

# FOR SALE BY PUBLIC AUCTION

## **101.32 +/- ACRES IN HENRY COUNTY**

**MARCH 31, 2016 at 9 a.m.**

**Auction to be held at the American Legion Post 31  
1509 Railroad Ave, Kewanee, IL**

- Brief Description:** Pt SE ¼ Section 9 and Pt SW ¼ Section 10, 15N 6E, Kewanee Twp., Henry County, IL.
- Location:** 3 miles north of Kewanee on Rt 78. Property is on the east side of the road.
- Size:** **Total Acres:** 101.32 +/- **Tillable Acres:** 82.81 approx.  
**CRP Acres:** 14.3 Pays \$2,400/yr. Expires 9-30-2021
- Real Estate Taxes:** Tax ID # Tax ID 20-09-400-007 & 20-10-300-014 2014 Taxes \$1,088.30.
- Soils Information**  
**Per U of I B811:** Productivity Index 111.8 Corn Yield Rating 152.1
- Survey:** SELLER will provide a survey.
- Terms:** Any announcements made on day of sale supersede all previous oral or written announcements. BUYER is required to a non-refundable earnest check of \$50,000 the day of the sale. BUYER will reimburse previous tenant for fertilizer and tillage. See attached terms of sale for more information.
- Lease:** The farm lease has been terminated and is open for 2016.

