Farm Land Auction

STARK COUNTY FARM LAND & RECREATIONAL LAND FOR SALE
BY PUBLIC AUCTION
March 22 at 9 a.m.
Stark County Courthouse, Main Street, Toulon, IL

Owners: Bruce and Jan Dutton

Location: 5 miles south of Toulon, IL along the east side of 650E.

Brief Legal: Part of the South 1/2 of the NE 1/4 Section 19, 12N6E, Essex Township, Stark County, IL. P.I.N. 07-19-200-003

Taxes Estimated: Tract I $2,225 Tract II $13

Tracts*: **TRACT I—56** Acres of Farm Land; FSA 55 Acres Tillable (NHEL)
Improvements: 22,000 BU Butler bin w/drying floor and fan. 6,000 BU bin with drying floor and fan. SELLER retains possession of grain bins until 8-1-2017.

TRACT II—21.99 Acres Timber/CRP
*Acres are approximate and will be determined by survey.

CRP Information: All CRP is on Tract II.

** 2.8 Acres paying $143.11/Acre or $401. Expires 9-30-2021

** 4.30 Acres paying $186/Acre or $800. Expires 9-30-2021

6.1 Acres paying $149/Acre or $908. Expires 9-30-2017

(**The 2.8 and 4.30 CRP Acres are also enrolled in a 35 year state extension running from 2021 to 2056. There are no payments during the 35 year extension.)

USDA Information: See Attachment.

Soil Information: See Attached Soil Map. Weighted Production Index for Tract I is 134.2. (U of I Bulletin 811)

Survey: SELLER to provide survey.

Lease: There is no lease in effect for Tract I or II.

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

JOHN Leezer FARMLAND SALES
Sponsoring Broker Jim Maloof / Realtor®

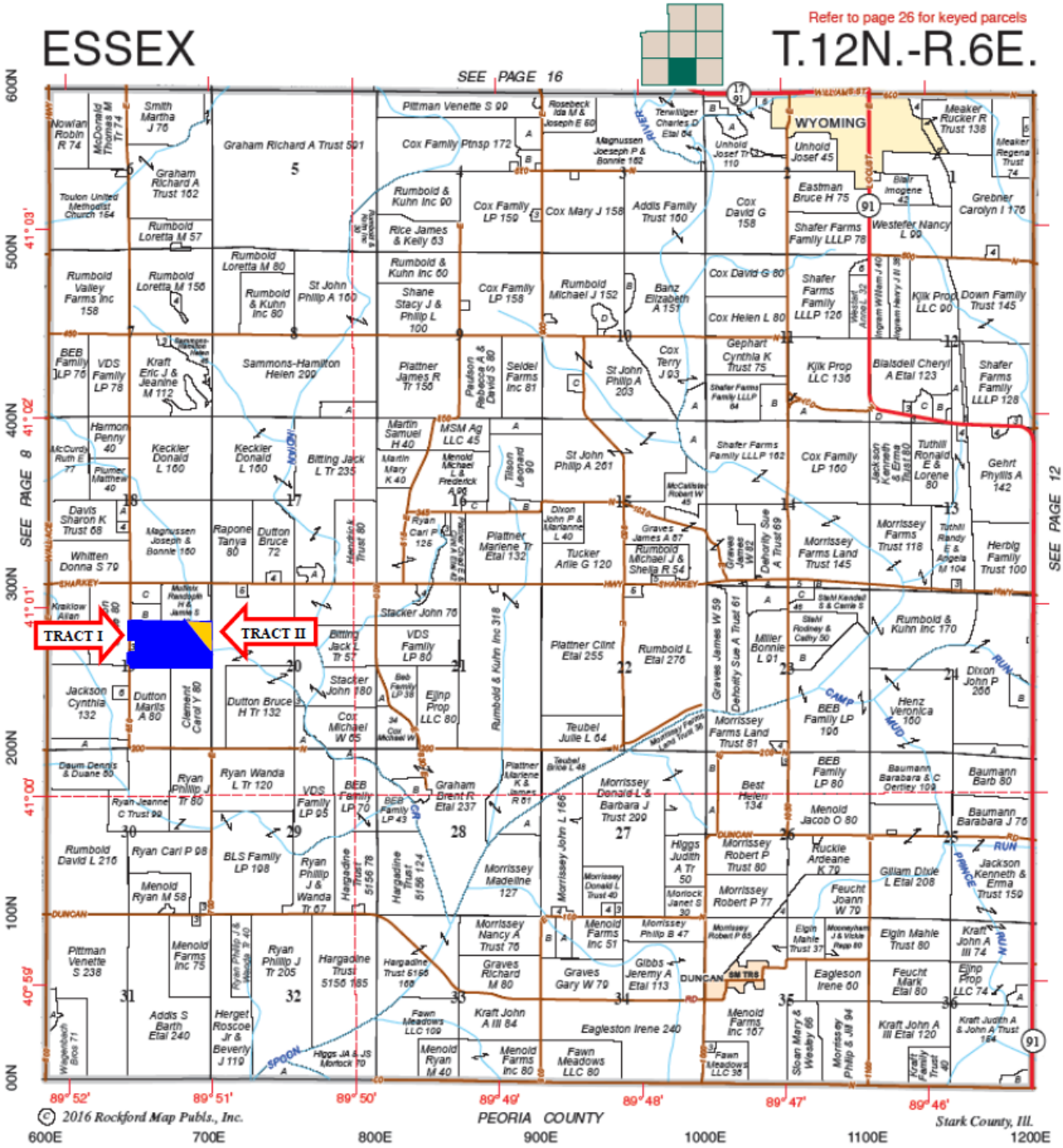
Attorney for Seller
David Cover
124 SW Adams, Suite 348
Peoria, IL 61602
(309) 673-8227
dcover@coverevans.com

