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 Leezer
FARMLAND SALES
Sponsoring Broker Jim Maloof / Realtor®

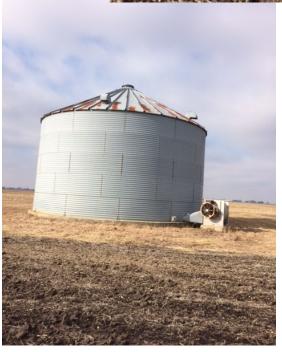
Attorney for Seller David Cover 124 SW Adams, Suite 348 Peoria, IL 61602 (309) 673-8227

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.

TRACT I







TRACT 2



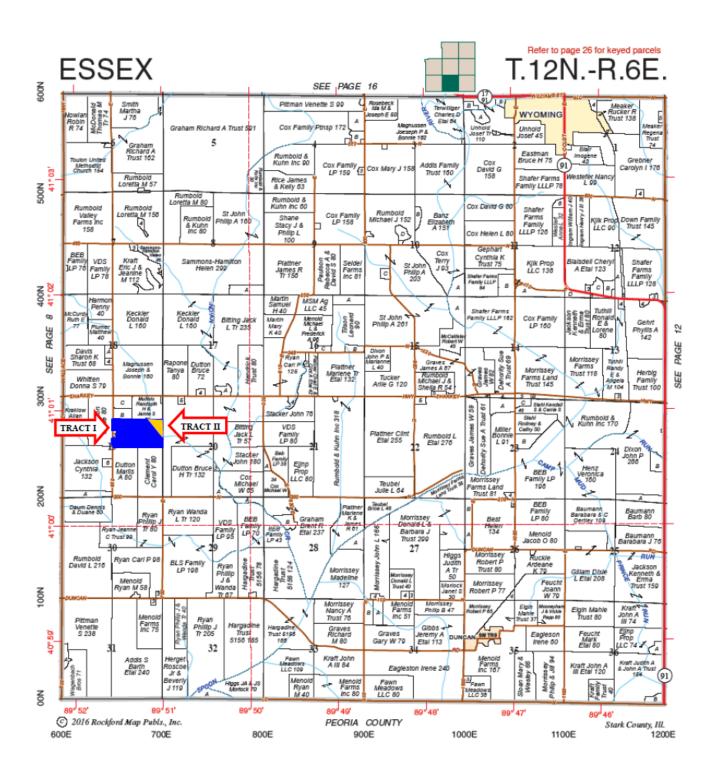






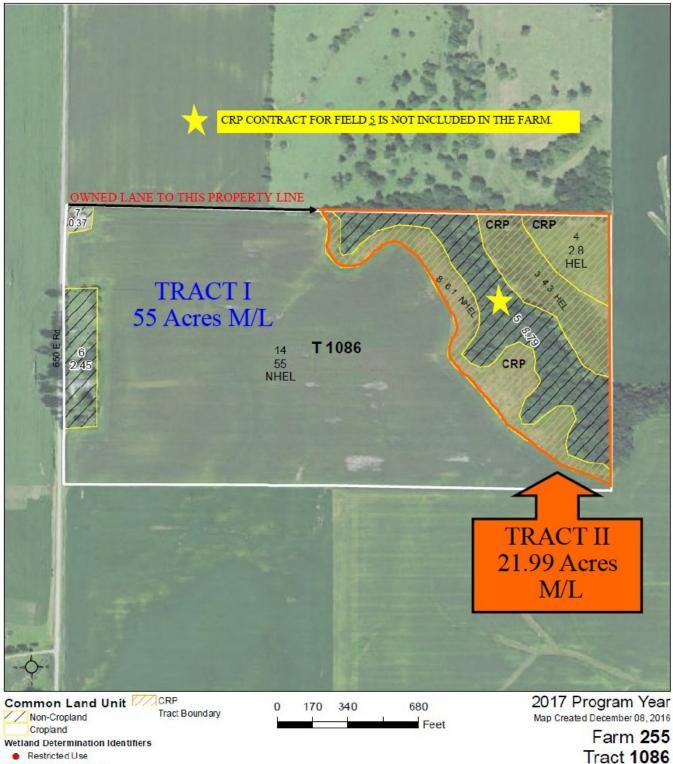








Stark County, Illinois



7 Limited Restrictions

 Exempt from Conservation Compliance Provisions 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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FARM: 255

