

FOR SALE BY PUBLIC AUCTION

119.51 Acres To be Sold in 2 Tracts

Bureau County, IL

November 18, 2015 at 9:00 a.m.

Auction to be held at the American Legion Post 445, Rt 93, Bradford, IL
(1 1/2 miles west of Bradford on RT 93)

Brief Legal: NE 1/4 Section 34, 14N 8E, Milo Township, Bureau County, IL

Location of land: 4.5 miles east and 1 mile south of Bradford, IL on 1525E

	Total Farm	North Tract	South Tract
Total Acres	119.51	59.41	60.10
FSA Tillable*	111.88	55.52	56.36
PI**	137.4	137	137.9
Corn Yield**	185.9	185.2	186.6

Soils:

Osco, Muscatine,
Sable, Sawmill,
Parkway

* FSA Tillable is estimated. ** U OF I B811

USDA Program: ARC—County

Real Estate Taxes: Tax ID # 25-34-200-001 2014 Taxes \$3,057.12

Improvements: None

Survey: Seller to provide survey.

Terms: See attached terms of sale.

Lease: None in effect for 2016.

Order of Sale: Land will be offered by the **Buyer's Choice and Privilege Method** with Choice to the high bidder to take one or all/both of the tracts. Should the high bidder not select all/both tracts, the contending bidder will have the privilege to select the remaining tract (s) at the high bid. Any tract (s) remaining will be offered with another round of bidding. If the second tract does not meet the reserve, SELLER may withdraw all tracts from sale. **Sellers reserve the right to reject any and all tracts.**

Owner: Marian Purtscher, Joseph Purtscher, John Purtscher

Broker for Seller

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

Attorney for Seller

Daniel Cordis
309.385.4616
dcordis@cordislaw.com

Farm Land Auction



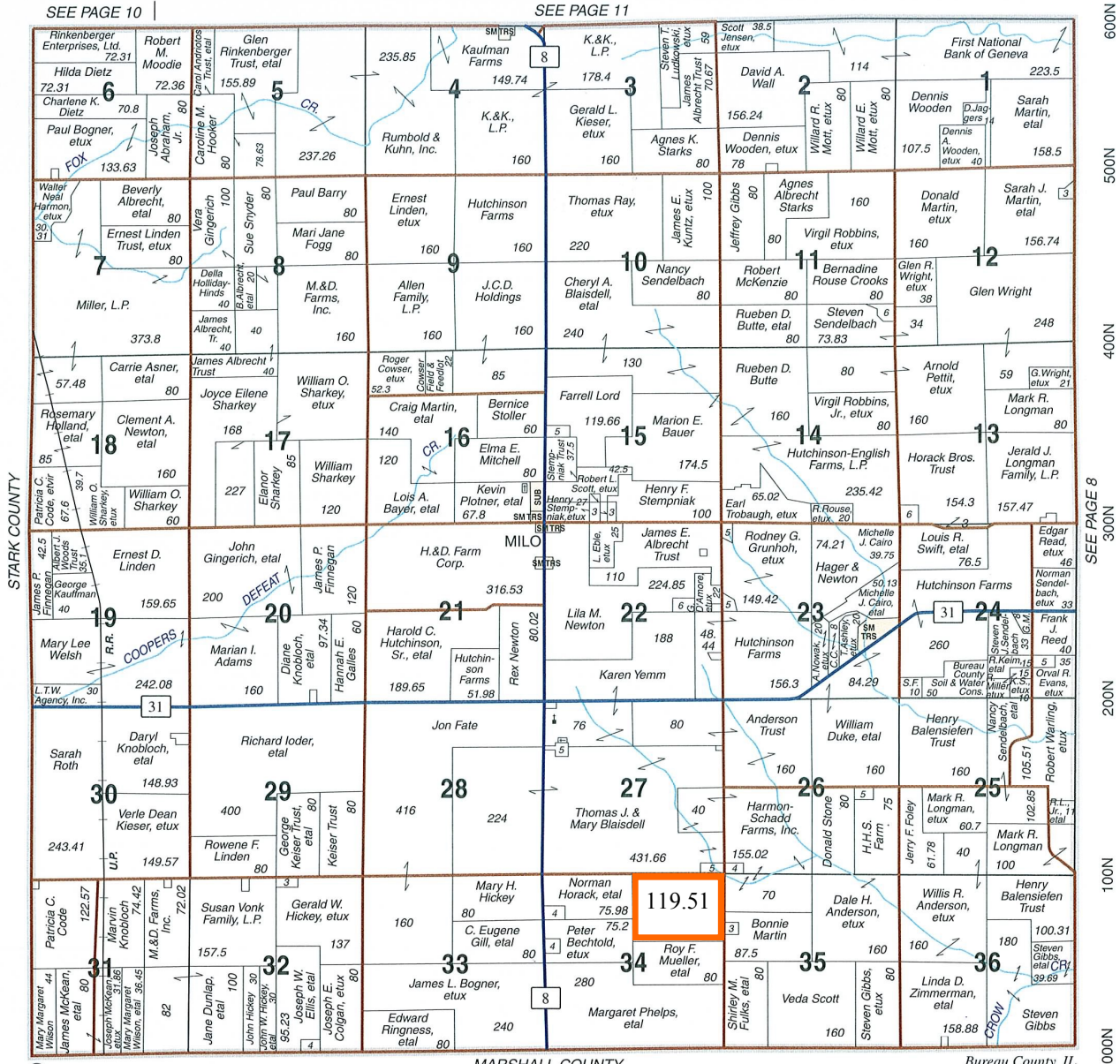
Disclaimer: The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the sale are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