**Owner: Tank Hill Farm LLC**

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

**Attorneys for Seller**  
Robert H Rennick Jr  
The Rennick Law Office, P.C.  
(309) 286-5921

Lance Camp  
Barash & Everett, P.C.  
(309) 852-555

**Farm Land Auction**

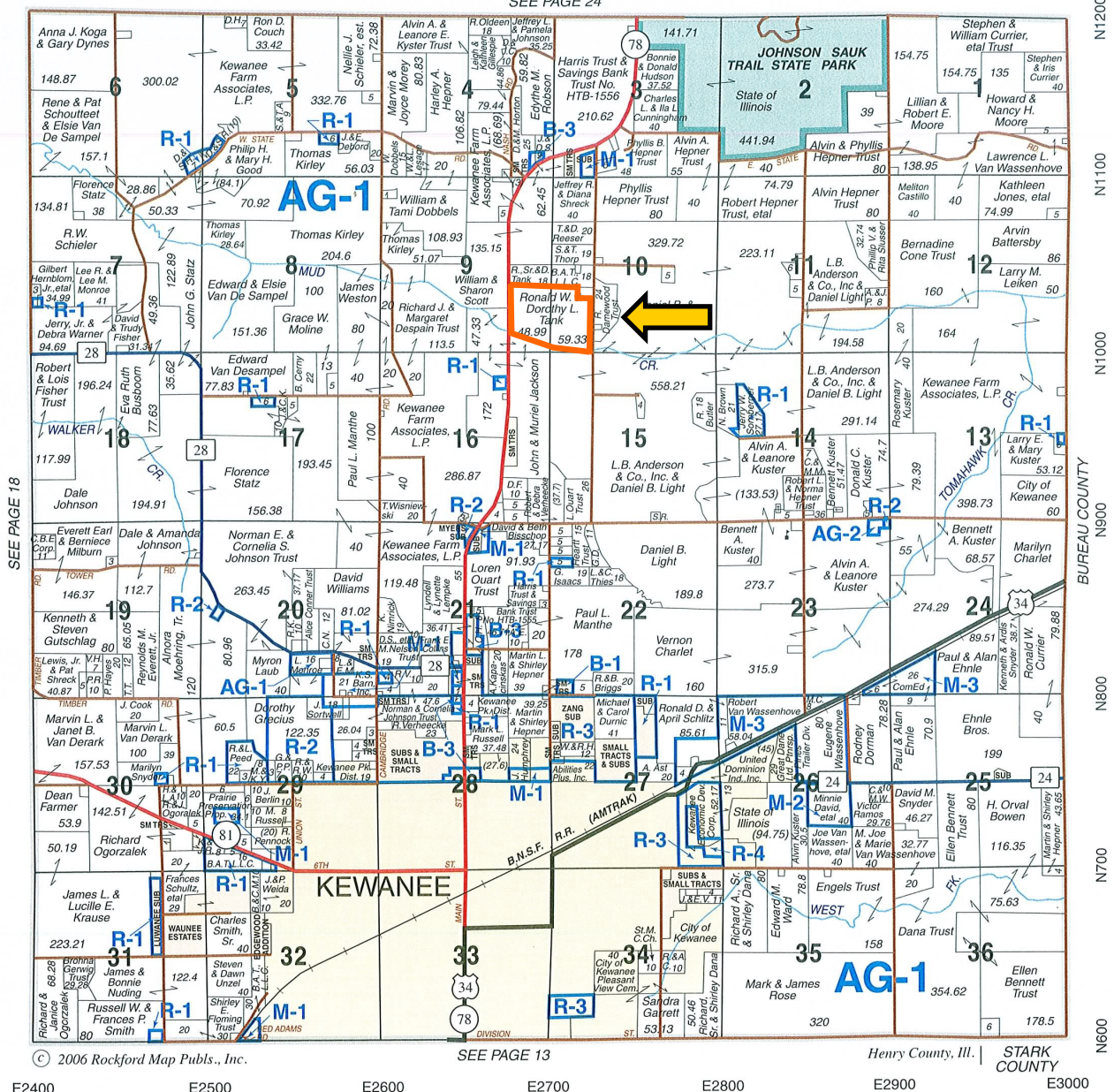


**Disclaimer:** The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the sale are exclusively representing the seller. V-3/8/16

KEWANEE SEE PAGE 24 T.15N.-R.5E.

SEE PAGE 24

T.15N.-R.5E.



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SEE PAGE 13

Henry County, Ill. | STARK COUNTY

COUNTY \_\_\_\_\_

E2400

E2500

E2600

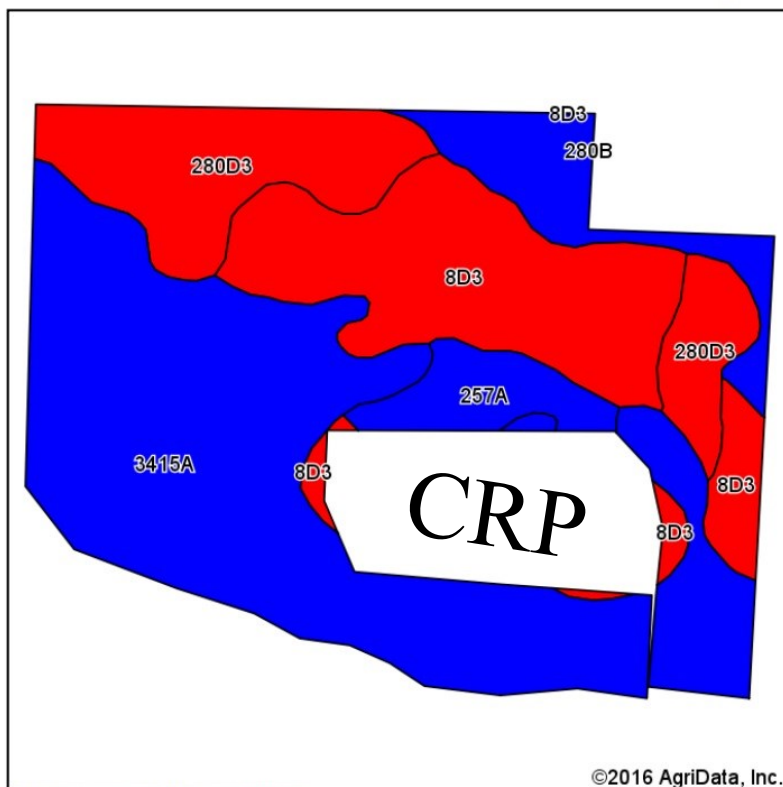
E2700

E2800

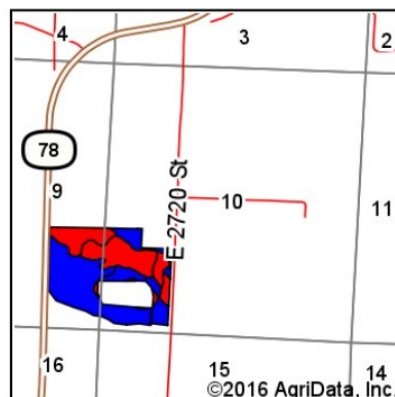
E2900

E3000

## Soils Map



Soils data provided by USDA and NRCS.