Illinois

U.S. Department of Agriculture

Prepared: 1/27/17 1:11 PM

Stark

Farm Service Agency

Crop Year: 2017

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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

BRUCE DUTTON

Not Applicable

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 Croplan	ıd .	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			

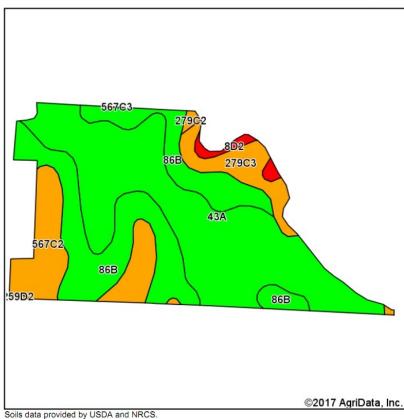
Total Base Acres:

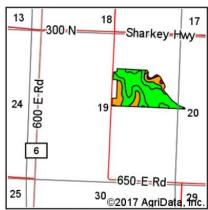
55.0

Owners: BRUCE DUTTON

Other Producers: None

TRACT I





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

John Leezer, ALC

(309) 286-2221 www.illinoisfarms4sale.com





Soils	data	provided	by	USDA	and	NRCS.

	mbol: IL175, Soil Area Version: 9				-		
Code	Soil Description	Acres	Percent of field	II. 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
		200		Weighted Average	181.3	57.8	134.2

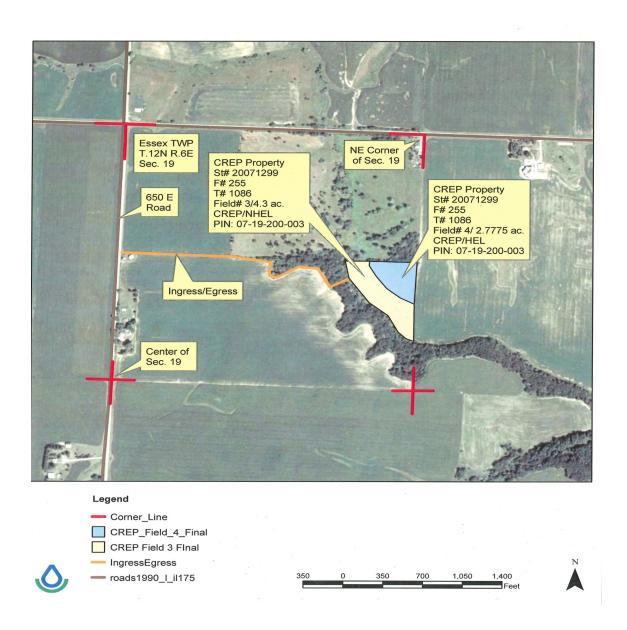
Area Symbol: IL175, Soil Area Version: 9

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.



