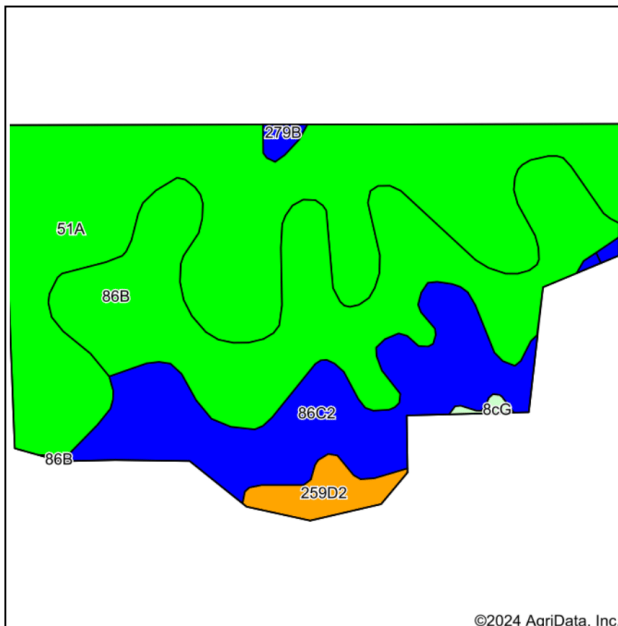
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138 M/L Acres Warren County, IL

Tract 1 Soil Map

Soils Map



State: **Illinois**
County: **Warren**
Location: **11-9N-2W**
Township: **Roseville**
Acres: **47.66**
Date: **12/1/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL187, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
51A	Muscatarene silt loam, 0 to 2 percent slopes	21.39	44.8%		200	64	147	79
**86B	Osco silt loam, 2 to 5 percent slopes	15.14	31.8%		**187	**59	**138	78
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	9.29	19.5%		**178	**56	**131	65
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	1.34	2.8%		**142	**45	**104	59
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.36	0.8%		**161	**50	**118	78
**8cG	Hickory silt loam, cool mesic, 35 to 60 percent slopes	0.14	0.3%		**58	**20	**44	14
Weighted Average					189.2	60.1	139.3	*n 75.2

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

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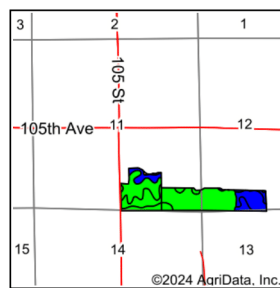
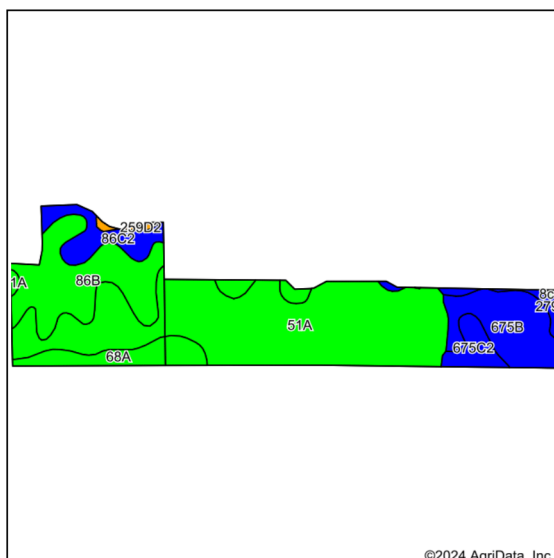
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138 M/L Acres Warren County, IL

Tract 2 Soil Map

Soils Map



State: Illinois
County: Warren
Location: 11-9N-2W
Township: Roseville
Acres: 86.5
Date: 12/1/2024



Maps Provided By:



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IL187, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
51A	Muscature silt loam, 0 to 2 percent slopes	44.12	51.1%		200	64	147	79
**86B	Osco silt loam, 2 to 5 percent slopes	16.72	19.3%		**187	**59	**138	78
**675B	Greenbush silt loam, 2 to 5 percent slopes	9.91	11.5%		**180	**57	**131	75
**68A	Sable silty clay loam, 0 to 2 percent slopes	5.42	6.3%		**192	**63	**143	75
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	5.11	5.9%		**178	**56	**131	65
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	2.98	3.4%		**171	**54	**125	71
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.66	1.9%		**161	**50	**118	78
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	0.46	0.5%		**142	**45	**104	59
**8cG	Hickory silt loam, cool mesic, 35 to 60 percent slopes	0.12	0.1%		**58	**20	**44	14
Weighted Average					191.1	60.9	140.5	*n 76.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the IL Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

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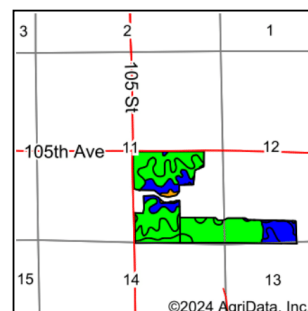
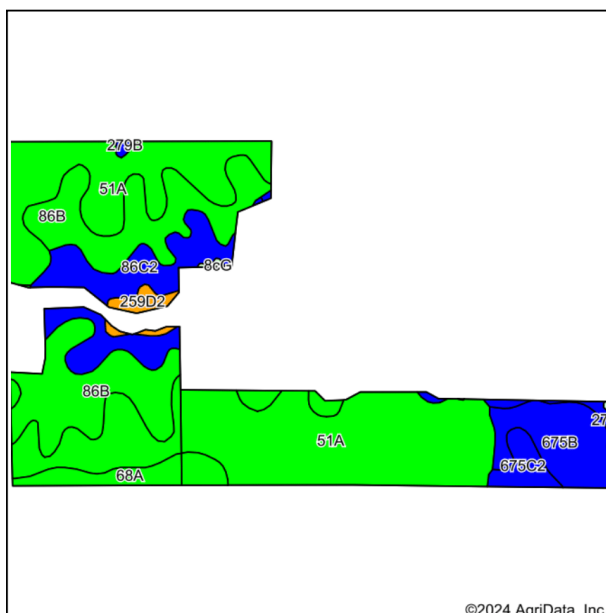
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138 M/L Acres Warren County, IL

Total Soil Map

Soils Map



State: Illinois
County: Warren
Location: 11-9N-2W
Township: Roseville
Acres: 134.16
Date: 10/11/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL187, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
51A	Muscature silt loam, 0 to 2 percent slopes	65.52	49.0%		200	64	147	79
**86B	Osco silt loam, 2 to 5 percent slopes	31.86	23.7%		**187	**59	**138	78
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	14.40	10.7%		**178	**56	**131	65
**675B	Greenbush silt loam, 2 to 5 percent slopes	9.91	7.4%		**180	**57	**131	75
**68A	Sable silty clay loam, 0 to 2 percent slopes	5.42	4.0%		**192	**63	**143	75
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	2.98	2.2%		**171	**54	**125	71
**279B	Rozetta silt loam, 2 to 5 percent slopes	2.02	1.5%		**161	**50	**118	78
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	1.79	1.3%		**142	**45	**104	59
**8cG	Hickory silt loam, cool mesic, 35 to 60 percent slopes	0.26	0.2%		**58	**20	**44	14
Weighted Average					190.5	60.6	140.1	*n 76.2

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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Tract 1 Picture of Farm



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Tract 2 Picture of Farm



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Tract 1 Drone Picture



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Tract 2 Drone Picture



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Total Drone Pictures



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Leezer Farmland Sales, LLC
Terms of Sale for Patricia Lee Farm

AS IS Property is being sold in AS-IS condition with no warranties expressed or implied.

DEPOSIT 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.

CLOSING Within 30 days of auction day.

LEASE Lease is open for the 2025 Crop year. Buyer to reimburse Seller for tillage and Fertilizer.

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 are acting as agent for the seller only and there is no agency relationship with the buyer.

RESERVE Seller reserves the right to reject all bids. This is not an absolute auction.

