

PUBLIC LAND AUCTION

170.76 (Surveyed) Acres—In Stark County, IL

TO BE SOLD IN 2 TRACTS

November 10, 2015 at 9 a.m.

Auction to be held at Stark County Courthouse, Toulon, IL

Brief Legal: Part of the SE 1/4 Section 17 and Part of the NE 1/4 Section 20, 13N 7E, Stark County, IL

Location of Farm: Located approximately 4 mile north east of Wyoming, IL At Castleton Road and 950N

	Total Farm	North Tract	South Tract
Total Acres	170.76 (NHEL)	86.90	83.86
FSA Tillable	164.5	83.98	80.52
*CRP Acres	4 (waterway)	1.1	2.87
PI**	135.7	131.3	140.1
Corn Yield**	183.9	178.3	189.5

* CRP pays \$226.04/acre or \$904/year ** Based on U of I B811

Real Estate Tax Information: Tax ID # 05-20-200-002 & # 05-17-400-004 \$4,374.90 or \$25.62/Acre

USDA Program: ARC—County **Soils:** See attached soils map.

Survey: Seller to provide survey.

Lease: None in effect for 2016.

Terms/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.**

Owner: St Jude Children's Research Hospital
(formally known as the Mary Kirkpatrick Farm)

Broker for Seller

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

Attorney for Seller

Stuart Borden
113 E Williams
Wyoming, IL 61491
(309) 695-2491
bordenlawoffices@frontier.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.