CRP MAP

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This form is available electronically. CRP-1 U.S. DEPARTMENT OF AGRICULTU	IRE	1. ST. & C	CO CODE & ADMIN.	2. SIGN-UF	Page 1 of 1 NUMBER
10-22-15) Commodity Credit Corporation	,,,,	LOCAT	TION		
			17 175		31
CONSERVATION RESERVE PROGRA	M CONTRACT	2 CONT	RACT NUMBER	4 ACRES	FOR ENROLLMENT
•		3. CON 11	589A		2.80
'A. COUNTY OFFICE ADDRESS (Include Zip Code) STARK COUNTY FARM SERVICE AGEI	4CA	5. FARM	NUMBER 255	6. TRACT	NUMBER(S) 1086
7419A STATE ROUTE 17			255		
TOULON, IL 61483-8110		8. OFFER	(Select one)		CT PERIOD
		GENERAL	L	FROM: (MM-DD-YYYY)	
B. TELEPHONE NUMBER (Include Area Code): (309) 286	-2261 x2	ENVIRONM	ENTAL PRIORITY	11-01-20	06 09-30-2021
Participant".) The Participant agrees to place the designated acteriod from the date the Contract is executed by the CCC. The such acreage and approved by the CCC and the Participant. According the Appendix to this Contract, entitled Appendix or the Appendix of the Participal contained in this Form CRP-1 and in the CRP-1 Appendix and DF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and	Participant also agrees dilitonally, the Participt dix to CRP-1, Conserv plicable sign-up period nt withdraws prior to Ci any addendum the any addendum there	s to implement on st ant and CCC agree of atton Reserve Progr thas been provided CC acceptance or re veto. BY SIGNING to; CRP-2; CRP-2C	ich designated acreag to comply with the terr ram Contract (referred to such person. Such ajection. The terms a THIS CONTRACT PI ; or CRP-2G.	re the Conservation ms and conditions of t to as "Appendix"). person also agree nd conditions of t RODUCERS ACKN	Plan developed for contained in this By signing below, the s to pay such liquidated this contract are
OA. Rental Rate Per Acre \$ 143.11	11. Identificati	on of CRP Land	(See Page 2 for a	dditional space)	
0B, Annual Contract Payment \$401	A. Tract No.	B. Fleid No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
0C. First Year Payment \$	1086	4	СРЗА	2.80	\$ 734
liem 10C applicable only to continuous signup when the first year payment is prorated.)					
2. PARTICIPANTS (If more than three individu	ials are signing, s	see Page 3.)			
(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNAT	URE	(4)	DATE (MM-DD-YYYY)
RUCE DUTTON 1455 SHARKEY HWY	100.0	10% 1/50	~~~	_ ,	,
YOMING, IL 61491-8904	100.0	"" X Du	un Dalle	× ×	11-4-16
(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNAT	ÜRE	(4)	DATE (MM-DD-YYYY)
•	,	%			
(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE .	(3) SIGNAT	URE ·	(4)	DATE (MM-DD-YYYY)
		%			
	İ				DATE MALER MORE
A. SIGNATURE OF CO	P REPRESENTAT	IVE		B. 1	DATE (MM-DD-YYYY)
LUXICA L	CHINUIT		d). The entherity for re-	resoling the informati	11/8//6
OTE: The following statement is made in accordance with the P is 7 CFR Part 1410, the Commodity Credit Corporation Cl of 2014 (Pub. L. 113-79). The Information will be used to information collected on this form may be disclosed to oth authorized access to the information by statute or regulable Farm Records File (Automated). Providing the requested ineligibility to participate in and receive benefits under the	narter Act (15 U.S.C. 714 determine eligibility to pi er Federal, State, Local on and/or as described i information is voluntary.	4 et seq.), the Food S articipate in and recei government agencies n applicable Routine . However, failure to	ecurity Act of 1985 (16 ve benefils under the C s, Tribal agancies, and r Uses identified in the S	U.S.C. 3801 et seq.) onservation Reserva nongovernmental en valem of Records No	t, and the Agricultural Act Program. The Office that have been office for USDA/FSA-2,
This information collection is exempted from the Paperwo	rk Particulian Act as some	cified in the Andruitur	al Act of 2014 (Pub. L.	113-79. Title I. Subli	lle F, Administration). The LETED FORM TO YOUR

Operator's Copy

The following statement is made in accordance with the Privacy Act of 1974 (5 USC 5525 - as amended). NOTE: is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Sect of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive information collected on this form may be disclosed to other Federal, State, Local government agencies, T authorized access to the information by statute or regulation and/or as described in applicable Routine Us Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furn 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 A provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the infor COUNTY FSA OFFICE. The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, mantal status, familial or paren cisability, sex, gender identity, religion, repusel, and where applicable, positive i dentity, sex, gender identity, religion, repusel, and where applicable, positive income is derived from any public assistance program, or protected gendic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who vish to file a program complaint, write to the address below or if you require allemative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deat, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish). 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 (666) 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.

