

**160.56 Acres in 2 Tracts  
In Penn Township, Stark County, IL**

**Brief Legal:** Part NE 1/4 Section 34, T13N R7E, Stark County, IL

**Location of Farm:** Rt 17—6 miles east of Wyoming, IL on the south side of the road.

**Size:** **Total Acres Available:** 160 (NHEL) **FSA Tillable Acres:** 155.53  
Split as follows (See Survey):

	<b>West Tract</b>	<b>East Tract</b>
<b>Price</b>	\$877,000 or \$11,250 Acre	\$929,000 or \$11,250 Acre
<b>Total Acres</b>	77.97	82.59
<b>FSA Tillable</b>	77.97	78.77
<b>PI*</b>	139.2	141.1
<b>Corn Yield*</b>	188.8	192.6
<b>Tax ID</b>	05-34-200-003	05-34-200-002
<b>2015 Tax</b>	\$2,609.66	\$3,413.64

\*U of I 811B

**Soils Information:** Mostly Elburn, Osco, Plano and Muscatune. See soil map.

**Survey:** Seller to provide survey. **USDA Program:** ARC—County

**Lease:** Open for 2017

**Owner: Winne Enterprises Land Trust Partnership**

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

**JohnLeezer.com**

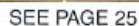


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## Township 13N - Range 7E

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SURVEYOR'S STATEMENT

STATE OF ILLINOIS) SS  
COUNTY OF STARK)

We, the Wallace Engr. & Land Surveying Co., Inc., do hereby state that we have surveyed a part of the NE 1/4 of Section 34, T.13N, R.7E of the 4th P.M., Stark County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between dead lines and existing possession lands may be in question.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities.

Dated this 9th day of October, 2015.

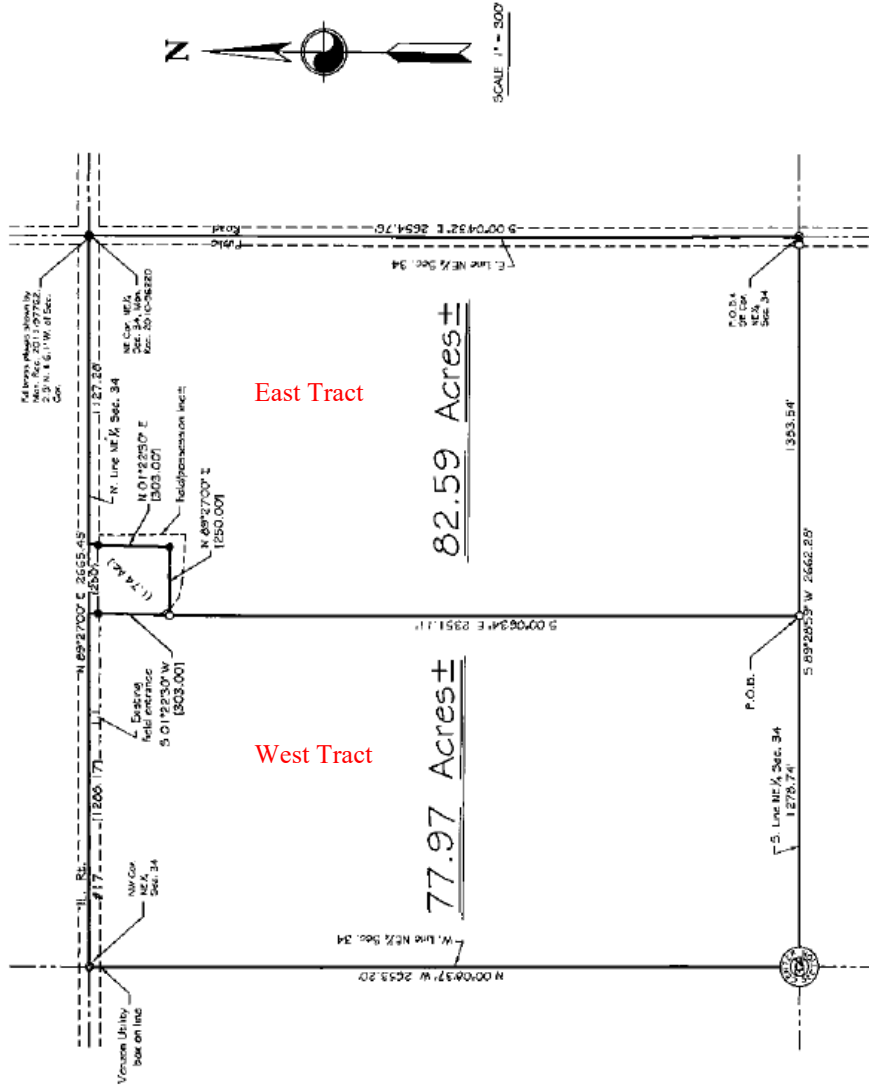
WALLACE ENGR. & LAND SURVEYING CO., INC.  
Professional Design Firm - 84.003454  
Tollon - Illinois