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.

2/13/17

TRACT I

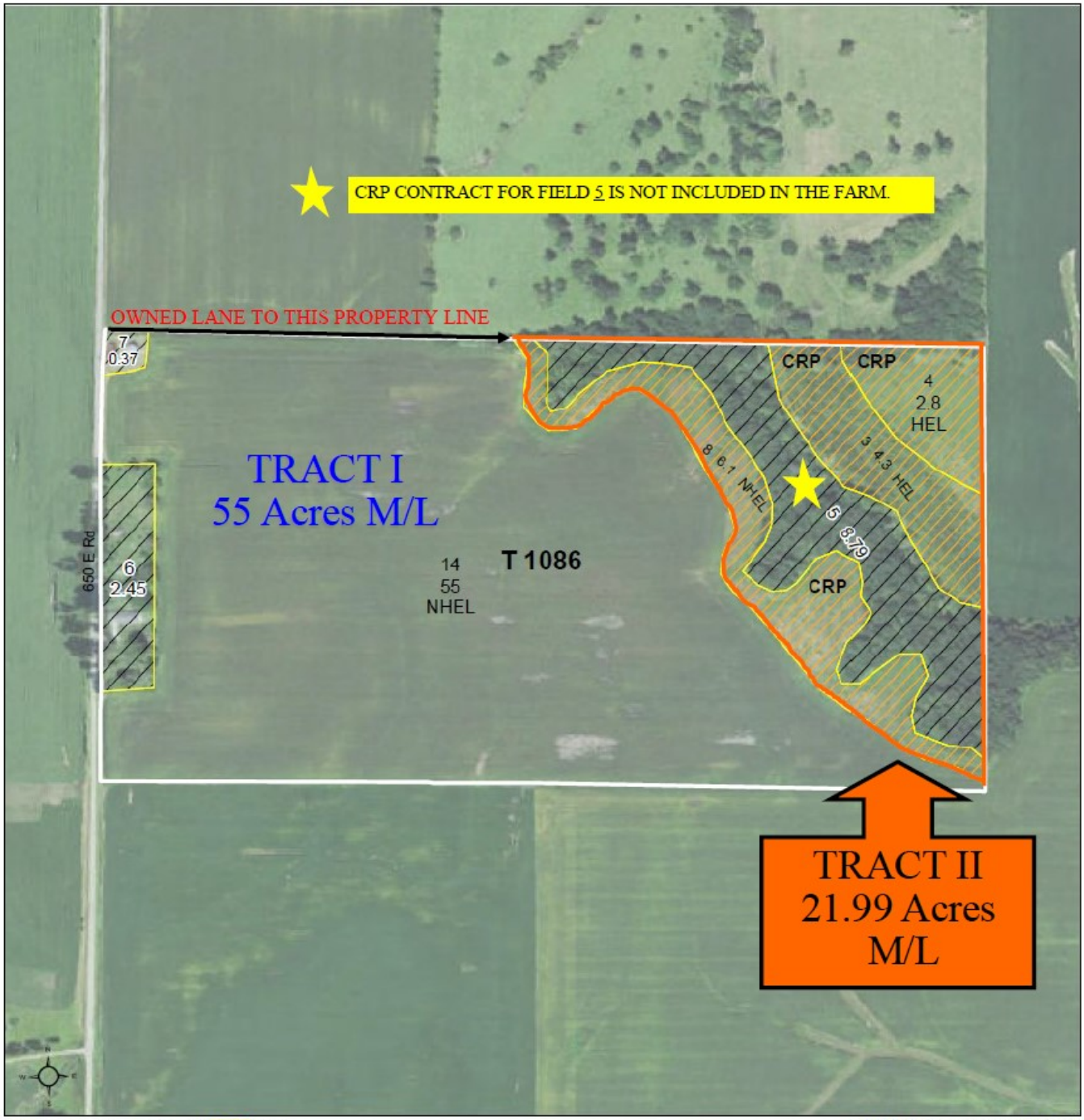
TRACT 2



Reproduced with permission from Rockford Map Publisher Inc. Rockford, IL

United States Department of Agriculture

Stark County, Illinois



Common Land Unit
- CRP
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 170 340 680 Feet

2017 Program Year

Map Created December 08, 2016

Farm **255**

Tract **1086**

Tract Cropland Total: 68.20 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).