Owner's Copy

Original - County Office Copy

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Page		of	- 4

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This form is available electronically. CRP-1 U.S. DEPARTMENT OF AGRICULTURE (10-22-15) Commodity Credit Corporation	-		1. ST. & C LOCAT	O CODE & ADMIN.	2. SIG	N-UP NU	
(10-22-10) Contanoutly Order Corporation					31		
CONSERVATION RESERVE PROGRAM CONTRACT		T	3. CONTRACT NUMBER 590A		4. ACI		R ENROLLMENT
7A. COUNTY OFFICE ADDRESS (Include Zip Code) STARK COUNTY FARM SERVICE AGENCY			5. FARM	6. TR/	6. TRACT NUMBER(S) 1086		
7419A STATE ROUTE 17							
TOULON, IL 61483-8110			8. OFFER (Select one) GENERAL				PERJOD TO:
7B. TELEPHONE NUMBER (Include Area Code): (309) 286-2			ENVIRONM	ENTAL PRIORITY		1-2006	(MM-DD-YYYY) 09-30-2021
THIS CONTRACT is entered into between the Commodity Credit C Participant*.) The Perticipant agrees to place the designated acres period from the date the Contract is executed by the CCC. The Passuch acreage and approved by the CCC and the Participant. Addit Contract, including the Appendix to this Contract, entitled Appendix Participant acknowledges that a copy of the Appendix for the applic damages in an amount specified in the Appendix if the Participant contained in this Form CRP-1 and in the CRP-1 Appendix and an OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and an 10A. Rental Rate Per Acre \$ 186.00	age into the Consor ricipant also agree ionally, the Particip to CRP-1, Conser cable sign-up period withdraws prior to C any addendum the y addendum there	vation in the toring and	Reserve Progr plement on su d CCC agree to Reserve Progr een provided to ceptence or re BY SIGNING RP-2; CRP-2C;	am ("CRP") or other to ch dosignated acreag o comply with the tern am Contract (referred o such person. Such jection. The terms a THIS CONTRACT PR	ise set by CC e the Conser is end condit to as "Apper person also nd condition CODUCERS	OC for the vation Plations continuity. By agrees to as of this ACKNOW	slipulated contract in developed for elined in this r signing below, the pay such liquidated contract are
10B. Annual Contract Payment \$800	A. Tract No.	В.	Field No.	C. Practice No.	D. Acre	s	E. Total Estimated Cost-Share
10C. First Year Payment \$	1086		3	CP22	4.30	0	\$ 1,128
(Item 10C applicable only to continuous signup when the first year payment is prorated.)							
BRUCE DUTTON 7455 SHARKEY HWY WYOMING, IL 61491-8904	2) SHARE 100 . 2) SHARE	00% %	(3) SIGNATU	uce SI	un)	×	1 - 4 - 16 11 (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): (3	2) SHARE	%.	(3) SIGNATI	JRE		(4) DAT	E (MM-DD-YYYY)
13. CCC USE ONLY A. SIGNATURE OF CCC	alo nvo	(I)	œD,			11	8/16
NOTE: The following statement is made in accordance with the Prive is 7 CFR Part 1410, the Commodity Credit Corporation Chart of 2014 (Pub. L. 113-79). The information will be used to dot information collected on this form may be disclosed to other authorized access to the information by statute or regulation Ferm Records File (Automated). Providing the requested into ineligibility to participate in and receive benefits under the Co	ler Act (15 U.S.C. 71 ermine eligibility to p Federel, State, Local and/or es described ormation is voluntary nservation Reserva	i4 et se participa i govern in appli r. Howe Progran	q.), the Food Se te in and receiv ment egencies, cable Routine t ever, failure to fa n.	acurity Act of 1985 (16 in we benefits under the Co Tribal agencies, and no Uses identified in the Sy armish the requested in.	J.S.C. 3801 e onservation R ongovernmen stem of Reco formation will	it seq.), an eserve Pro ntal entitles irds Notice result in e	d the Agricultural Act ogram. The that have been for USDA/FSA-2, determination of
This information collection is exempted from the Paperwork F provisions of appropriate criminal and civil fraud, privacy, and COUNTY FSA OFFICE.	i other statutes may	be app	icable to the int	formation provided. RE	TURN THIS C	COMPLET	ED FORM TO YOUR
The U.S. Department of Agriculture (USDA) prohibits discrimination agai disability, sex, gender identity, religion, reprisal, and where applicable, princome is derived from any public assistance program, or protected generabilities will apply to all programs and/or employment activities, allemative means of communication for program information (e.g., Braille Individuals who are deaf, hard of hearing, or have speech disabilities and (800) 877-8339 or (800) 845-8136 (in Spanish).	olitical beliefs, marik elic information in en) Persons with disal e Jame print, audiote	al status nploym bliities, t ape. etc	s, familial of per ent of in any pro who wish to file s) please conta	ental status, sexual onto ogram or activity condu- a program complaint, v ct USDA's TARGET Ce	entation, or all cled or funded viite to the ad- inter at (202)	i or part of I by the De dress belo 720-2600 i	an individual's apartmant. (Not all w or if you require (voice and TDD).
If you wish to file a Civil Rights program complaint of discrimination, com http://www.asor.usda.gov/complaint_filling_cust.html, or at any USD. requested in the form. Send your completed complaint form or letter by re Washington, D.C20250-9410, by fax (202) 690-7442 or email at progra	A office, or call (866) nail to U.S. Departm) 632-9: ent of A	992 to request t Nariculture, Dire	he form. You may also clor. Office of Adjudica	write a letter ion, 1400 Ind	containing ependence	all of the information Avenue, S.W.,
Original – County Office Copy		Owne	r's Copy			Operat	or's Copy