State: Illinois  
County: Henry  
Location: 10-15N-5E  
Township: Kewanee  
Acres: 82.81  
Date: 3/3/2016

John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com

Maps Provided By:



Area Symbol: IL073, Soil Area Version: 11

| Code             | Soil Description                                                  | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|-------------------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|
| 3415A            | Orion silt loam, 0 to 2 percent slopes, frequently flooded        | 40.18 | 48.5%            |                                     | 180       | 57            | 131                                            |
| **8D3            | Hickory clay loam, 10 to 18 percent slopes, severely eroded       | 19.34 | 23.4%            |                                     | **98      | **33          | **75                                           |
| **280D3          | Fayette silty clay loam, 10 to 18 percent slopes, severely eroded | 13.69 | 16.5%            |                                     | **135     | **43          | **99                                           |
| **280B           | Fayette silt loam, 2 to 5 percent slopes                          | 5.76  | 7.0%             |                                     | **165     | **52          | **121                                          |
| 257A             | Clarksdale silt loam, 0 to 2 percent slopes                       | 3.84  | 4.6%             |                                     | 174       | 56            | 128                                            |
| Weighted Average |                                                                   |       |                  |                                     | 152.1     | 48.7          | 111.8                                          |

Area Symbol: IL073, Soil Area Version: 11

**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





**Common Land Unit**

- Cropland
- CRP

**Wetland Determination Identifiers**

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

Tract Boundary

0 300 600 1,200  
Feet

**2016 Program Year**

Map Created January 11, 2016

**Farm 7687**  
**Tract 8727**

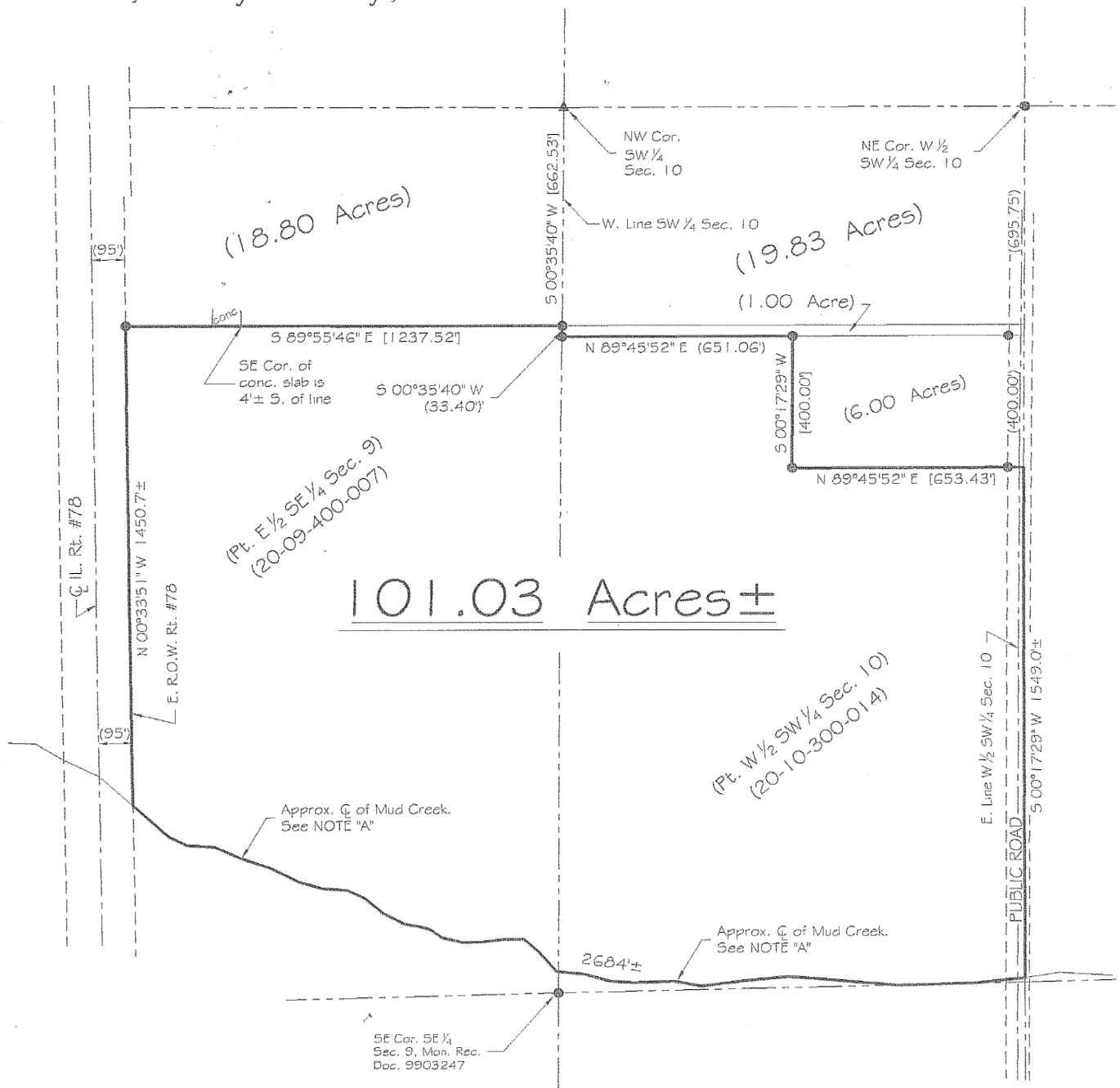
**Tract Cropland Total: 97.11 acres**

**IL073\_T8727**

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).

# Plat of Survey

SE  $\frac{1}{4}$  of Section 9 and also a part of  
 $\frac{1}{4}$  of Section 10, T15N, R5E of the  
 4th P.M., Henry County, Illinois



Field Survey done: March, 2016

NOTE: Iron pins only set at locations as instructed by client.

NOTE: Acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

NOTE "A": Deed to Tank Hill Farm, excepts that part "lying South of Mud Creek". For this survey, it was assumed that the boundary line was to be to the center line of Mud Creek.

## LEGEND

- ▲ = Found Stone
- = Found Iron Monument
- = Set  $\frac{5}{8}$ " Iron Rod
- ⊠ = R.O.W. marker
- X — = Existing Fence ±
- = Boundary line
- - - = Section line