By: Kevin Wallace #2314  
Illinois Professional Land Surveyor  
Expires: 11/30/16

Wallace Engineering & Land Surveying Co., Inc.  
PO Box 42  
Tollon, Illinois 61463  
Phone: 815-238-2333  
Office: 815-238-2333  
E-mail: wallaceengr@gmail.com

Client: Leaser Agency - Wine Farm  
DATE: 10-9-15  
JOB: 15246-001

Proposed for:  
Leaser Agency  
1277 W. Main St.  
Tollon, IL 61465



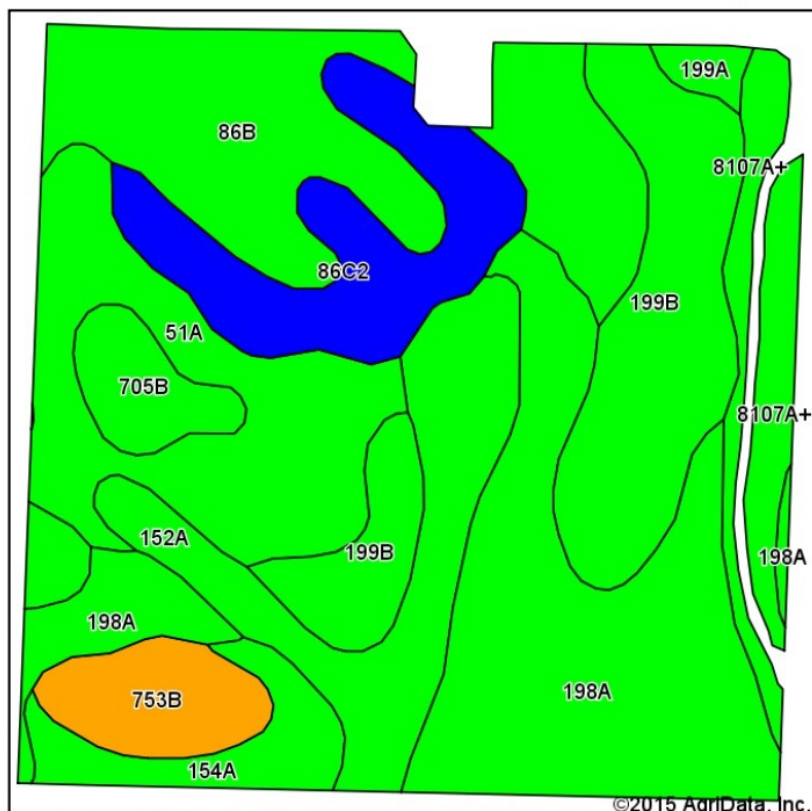
Field Survey done: Sept. 2015  
NOTE: Iron pins only set at locations as instructed by client.  
NOTE: Acreage includes area in Roadways, unless otherwise noted.