REAL ESTATE TAXES SELLER to pay 100% of the 2024 Real Estate taxes payable in 2025 by escrowing 125% of the 2023 payable in 2024 real estate taxes with Massie, Massie, & Quick, LLC at closing. The 2024, payable in 2025, real estate taxes shall be paid in full from escrow to Warren County Treasurer when tax statements are available. BUYER shall be responsible for 2025, and subsequent, real estate taxes.

SURVEY Seller will provide Survey at time of sale.

BIDDING Bidding dollar amount is on a per-acre basis.

EVIDENCE OF TITLE Seller will provide merchantable title in the form of a title insurance commitment and a warranty deed (or equivalent).

CONTINGENCY

There are no contingencies including those for inspections or financing.

BUYER'S PREMIUM

No buyers' premium on this sale.

ANNOUNCEMENTS

All Announcements made on day of sale supercede all other prior written or verbal announcements.

MINERAL RIGHTS

All mineral rights owned by SELLER, if any, will be transferred to BUYER.

TECHNOLOGY DISCLAIMER

Leezer Farmlands Sales, 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 sale. If a technical problem occurs on the day of sale that limits you in your ability to place a bid, Leezer Farmland Sales, 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.

BUYER'S CHOICE

Both tracts will be offered by the Buyer's Choice and Privilege Method with Choice to the high bidder to take one or both of the tracts. Should the high bidder not select both tracts, contending bidders 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.

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.

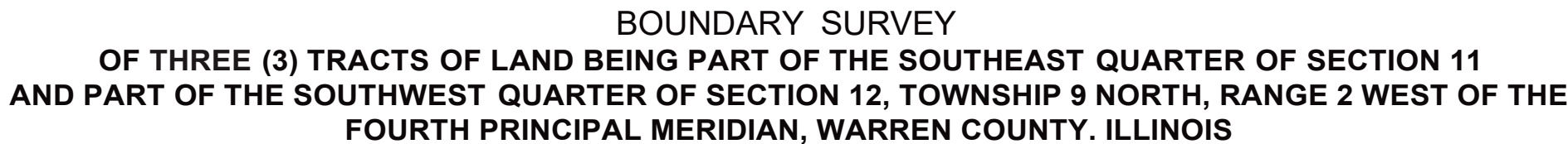
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GENERAL NOTES:

1. ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
2. TOTAL AREA: TRACT 1 = 49.41::1:ACRES
TRACT 2 = 88.66::1:ACRES
PARCEL TO BE RETAINED = 5.83::1: ACRES
3. FIELD WORK COMPLETED DECEMBER 18, 2024.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS **MINIMUM** STANDARDS FOR A BOUNDARY SURVEY.
5. BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WIEST 1202 ZONE.
6. SOURCE OF RECORD TITLE: A WARRANTY DEED TO PATRICIA A. LEE, RECORDED IN BOOK 770, AT PAGE 74, IN THE WARREN COUNTY, ILLINOIS RECORDER'S OFFICE.

PATRICIA LEE
C/O JOHN LEEZER; ALC
MANAGE BROKER
127 W. MAIN STREET
P.O. BOX 129
TOULON, ILLINOIS 61483

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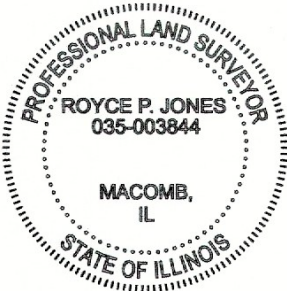
Sheet Number

1 OF 1

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 5.83 ACRES MORE OR LESS, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER 2024, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 88.66 ACRES MORE OR LESS, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER 2024, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS **AND** CONDITIONS OF RECORD, IF ANY.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 49.41 ACRES MORE OR LESS, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER 2024, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITION OF RECORD, IF ANY.



THIS STATES THAT **WIE**, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS **MINIMUM** STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

~~PROJECT NO: 2024-294M~~

ROYCE P. JONES,
IL. PROFESSIONAL LAND SURVEYOR NO. 035-003

DATED: ~~EMBER 20, 2024~~

MY LICENSE EXPIRES NOVEMBER 30, 2026