V-10/30/15

T.14N.-R.8E.

SEE PAGE 10

SEE PAGE 11



© 2005 Rockford Map Publs., Inc.

MARSHALL COUNTY

Bureau County, IL

1100E

© 2005 Rockford Map Labs
1100E 1200E

1300E

1400E

1500E

1600E

1700E

STATE OF ILLINOIS 99
COUNTY OF STANBURY

[illegible]

Dated this 23rd day of October, 2015.

WALLACE ENGR. & LAND SURVEYING CO., INC.
Professional Design Firm - 84.005454

● **Outline** - **Outline**

Page: 10
Date: 20/06/2017

Illness Professional and Survivor
Expires: 11/30/16

Wallace Engineering & Land Surveying Co., Inc.

PO Box 42
Tucson, Illinois 61403
Illinois Design Firm #1 04/00-05/04
Office: 309-266-7955
E-mail: valerieengr@gmail.com

Frequency factor:

CLIENT: *Leander Agency*
Rui Putscher Lyon

DATE: 10-23-15

1061 119221-001

Leicester Hughes

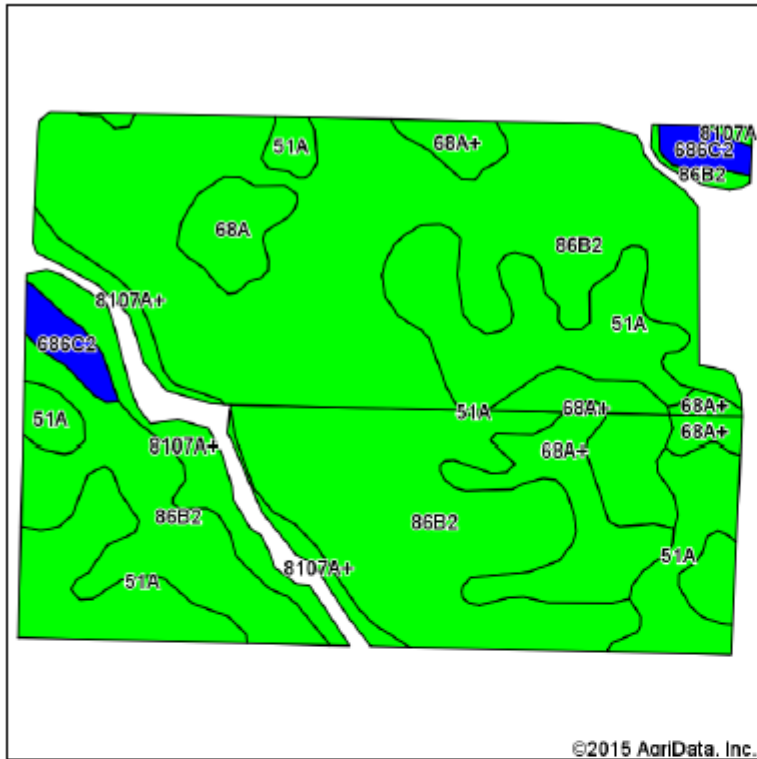
Tolson, E., 61483

Reg: Purbacher farm



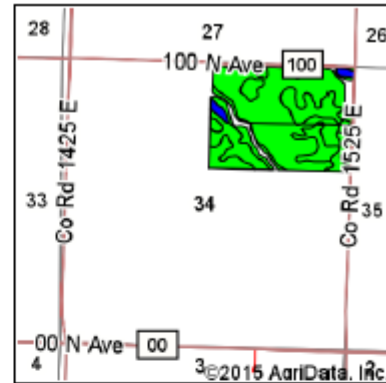
FARM OVERVIEW

Soil Map



Soils data provided by USDA and NRCS.