This form is available electronically.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                      |                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>CRP-1</b><br>(07-23-10)<br><b>U.S. DEPARTMENT OF AGRICULTURE</b><br>Commodity Credit Corporation<br><b>CONSERVATION RESERVE PROGRAM CONTRACT</b><br><small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small> | 1. ST. & CO. CODE & ADMIN. LOCATION<br>17073                                                                         | 2. SIGN-UP NUMBER<br>41                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3. CONTRACT NUMBER<br>10055                                                                                          | 4. ACRES FOR ENROLLMENT<br>14.3                                    |
| 7. COUNTY OFFICE ADDRESS (Include Zip Code):<br>HENRY COUNTY FARM SERVICE AGENCY<br>301 E NORTH ST<br>CAMBRIDGE, IL 61238-1176                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 5. FARM NUMBER<br>0007687                                                                                            | 6. TRACT NUMBER(S)<br>0008727                                      |
| TELEPHONE NUMBER (Include Area Code): (309)937-3377 x2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 8. OFFER (Select one)<br>GENERAL <input checked="" type="checkbox"/> ENVIRONMENTAL PRIORITY <input type="checkbox"/> | FROM: (MM-DD-YYYY)<br>10/01/2011<br>TO: (MM-DD-YYYY)<br>09/30/2021 |

**COPY**

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be 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 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 or CRP-2C, if applicable; and, if applicable, CRP-15.

|                                                                                          |                                |              |                 |          |                               |
|------------------------------------------------------------------------------------------|--------------------------------|--------------|-----------------|----------|-------------------------------|
| 10A. Rental Rate Per Acre<br>\$167.83                                                    | 11. Identification of CRP Land |              |                 |          |                               |
| B. Annual Contract Payment<br>\$2400                                                     | A. Tract No.                   | B. Field No. | C. Practice No. | D. Acres | E. Total Estimated Cost-Share |
| C. First Year Payment                                                                    | 0008727                        | 0002         | CP1             | 13.1     | \$655.00                      |
| (Item 10C applicable only to continuous signup when the first year payment is prorated.) | 0008727                        | 0002         | CP1             | 1.2      | \$60.00                       |
|                                                                                          |                                |              |                 |          |                               |