Illinois
Stark
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

Prepared: 1/27/17 1:11 PM
Crop Year: 2017

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
BRUCE DUTTON

Farm Identifier
Not Applicable

Recon Number

Farms Associated with Operator:
4233

CRP Contract Number(s): 588, 589A, 590A, 693A

Tract Number: 1086 **Description:** 4I-2 SEC 19 ESSEX TWP

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

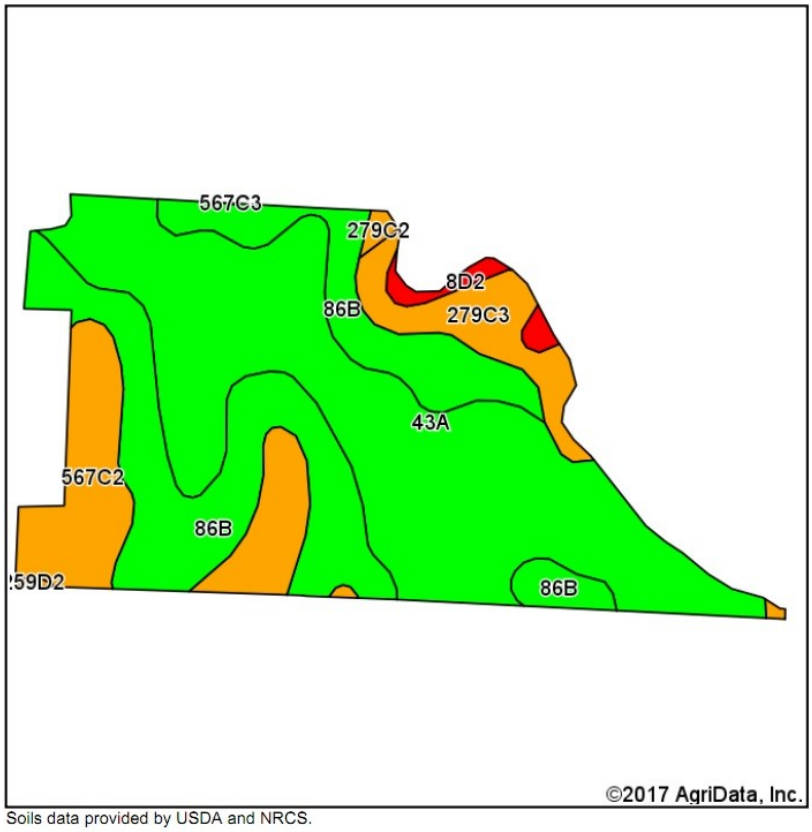
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
79.81	68.2	68.2	0.0	0.0	13.2	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	55.0	0.0	0.0

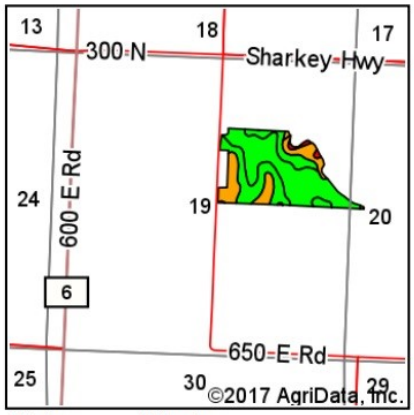
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	55.0		149	6.1
Total Base Acres:	55.0			

Owners: BRUCE DUTTON
Other Producers: None

TRACT I



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **19-12N-6E**
Township: **Essex**
Acres: **54.96**
Date: **2/1/2017**