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State: Illinois
County: Bureau
Location: 34-14N-8E
Township: Milo
Acres: 111.66
Date: 8/17/2015

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

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL011, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	71.27	63.8%		**181	**57	**134
51A	Muscataine silt loam, 0 to 2 percent slopes	20.71	18.5%		200	64	147
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	8.02	7.2%		192	63	143
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	6.49	5.8%		189	60	139
68A	Sable silty clay loam, 0 to 2 percent slopes	2.72	2.4%		192	63	143
**686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	2.45	2.2%		**173	**55	**128
Weighted Average					185.9	59	137.4

Area Symbol: IL011, Soil Area Version: 12

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:

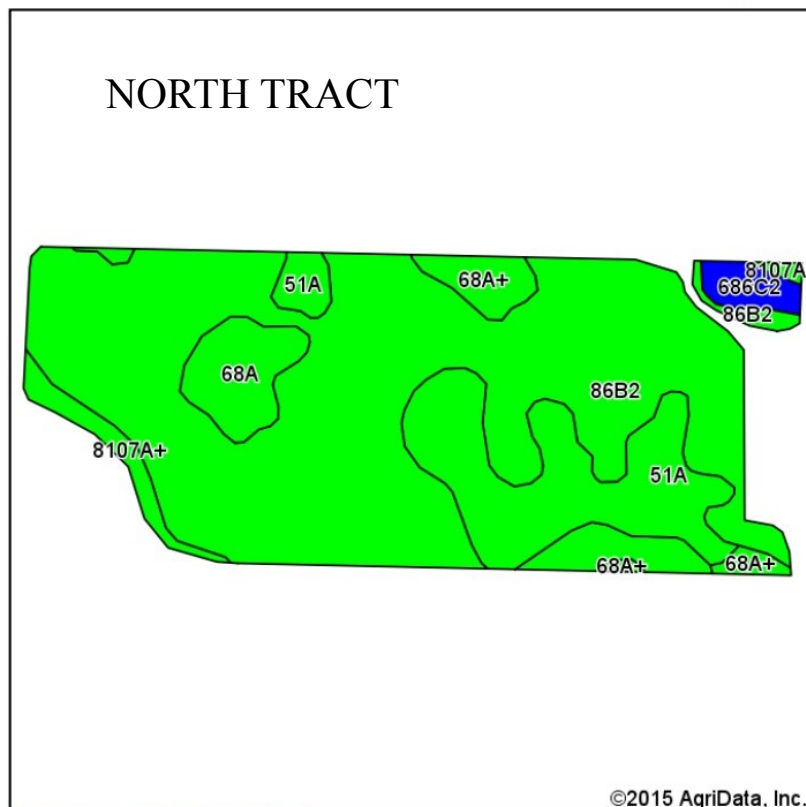
<https://www.ideals.illinois.edu/handle/2142/1027/>