LEGEND  
● Found Iron Monument  
● Set by Iron Monument  
--- X --- Boundary line  
--- Section line

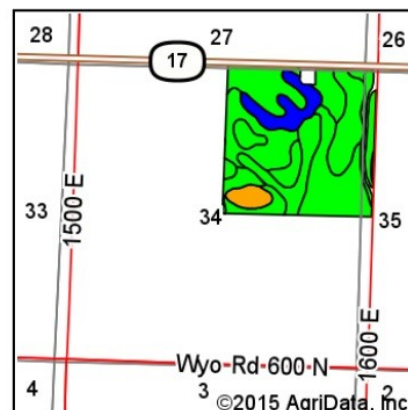


# Farm Overview

## Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Stark**  
 Location: **34-13N-7E**  
 Township: **Penn**  
 Acres: **154.55**  
 Date: **9/21/2015**

**John Leezer, ALC**

(309) 286-2221

[www.illinoisfarms4sale.com](http://www.illinoisfarms4sale.com)

Maps Provided By:



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Area Symbol: IL175, Soil Area Version: 7

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	32.91	21.3%		197	61	143
**86B	Oско silt loam, 2 to 5 percent slopes	26.63	17.2%		**189	**59	**140
**199B	Plano silt loam, 2 to 5 percent slopes	21.60	14.0%		**192	**59	**141
51A	Muscataune silt loam, 0 to 2 percent slopes	19.32	12.5%		200	64	147
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.13	9.8%		195	63	144
**86C2	Oско silt loam, 5 to 10 percent slopes, eroded	13.85	9.0%		**178	**56	**131
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	8.48	5.5%		189	60	139
**753B	Massbach silt loam, 2 to 5 percent slopes	5.84	3.8%		**149	**49	**110
154A	Flanagan silt loam, 0 to 2 percent slopes	5.45	3.5%		194	63	144
**705B	Buckhart silt loam, 2 to 5 percent slopes	4.16	2.7%		**188	**60	**141
199A	Plano silt loam, 0 to 2 percent slopes	1.18	0.8%		194	60	142
Weighted Average					190.8	60	140.2

Area Symbol: IL175, Soil Area Version: 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 (Updated 1/10/2012)

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/>

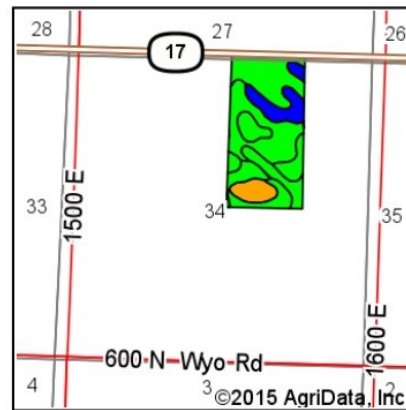
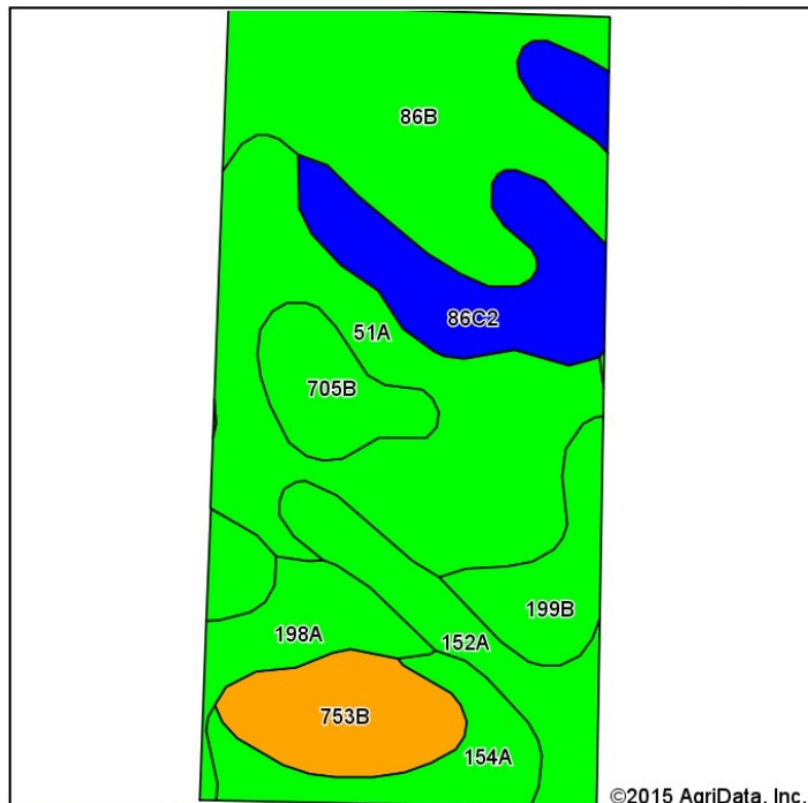
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