## 12. PARTICIPANTS

|                                                                                                                                                                                              |                                                                                       |                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):<br>RONALD W TANK JR<br>1565 1500TH N AVE<br>SHEFFIELD, IL 61361                                                                              | (2) SHARE<br>100.00%                                                                  | (3) SOCIAL SECURITY NUMBER:<br>(4) SIGNATURE<br>Ronald W Tank Jr<br>(If more than three individuals are signing, continue on attachment.)<br>(MM-DD-YYYY)<br>4-15-11    |
| B(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):<br>TERESA TANK<br>1565 1500TH N AVE<br>SHEFFIELD, IL 61361                                                                                   | (2) SHARE<br>0.00%                                                                    | (3) SOCIAL SECURITY NUMBER:<br>(4) SIGNATURE<br>By Ronald W Tank Jr<br>(If more than three individuals are signing, continue on attachment.)<br>(MM-DD-YYYY)<br>4-15-11 |
| C(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):<br>DOROTHY TANK<br>10440 STATE HIGHWAY 78<br>KEWANEE, IL 61443-8783<br>(If more than three individuals are signing, continue on attachment.) | (2) SHARE<br>0.00%                                                                    | (3) SOCIAL SECURITY NUMBER:<br>(4) SIGNATURE<br>By Ronald W Tank Jr<br>(If more than three individuals are signing, continue on attachment.)<br>(MM-DD-YYYY)<br>9-2-11  |
| 13. CCC USE ONLY - Payments according to the shares are approved                                                                                                                             | A. SIGNATURE OF CCC REPRESENTATIVE<br>Shelly Swatman (CED)<br>(MM-DD-YYYY)<br>9-14-11 |                                                                                                                                                                         |

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital and family status. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audio tapes etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

☒ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy

RECEIVED

SEP 06 2011

HENRY CO. FSA, IL  
Date Printed : 04-15-11

entered  
-14-11

To Whom It May Concern,

I have a bill for fertilizing on November, 2<sup>nd</sup> 2015 on the Tank Farm for 83 acres for \$4171.86. Please see the enclosed bill. I also have a charge for ripping the same 83 acres at \$20.00 an acre for \$1660.00. The total amount due for both chares is \$5831.86.

Current Tenant

**Ag View FS, Inc. - Buda Plant**  
7226 IL HWY 40  
Buda IL 61314  
309-895-3000 Fax: 309-895-3831

**Invoice**

Invoice Date 11/02/2015  
Due Date 12/25/2015

Customer ID

Salesperson 29  
Shipping Loc. 047 D 089  
Field ID TANK Tank Farm

Acres 17 CS-Chisel  
Ticket(s) 472394, 472395

| Quantity  | Description                   | Unit Price | Total \$ |
|-----------|-------------------------------|------------|----------|
| .962 TN   | 12-40-0 MESZ Terminal         | 605.00 /TN | 582.01   |
| .451 TN   | Red Potash 0-0-60 Terminal    | 417.00 /TN | 188.07   |
| 16.000 AC | SPINNER GPS TWO PROD/ONE PASS | 7.80 /AC   | 124.80   |
| 1.413 TN  | IL Fertilizer Tax             | .25 /TN    | .35      |
| 1.413 TN  | NREC Assessment               | .75 /TN    | 1.06     |

**\$ 4175.86 = Total**

Sub Total 896.29

**Amount Due**

**896.29**

Remit To: Ag View FS., Inc. - Buda Plant  
7226 IL HWY 40  
Buda IL 61314

**Invoice**



Ag View FS, Inc. - Buda Plant  
7226 IL HWY 40  
Buda IL 61314  
309-895-3000 Fax: 309-895-3831

## Invoice

Invoice Date 11/02/2015  
Due Date 12/25/2015

Customer ID

Salesperson 29  
Shipping Loc. 047 D 089  
Field ID TANK Tank Farm

Acres 61 CS-Chisel  
Ticket(s) 472396, 472397

| Quantity  | Description                   |
|-----------|-------------------------------|
| 3.287 TN  | 12-40-0 MESZ Terminal         |
| 1.669 TN  | Red Potash 0-0-60 Terminal    |
| 60.000 AC | SPINNER GPS TWO PROD/ONE PASS |
| 4.956 TN  | IL Fertilizer Tax             |
| 4.956 TN  | NREC Assessment               |

| Unit Price | Total \$ |
|------------|----------|
| 605.00 /TN | 1,988.64 |
| 417.00 /TN | 695.97   |
| 7.80 /AC   | 468.00   |
| .25 /TN    | 1.24     |
| .75 /TN    | 3.72     |