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

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IL175, Soil Area Version: 9

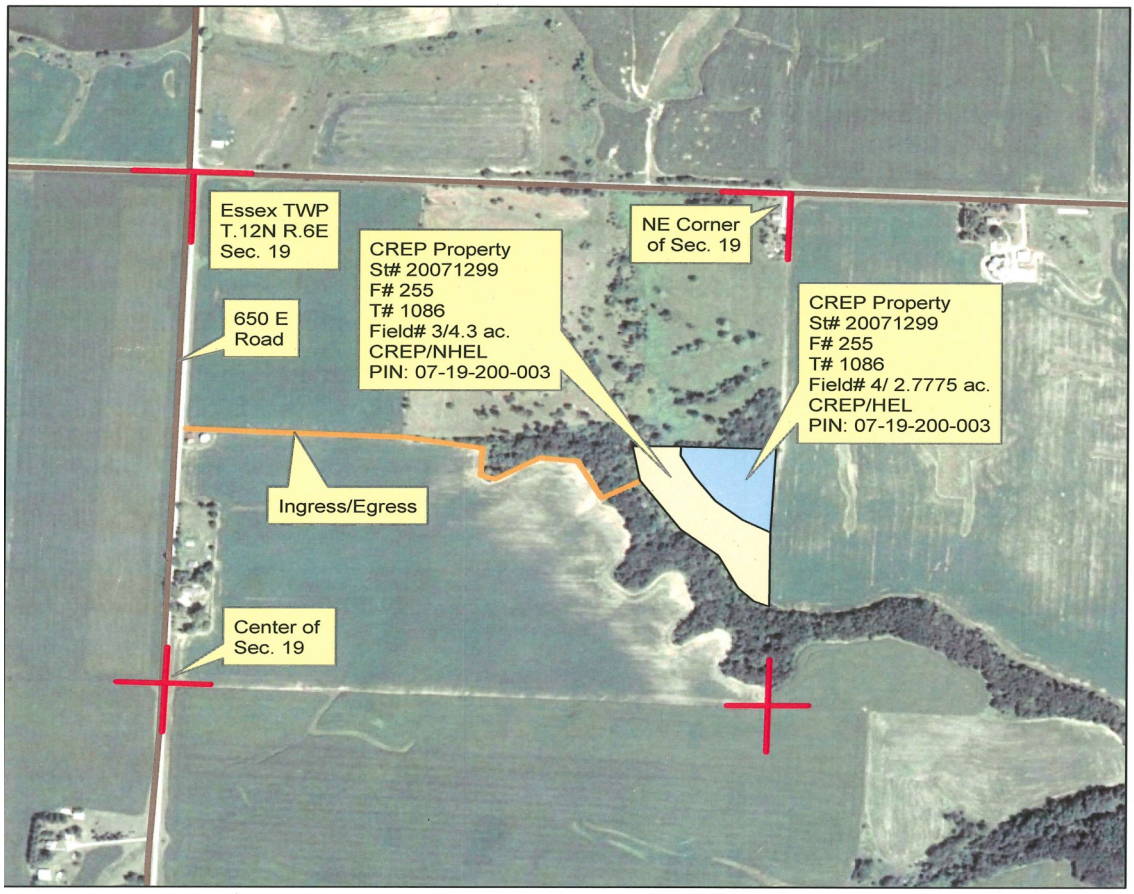
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	25.73	46.8%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	17.02	31.0%		**189	**59	**140
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	7.38	13.4%		**159	**50	**116
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	3.73	6.8%		**141	**44	**103
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	0.79	1.4%		**108	**36	**82
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	0.24	0.4%		**153	**47	**112
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	0.07	0.1%		**145	**46	**106
				Weighted Average	**181.3**	**57.8**	**134.2**

Area Symbol: IL175, Soil Area Version: 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:
https://www.ideals.illinois.edu/handle/2142/1027/
** 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



Legend

- Corner_Line
- CREP_Field_4_Final
- CREP Field 3 FInal
- IngressEgress
- roads1990_l_il175

350 0 350 700 1,050 1,400 Feet

N

CRP MAP

This form is available electronically.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO CODE & ADMIN. LOCATION: 17 175	2. SIGN-UP NUMBER: 31
3. CONTRACT NUMBER: 589A	4. ACRES FOR ENROLLMENT: 2.80
5. FARM NUMBER: 255	6. TRACT NUMBER(S): 1086
7A. COUNTY OFFICE ADDRESS (Include Zip Code): STARK COUNTY FARM SERVICE AGENCY, 7419A STATE ROUTE 17, TOULON, IL 61483-8110	8. OFFER (Select one): GENERAL ☐ ; ENVIRONMENTAL PRIORITY ✓
7B. TELEPHONE NUMBER (Include Area Code): (309)286-2261 x2	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 11-01-2006 TO: (MM-DD-YYYY) 09-30-2021

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. ***The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.***

10A. Rental Rate Per Acre	$ 143.11
10B. Annual Contract Payment	$ 401
10C. First Year Payment	$

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
1086	4	CP3A	2.80	$ 734

12. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
BRUCE DUTTON, 7455 SHARKEY HWY, WYOMING, IL 61491-8904	100.00%	X Bruce Dutton	X 11-4-16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	%		
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	%		

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
	Jessica Coleman (CA)	11/8/16

NOTE: *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. ***RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.***

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at ***http://www.ascr.usda.gov/complaint_filing_cust.html****, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at* ***program.intake@usda.gov****. USDA is an equal opportunity provider and employer.*