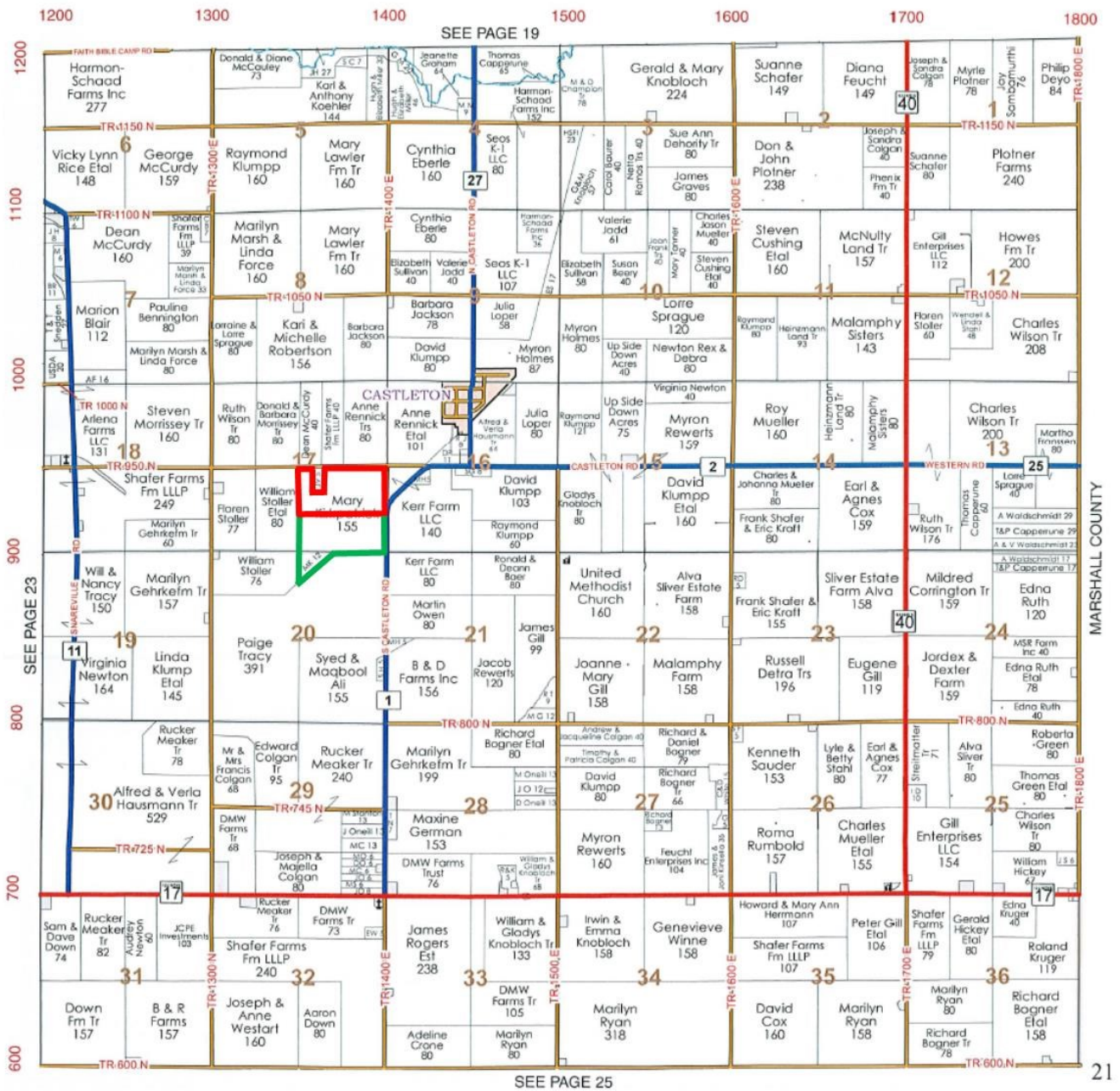
Farm Land Public Auction



Penn

Township 13N - Range 7E

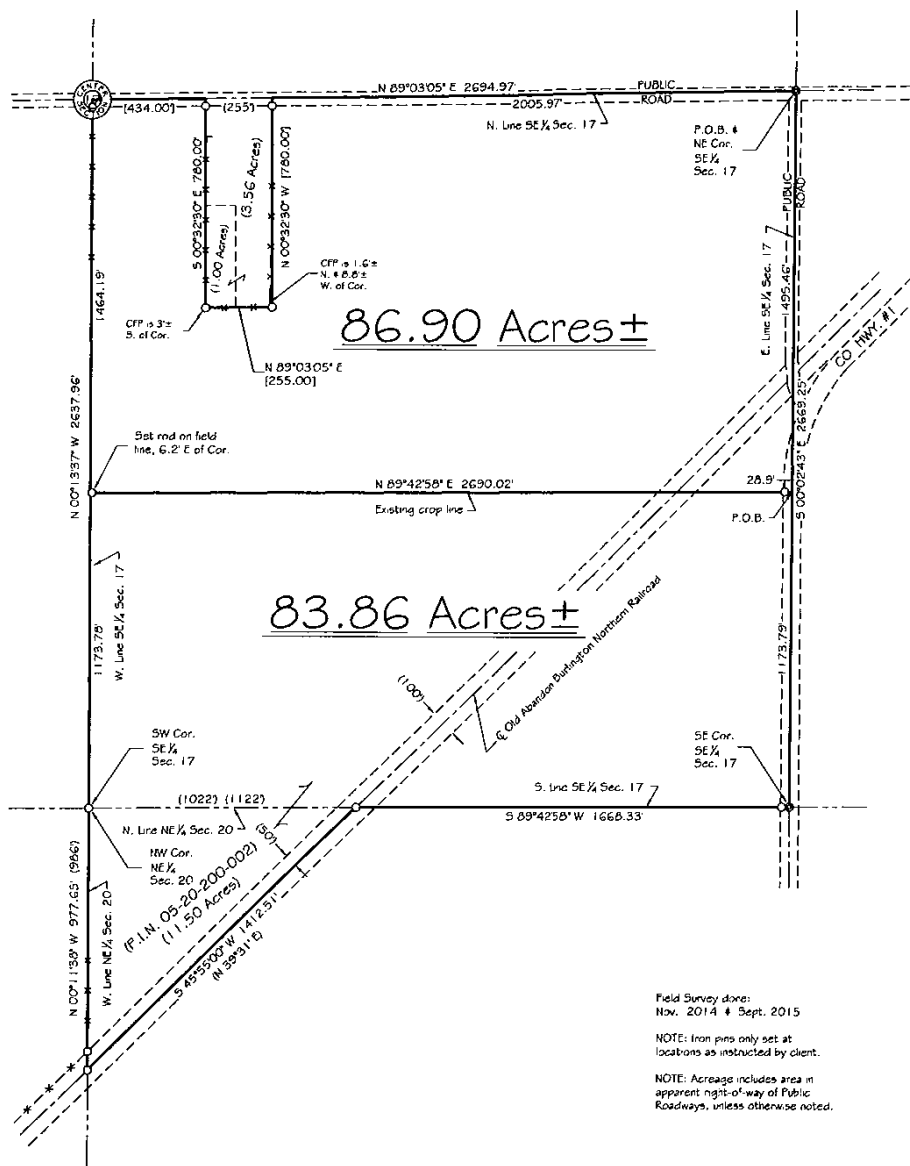
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Rockford, IL