\*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.

# West Tract

## Soil Map



State: Illinois  
 County: Stark  
 Location: 34-13N-7E  
 Township: Penn  
 Acres: 78  
 Date: 9/18/2015

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

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Area Symbol: IL175, Soil Area Version: 7

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscatine silt loam, 0 to 2 percent slopes	19.39	24.9%		200	64	147
**86B	Osco silt loam, 2 to 5 percent slopes	18.77	24.1%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	9.69	12.4%		**178	**56	**131
152A	Drummer silty clay loam, 0 to 2 percent slopes	6.38	8.2%		195	63	144
**753B	Massbach silt loam, 2 to 5 percent slopes	5.84	7.5%		**149	**49	**110
154A	Flanagan silt loam, 0 to 2 percent slopes	5.17	6.6%		194	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	4.33	5.6%		197	61	143
**199B	Plano silt loam, 2 to 5 percent slopes	4.27	5.5%		**192	**59	**141
**705B	Buckhart silt loam, 2 to 5 percent slopes	4.16	5.3%		**188	**60	**141
Weighted Average					188.8	59.9	139.2

Area Symbol: IL175, Soil Area Version: 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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

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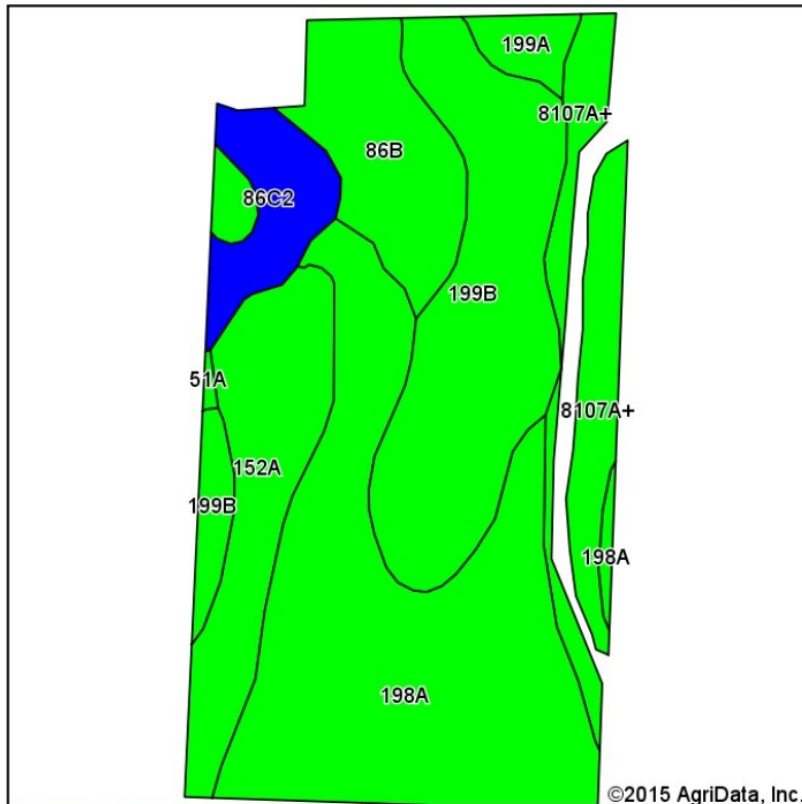
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