☐ Original – County Office Copy ☐ Owner's Copy ☐ Operator's Copy

This form is available electronically.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO CODE & ADMIN. LOCATION: 17 175	2. SIGN-UP NUMBER: 31
3. CONTRACT NUMBER: 590A	4. ACRES FOR ENROLLMENT: 4.30
5. FARM NUMBER: 255	6. TRACT NUMBER(S): 1086
7A. COUNTY OFFICE ADDRESS (Include Zip Code): STARK COUNTY FARM SERVICE AGENCY, 7419A STATE ROUTE 17, TOULON, IL 61483-8110	8. OFFER (Select one): GENERAL ☐ ENVIRONMENTAL PRIORITY ✓
7B. TELEPHONE NUMBER (Include Area Code): (309)286-2261 x2	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 11-01-2006 TO: (MM-DD-YYYY) 09-30-2021

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10A. Rental Rate Per Acre $ 186.00

10B. Annual Contract Payment $ 800

10C. First Year Payment $

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
1086	3	CP22	4.30	$ 1,128

12. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
BRUCE DUTTON, 7455 SHARKEY HWY, WYOMING, IL 61491-8904	100.00%	X Bruce Dutton	X 11-4-16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	%		
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	%		

13. CCC USE ONLY — A. SIGNATURE OF CCC REPRESENTATIVE: Jessica Coleman, CED — B. DATE (MM-DD-YYYY): 11/8/16

NOTE: *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

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This form is available electronically.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO CODE & ADMIN. LOCATION: 17 175	2. SIGN-UP NUMBER: 35
3. CONTRACT NUMBER: 693A	4. ACRES FOR ENROLLMENT: 6.10
5. FARM NUMBER: 255	6. TRACT NUMBER(S): 1086
7A. COUNTY OFFICE ADDRESS (Include Zip Code): STARK COUNTY FARM SERVICE AGENCY, 7419A STATE ROUTE 17, TOULON, IL 61483-8110	8. OFFER (Select one): GENERAL [ ] ENVIRONMENTAL PRIORITY [✓]
7B. TELEPHONE NUMBER (Include Area Code): (309)286-2261 x2	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2007 TO: (MM-DD-YYYY) 09-30-2017

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10A. Rental Rate Per Acre $ 148.79

10B. Annual Contract Payment $ 908

10C. First Year Payment $

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
1086	8	CP33	6.10	$ 665

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BRUCE DUTTON, 7455 SHARKEY HWY, WYOMING, IL 61491-8904	100.00%	X Bruce Dutton	X 11-4-16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	%		
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	%		

13. CCC USE ONLY — A. SIGNATURE OF CCC REPRESENTATIVE: Jessica Coleman, CED — B. DATE (MM-DD-YYYY): 11/8/16

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[ ] Original – County Office Copy [ ] Owner's Copy [ ] Operator's Copy

John Leezer Farmland Sales

TERMS OF SALE FOR: **Bruce H Dutton Farm Part Section 19 12N 6E**

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 **$50,000 for Tract I and $10,000 for Tract II** 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.
POSSESSION	Possession will be delivered at closing. BUYER of Tract I will be allowed to do field work after payment of deposit and furnishing a certificate of insurance. Possession of the Grain Bins is reserved until 8-1-2017.
LEASE	There is no lease in effect on either Tract.
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 and there is no agency relationship with the buyer.
ANNOUNCEMENTS	All announcements made on day of sale supercede 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 2016 Real Estate taxes payable in 2017 by putting funds in Escrow to be paid when due.
SURVEY	SELLER will provide a survey.
ORDER OF SALE	Both Tracts will be sold individually and not in any combination.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
BUYER'S PREMIUM	No buyers' premium on this sale.
CRP	All CRP is on Tract II. See CRP insert in flyer for details. BUYER will be required to assume and abide by CRP contracts. BUYER to receive CRP payments paid in 2017 and beyond. CRP contract on "Field 5" (8.79 acres) is not included in the farm.
ARC- COUNTY	SELLER to be paid ARC-County payments (if any) for 2016 crop year payable in 2017.

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.