- LEGEND**
- Found Iron Monument
 - Set 3/4" Iron Rod
 - ⊙ Mag nail set
 - ⊗ 3/4" Iron Rod to be set
 - X - Existing Fence
 - X - Corner Fence Post
 - - - Boundary line
 - - - Section line



Field Survey done:
Nov. 2014 & Sept. 2015

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.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS 55
COUNTY OF STARK

We, the Wallace Engr. & Land Surveying Co., Inc., do hereby state that we have surveyed a part of the SE 1/4 of Section 17 and also a part of the NE 1/4 of Section 20, all in T13N, R7E 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 deed lines and existing possession lines 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 12th day of November, 2014.
Revised: 9-23-15
10-22-15

WALLACE ENGR. & LAND SURVEYING CO., INC.
Toulon - Illinois

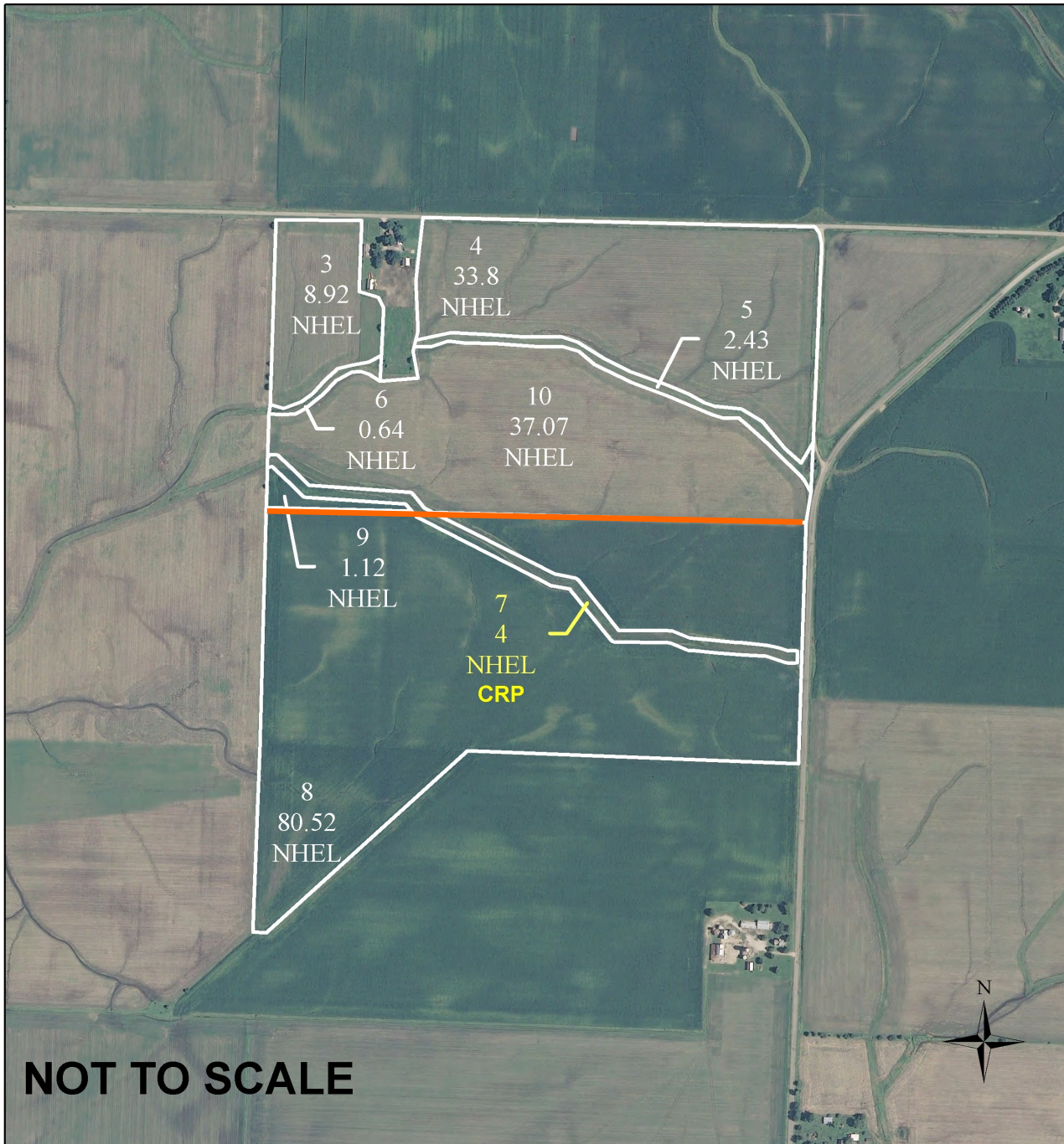
By: Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/16