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

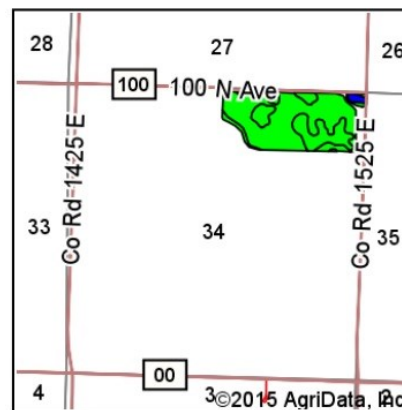
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soil Map



Soils data provided by USDA and NRCS.



State: Illinois
 County: Bureau
 Location: 34-14N-8E
 Township: Milo
 Acres: 57.15
 Date: 10/9/2015

John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com

Maps Provided By:



Area Symbol: IL011, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	40.22	70.4%		**181	**57	**134
51A	Muscataine silt loam, 0 to 2 percent slopes	9.79	17.1%		200	64	147
68A	Sable silty clay loam, 0 to 2 percent slopes	2.72	4.8%		192	63	143
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	1.84	3.2%		192	63	143
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	1.53	2.7%		189	60	139
**686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	1.05	1.8%		**173	**55	**128
Weighted Average					185.2	58.7	137

Area Symbol: IL011, Soil Area Version: 12

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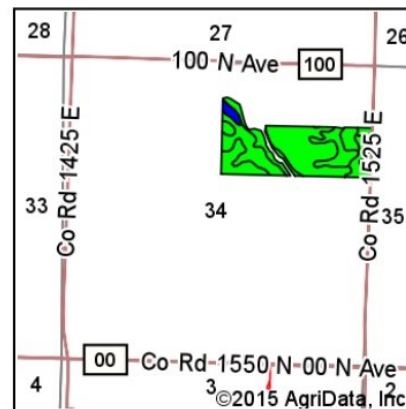
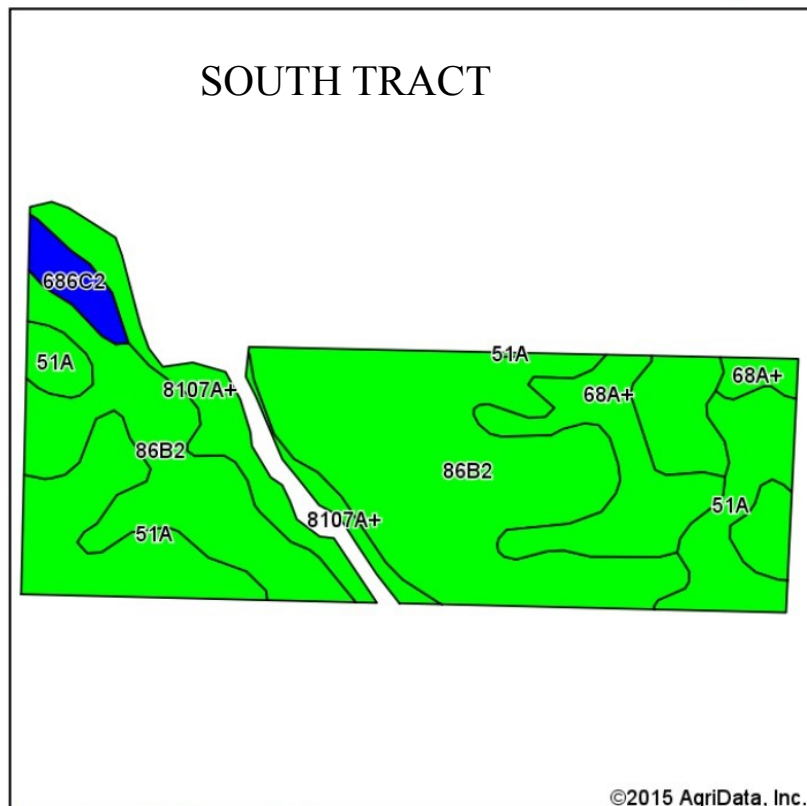
<https://www.ideals.illinois.edu/handle/2142/1027/>