Sub Total 3,157.57

Amount Due

3,157.57

Remit To: Ag View FS., Inc. - Buda Plant  
7226 IL HWY 40  
Buda IL 61314

Invoice

**Ag View FS, Inc. - Buda Plant**  
7226 IL HWY 40  
Buda IL 61314  
309-895-3000 Fax: 309-895-3831

**Invoice**

Invoice Date 11/02/2015  
Due Date 12/25/2015

Customer ID

Salesperson 29  
Shipping Loc. 047 D 089  
Field ID TANK Tank Farm

Acres 3 CS-Chisel  
Ticket(s) 472392, 472393

| Quantity | Description                   | Unit Price | Total \$ |
|----------|-------------------------------|------------|----------|
| .100 TN  | 12-40-0 MESZ Terminal         | 605.00 /TN | 60.50    |
| .100 TN  | Red Potash 0-0-60 Terminal    | 417.00 /TN | 41.70    |
| 2.000 AC | SPINNER GPS TWO PROD/ONE PASS | 7.80 /AC   | 15.60    |
| .200 TN  | IL Fertilizer Tax             | .25 /TN    | .05      |
| .200 TN  | NREC Assessment               | .75 /TN    | .15      |

Sub Total 118.00

Amount Due 118.00

Remit To: Ag View FS., Inc. - Buda Plant  
7226 IL HWY 40  
Buda IL 61314

**Invoice**

## John Leezer Farmland Sales

TERMS OF SALE FOR: Tank Hill Farm LLC

Pt SE ¼ Section 9 & Pt SW ¼ Section 10, 14N 5E, Kewanee Township, Henry County, IL

|                          |                                                                                                                                                                                        |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AS IS</b>             | Property is being sold in AS-IS Condition with no warranties expressed or implied. BUYER is advised to make a thorough inspection.                                                     |
| <b>DEPOSIT</b>           | BUYER is required to pay an earnest money deposit of \$ <u>50,000</u> on day of sale. This deposit is <u>NON REFUNDABLE</u> and will be applied to the purchase price at closing.      |
| <b>CLOSING</b>           | Within 30 days of auction day.                                                                                                                                                         |
| <b>POSSESSION</b>        | Successful Bidder may take possession upon signing of contract and payment of earnest money deposit.                                                                                   |
| <b>LEASE</b>             | The 2015 lease has been terminated as of March 15, 2016. The tenancy is open.                                                                                                          |
| <b>CONTINGENCY</b>       | There are no contingencies including those for inspections or financing.                                                                                                               |
| <b>CONTRACT</b>          | 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. |
| <b>AGENT</b>             | Agents/Brokers/Auctioneers/Maloof Farm & Land are acting as agent for the seller only and there is no agency relationship with the buyer.                                              |
| <b>ANNOUNCEMENTS</b>     | All announcements made on day of sale supersede all other prior written or verbal announcements.                                                                                       |
| <b>EVIDENCE OF TITLE</b> | SELLER will provide merchantable title in the form of a title insurance commitment and a warranty deed (or equivalent).                                                                |
| <b>REAL ESTATE TAXES</b> | SELLER to pay 2015 Real Estate taxes payable in 2016 by giving the BUYER a credit at closing.                                                                                          |
| <b>SURVEY</b>            | SELLER will provide a survey.                                                                                                                                                          |
| <b>MINERAL RIGHTS</b>    | All mineral rights owned by SELLER, if any, will be transferred to BUYER.                                                                                                              |
| <b>BUYER'S PREMIUM</b>   | No BUYERS' premium on this sale.                                                                                                                                                       |
| <b>CRP</b>               | BUYER will agree to assume the remainder of the CRP contract and complete necessary documenting with FSA Office within 30 days of closing.                                             |
| <b>FERTILIZER</b>        | BUYER will reimburse the previous tenant the cost of \$4,171.86 for fertilizer and \$1,660 for tillage. Total reimbursement to previous tenant \$5,831.86.                             |

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.