Wallace Engineering & Land Surveying Co., Inc.
PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184-005454
Office: 309-246-7333
E-mail: wallacengr@gmail.com

CLIENT: Daniel T. Frommeyer
DATE: 11-12-14
Revised: 9-23-15, 10-22-15
JOB: 14353-002

Prepared for:
Daniel T. Frommeyer
400 E. Main St.
Barrington, IL., 60010

SECTION 17 PENN TOWNSHIP



United States Department of Agriculture
Farm Service Agency

STARK COUNTY

December 28, 2010

FARM 394
TRACT 703

Legend

fsa_gis_layers.SDE.wet_p_1175

Wetland Determination Identifiers

● Restricted Use

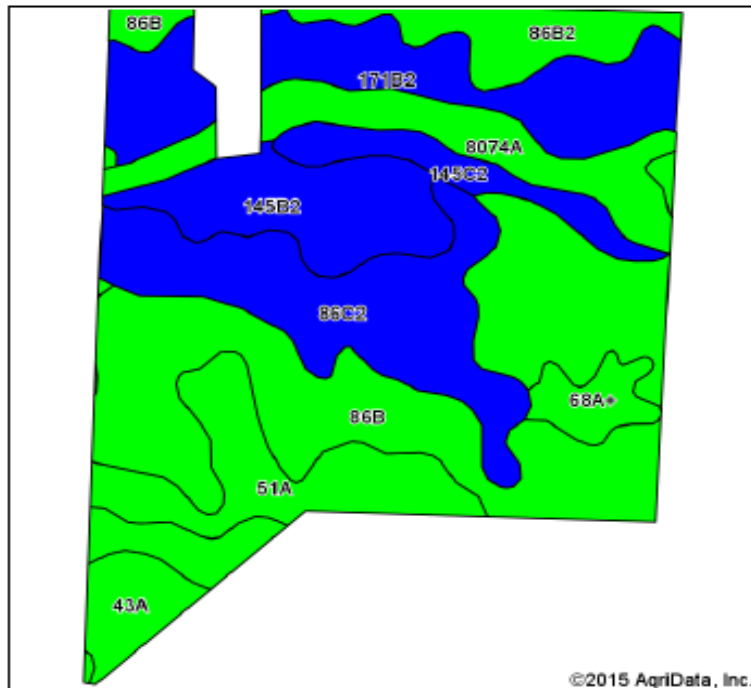
▼ Limited Restrictions

■ 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.

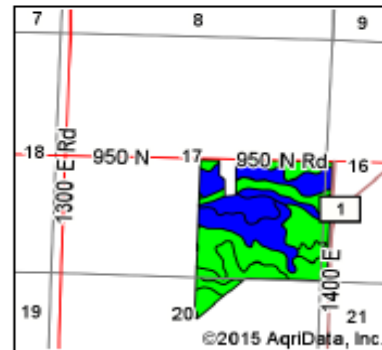
Farm Overview

Soil Map



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.