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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

Soil Map



State: **Illinois**
 County: **Bureau**
 Location: **34-14N-8E**
 Township: **Milo**
 Acres: **54.51**
 Date: **10/9/2015**

John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	31.05	57.0%		**181	**57	**134
51A	Muscature silt loam, 0 to 2 percent slopes	10.92	20.0%		200	64	147
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	6.18	11.3%		192	63	143
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	4.96	9.1%		189	60	139
**686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	1.40	2.6%		**173	**55	**128
Weighted Average					186.6	59.3	137.9

Area Symbol: IL011, Soil Area Version: 12

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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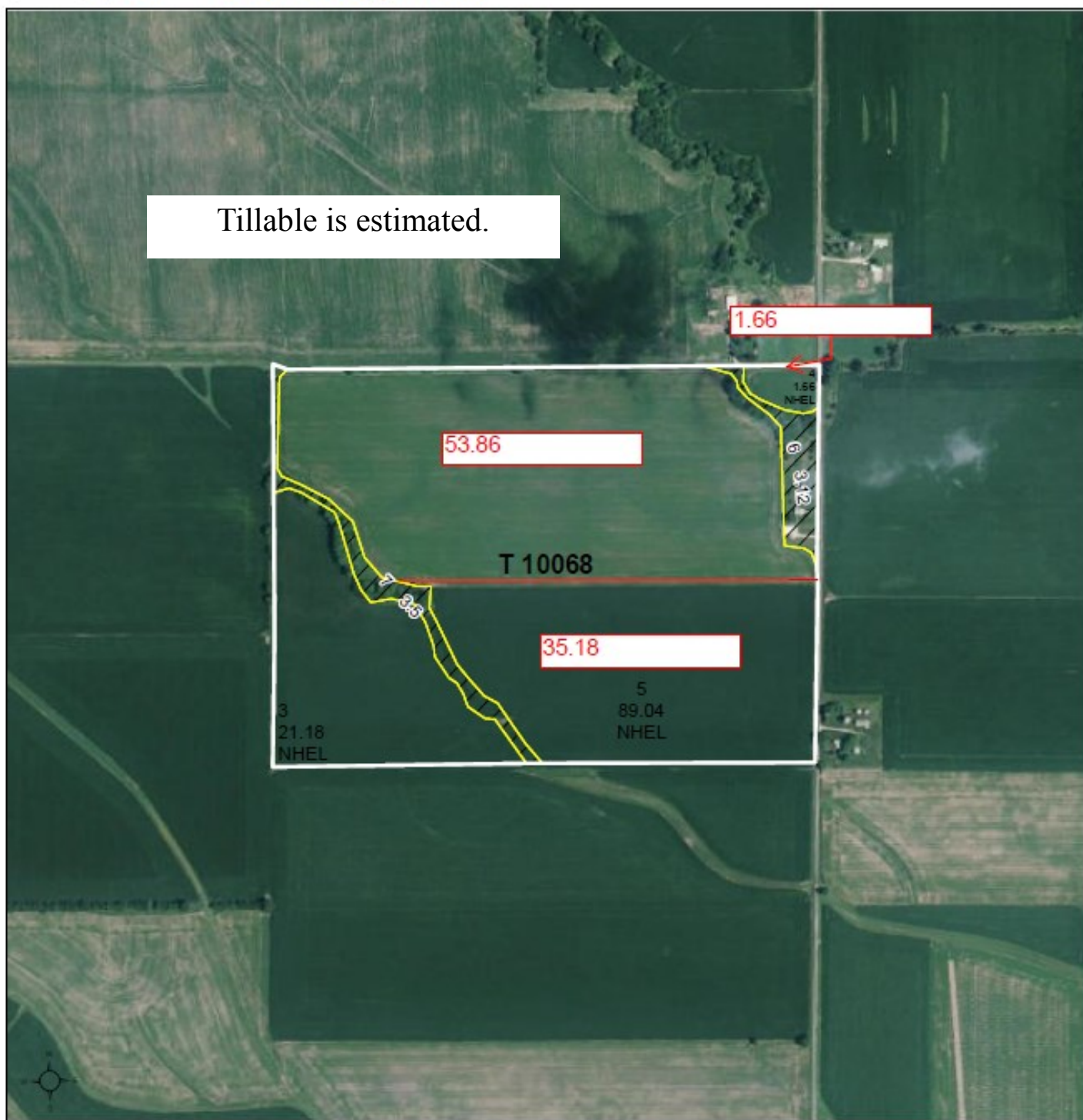
*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Bureau County, Illinois