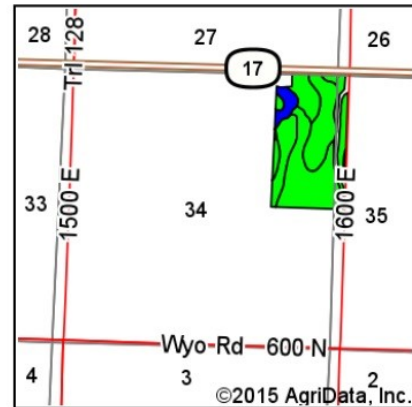
# East Tract

## Soil Map



Soils data provided by USDA and NRCS.

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State: Illinois  
County: Stark  
Location: 34-13N-7E  
Township: Penn  
Acres: 78.77  
Date: 9/22/2015

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

Maps Provided By:

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Area Symbol: IL175, Soil Area Version: 7

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	28.36	36.0%		197	61	143
**199B	Plano silt loam, 2 to 5 percent slopes	18.29	23.2%		**192	**59	**141
152A	Drummer silty clay loam, 0 to 2 percent slopes	9.57	12.1%		195	63	144
**86B	Osco silt loam, 2 to 5 percent slopes	8.61	10.9%		**189	**59	**140
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	7.90	10.0%		189	60	139
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	4.36	5.5%		**178	**56	**131
199A	Plano silt loam, 0 to 2 percent slopes	1.53	1.9%		194	60	142
51A	Muscataine silt loam, 0 to 2 percent slopes	0.15	0.2%		200	64	147
Weighted Average					192.8	60.2	141.3

Area Symbol: IL175, Soil Area Version: 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 (Updated 1/10/2012)

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\*\* 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.

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# Sec 34 Penn Twp



United States Department of Agriculture  
Farm Service Agency

**Stark County**

**May 9, 2014**



**Farm 481  
Tract 591**

**National\_Wetland.SDE.wetlands**

Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

Stark

Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 481

Prepared: 9/11/15 2:51 PM

Crop Year: 2015

Page: 1 of 1

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

JAMES P CAMPION JR

Farm Identifier

Not Applicable

Recon Number

Farms Associated with Operator:

410,484,3171

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
159.33	155.53	155.53	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	155.53	0.0	0.0			N	

ARC-IC  
NONE

ARC-CO  
CORN , SOYBN

## ARC/PLC

PLC  
NONE

PLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	118.3		171	0.0
SOYBEANS	37.2		54	0.0
<b>Total Base Acres:</b>	<b>155.5</b>			

Tract Number: 591      Description: 9G-1 SEC 34 PENN TWP

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

**Wetland Status:** Wetland determinations not complete

WL Violations: None

FAV/WR  
History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
159.33	155.53	155.53	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	155.53	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	118.3		171	0.0
SOYBEANS	37.2		54	0.0
<b>Total Base Acres:</b>	155.5			

Owners: WINNE ENTERPRISES LAND TRUST/PARTNERSHIP

Other Producers: JIMMY CAMPION



## PEORIA AREA ASSOCIATION OF REALTORS®

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The undersigned \_\_\_\_\_ ("Licensee"), may  
(insert name(s) of Licensee undertaking dual representation)  
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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.

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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:

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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.

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CLIENT \_\_\_\_\_

Date: \_\_\_\_\_

CLIENT \_\_\_\_\_

Date: \_\_\_\_\_

LICENSEE \_\_\_\_\_

Date: \_\_\_\_\_

DOCUMENT PRESENTED:

Date: \_\_\_\_\_

Broker/Licensee Initials: \_\_\_\_\_