State: **Illinois**
 County: **Stark**
 Location: **17-13N-7E**
 Township: **Penn**
 Acres: **163.5**
 Date: **6/3/2015**

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

maps provided by: **surety**
 CUSTOMER-ORIENTED ONLINE MAPPING
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Area Symbol: IL175, Soil Area Version: 7

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	52.39	32.0%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	23.78	14.5%		**178	**56	**131
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	21.82	13.3%		**178	**56	**131
51A	Muscatarene silt loam, 0 to 2 percent slopes	14.38	8.8%		200	64	147
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	13.93	8.5%		**170	**54	**125
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	13.26	8.1%		186	58	136
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	8.41	5.1%		**181	**57	**134
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	6.45	3.9%		**166	**53	**123
43A	Ipava silt loam, 0 to 2 percent slopes	5.07	3.1%		191	62	142
68A+	Sable silt loam, overwash, 0 to 2 percent slopes	4.01	2.5%		192	63	143
Weighted Average					183.9	57.9	135.7

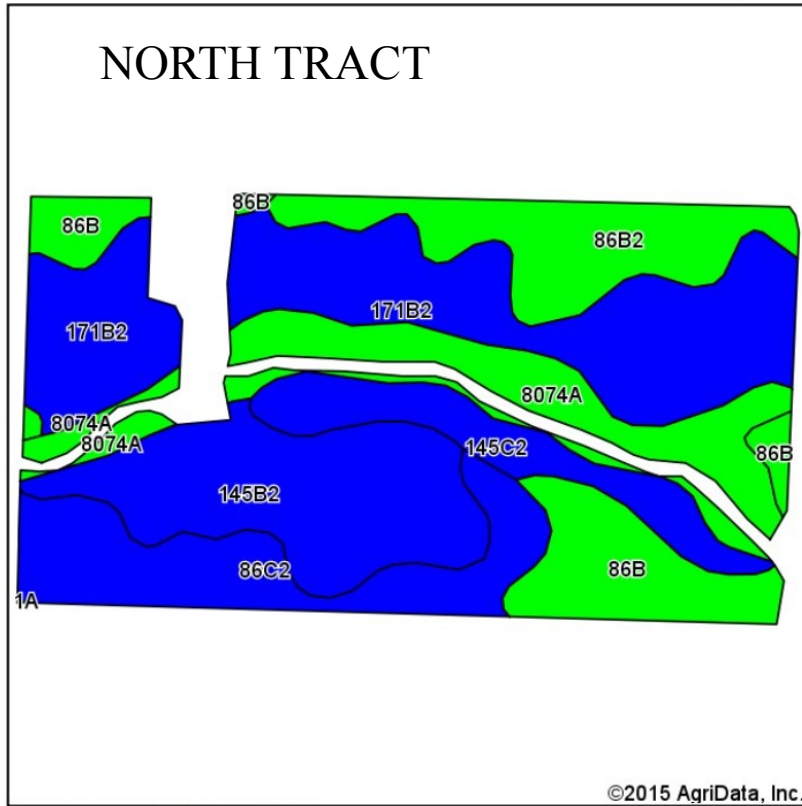
Area Symbol: IL175, Soil Area Version: 7

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: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

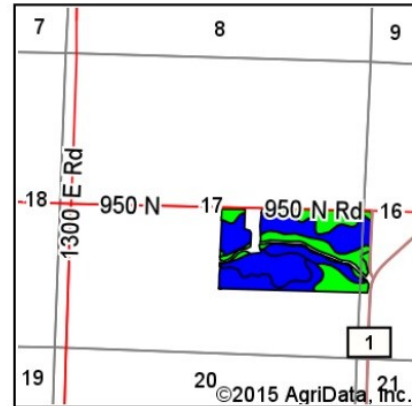
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Stark**
 Location: **17-13N-7E**
 Township: **Penn**
 Acres: **82.09**
 Date: **9/22/2015**

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

Maps Provided By:



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
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	22.56	27.5%		**178	**56	**131
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	13.95	17.0%		**170	**54	**125
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	10.59	12.9%		186	58	136
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	10.44	12.7%		**178	**56	**131
**86B	Osco silt loam, 2 to 5 percent slopes	9.19	11.2%		**189	**59	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	8.91	10.9%		**181	**57	**134
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	6.45	7.9%		**166	**53	**123
Weighted Average					178.3	56.1	131.3

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)