Tillable is estimated.



Common Land Unit

- Cropland
- Non-Cropland

Tract Boundary

0 285 570 1,140
Feet

Wetland Determination Identifiers

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

2015 Program Year

Map Created November 18, 2014

Farm 8412

Tract 10068

Tract Cropland Total: 111.88 acres

IL011_T10068

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).

Form : FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Aug 14, 2015

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 8412

County : BUREAU

Operator Name : DANNY LONGMAN

Farms Associated with Operator : 17-011-4391, 17-011-4392, 17-011-7058, 17-011-7309, 17-011-8412, 17-011-9338

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
118.50	111.88	111.88	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	111.88	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
	CORN, SOYBN	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	93.30	0.00	0	162	
Soybeans	18.30	0.00	0	55	
TOTAL	111.60	0.00			

NOTES

State : ILLINOIS

Farm Number : 8412

County : BUREAU

Tract Number : 10068

Description : 03 SEC 34 Q(MILO)

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : MARIAN PURTSCHER, JOHN PURTSCHER, JOSEPH PURTSCHER

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
118.50	111.88	111.88	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	111.88	0.00	0.00	0.00	0.00	

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Aug 14, 2015

Abbreviated 156 Farm Record

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	93.30	0.00	0	162
Soybeans	18.30	0.00	0	55
TOTAL	111.60	0.00		

NOTES

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John Leezer Farmland Sales

TERMS OF SALE FOR: Marian Purtscher, Joseph Purtscher, John Purtscher

117.88 Acres in the NE 1/4 Section 34, 14N 8E, Milo Township, Bureau County, IL

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 \$ 75,000 per tract on day of sale. This deposit is <u>NON REFUNDABLE</u> and will be applied to the purchase price at closing.
CLOSING	Within 30 days of auction day.
POSSESSION	At Closing.
LEASE	No Lease in effect for 2016.
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 supersedes 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 2015 Real Estate taxes payable in 2016 by giving the BUYER a credit at closing.
SURVEY	To be provided by Seller.
ORDER OF SALE	Land will be offered by the Buyer's Choice and Privilege Method with Choice to the high bidder to take one or both of tracts. Should the high bidder not select both tracts, the contending bidder 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. If second tract does not meet the reserve, Seller may withdraw both tracts from the sale.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
BUYER'S PREMIUM	No buyers' premium on this sale.

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.