This form is available electronically.				Page 1 of 1				
CRP-1 U.S. DEPARTMENT OF AGRICULTURE (10-22-15) Commodity Credit Corporation				1, ST, & CO CODE & ADMIN. 2. S LOCATION 2.			2. SIGN-UP NUMBER	
				17 175		35		
CONSERVATION RESERVE PROGRAM CONTRACT			T . 3. C	3. CONTRACT NUMBER 4. ACRES FO			DR ENROLLMENT 6.10	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) STARK COUNTY FARM SERVICE AGENCY			. 5, FA	RM NUMBER 255		6. TRACT NU	JMBER(S) 1086	
7419A STATE ROUTE			2.0	FED 10 1 1		9. CONTRAC	T DEDICE	
TOULON, IL 61483-8	110		GENE	FER (Selections)		FROM: · ·	TO:	
7B. TELEPHONE NUMBER (Include	Area Code): (309) 286-2	261 x2	ENVI	ONMENTAL PRIORIT		(MM-DD-YYYY) (MM-DD-YYYY) 09-30-2017		
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.							ne stipulated contract Plan developed for Intained in this By signing below, the to pay such liquidated is contract are	
10A. Rental Rate Per Acre \$	148.79			and (See Page 2)	- 1	· · · ·	E. Total Estimated	
	908	A. Tract No.	B. Field No	. C. Practice N	lo.	D. Acres	Cost-Share	
10C. First Year Payment \$	· · · · · · · · · · · · · · · · · · ·	1086	8	CP33		6.10	\$ 665	
(Item 10C applicable only to continue the first year payment is prorated.)	ous signup when			.	_			
12. PARTICIPANTS (If more	than three individuals	are signing,	see Page 3)				
A(1) PARTICIPANT'S NAME AND A BRUCE DUTTON	ADDRESS (Zip Code): (2) SHARE	(3) SIG	NATURE	\sim	(4) DA	ATE (MM-DD-YYYY)	
7455 SHARKEY HWY WYOMING, IL 61491-	8904	100.	···* X	Suice D	XX.	~ \	11-4-16	
B(1) PARTICIPANT'S NAME AND A	DDRESS (Zip Code): (2) SHARE	(3) SIG	NATURE	-	(4) DA	ATE (MM-DD-YYYY)	
			%	•				
C(1) PARTICIPANT'S NAME AND A	DDRESS (Zip Code): (2) SHARE	(3) SIG	NATURE .		(4) DA	ATE (MM-DD-YYYY)	
13 CCC USE ONLY	SIGNATURE OF COCE	EPRESENTATION OF A	TIVE)	:	B. DA	ATE (MM-DD-YYYY)	
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 (16 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, Ferm 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 Peparwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subfille 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. The U.S. Department of Agriculture (USDA	prohibits discrimination again	nst its customers, e	mployees, and a	pplicants for employme	nt on the ba	esis of race, color	, national origin, age,	
The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs end/or employment activities.) Persons with disabilities, who wish to file a program composition for the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deal, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 846-6136 (in Spanish).								
If you wish to file a Civil Righls program co http://www.ascr.usda.gov/complaint_fill requested in the form. Send your complete Washington, D.C. 20250-9410, by fax (202	Ing_cust.html, or at any USDA ed complaint form or letter by m	l office, or cell (866) ail to U.S. Departm) 632-9992 to req ent of Agriculture	uest the form. You ma , Director, Office of Ad	ıy əlso write judication, 1	e a letter containh 1400 Independen	ng all of the information ce Avenue, S.W.,	
Original - Coun			Owner's Cop				ator'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 commitment and a warranty deed (or equivalent).

IIILE

TAXES

SELLER to pay 2016 Real Estate taxes payable in 2017 by putting funds in Escrow

Seller will provide merchantable title in the form of a title insurance

REAL ESTATE

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

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

RIGHTS

BUYER'S No buyers' premium on this sale.

PREMIUM

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.