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/>

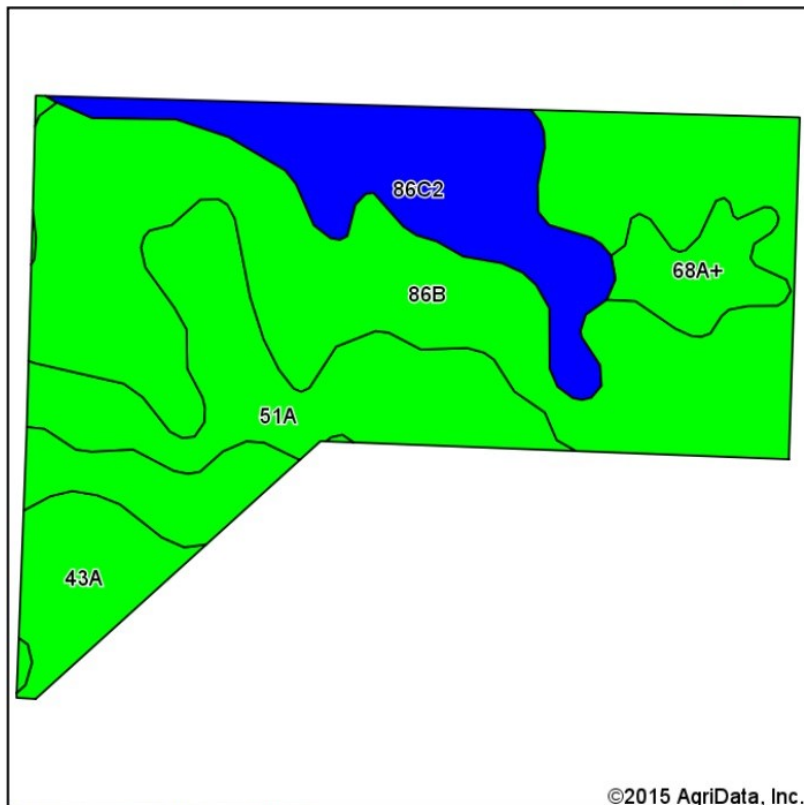
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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

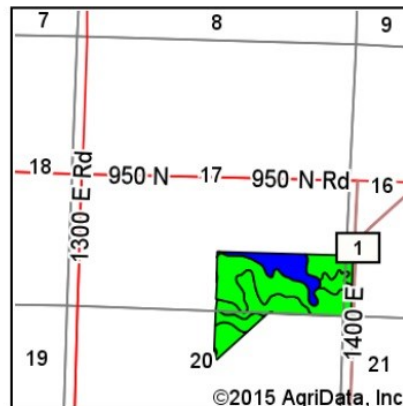
*c: Using Capabilities Class Dominant Condition Aggregation Method

SOUTH TRACT

Soil Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Stark
Location: 17-13N-7E
Township: Penn
Acres: 83.33
Date: 9/22/2015

John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com

Maps Provided By:



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
**86B	Osco silt loam, 2 to 5 percent slopes	45.14	54.2%		**189	**59	**140
51A	Muscatune silt loam, 0 to 2 percent slopes	15.03	18.0%		200	64	147
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	13.41	16.1%		**178	**56	**131
43A	Ipava silt loam, 0 to 2 percent slopes	5.74	6.9%		191	62	142
68A+	Sable silt loam, overwash, 0 to 2 percent slopes	4.01	4.8%		192	63	143
Weighted Average					189.5	59.8	140.1

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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Illinois

Stark

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 394

Prepared: 5/26/15 4:34 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	Farm Identifier	Recon Number
	Not Applicable	

Farms Associated with Operator:

42, 274, 328, 1701, 1932, 2162

CRP Contract Number(s): 771

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
168.5	168.5	168.5	0.0	0.0	4.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	164.5	0.0	0.0			N	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	82.7		165	0.0
SOYBEANS	81.8		48	2.5
Total Base Acres:	164.5			

Tract Number: 703 Description: 8F-1 SEC 17 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
168.5	168.5	168.5	0.0	0.0	4.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	164.5	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	82.7		165	0.0
SOYBEANS	81.8		48	2.5
Total Base Acres:	164.5			

Owners: MARY KIRKPATRICK ESTATE

Other Producers: None

John Leezer Farmland Sales

TERMS OF SALE FOR: **St. Jude Children's Research Hospital**

Part of SE ¼ of Section 17 & Part of the NE ¼ of Section 20, 13N 7E, Penn Township, Stark 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 \$ 100,000 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	None 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 supersede 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 title insurance commitment and a corporate 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	Seller will provide a survey.
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 sale.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
CRP	SELLER to retain 2015 CRP payment. BUYER to assume CRP contract and sign necessary paperwork at the USDA office within 30 days of closing.

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.