

Brown—28.9 Acres

9642 Township Rd 50E
LaFayette, IL 61449



MLS: 44952

ASKING PRICE: \$ 319,000 **OR** \$ 11,000 /Acre

TOTAL ACRES: 28.9 **APPROX. TILLABLE ACRES:** 28.9

LOCATION: On the North side of LaFayette

LEGAL DESCRIPTION: Part NE 1/4, Sec 18, 13N, 5E, Goshen Township,
Stark County, IL

IMPROVEMENT: NONE

POSSESSION/LEASE: At closing. No lease in effect.

SURVEY: Owner to provide a survey.

TAX ID# 03-18-200-008, 18-440-002, 18-425-002, 18-424-001, 18-400-001, 18-426--001

TAX YR: 2014/15 **TAX:** \$ 490.62

COMMENTS: Very productive farm land with soil types
of Ipava, Green Bush, Osco. U of I B811.
Productivity index 137.4

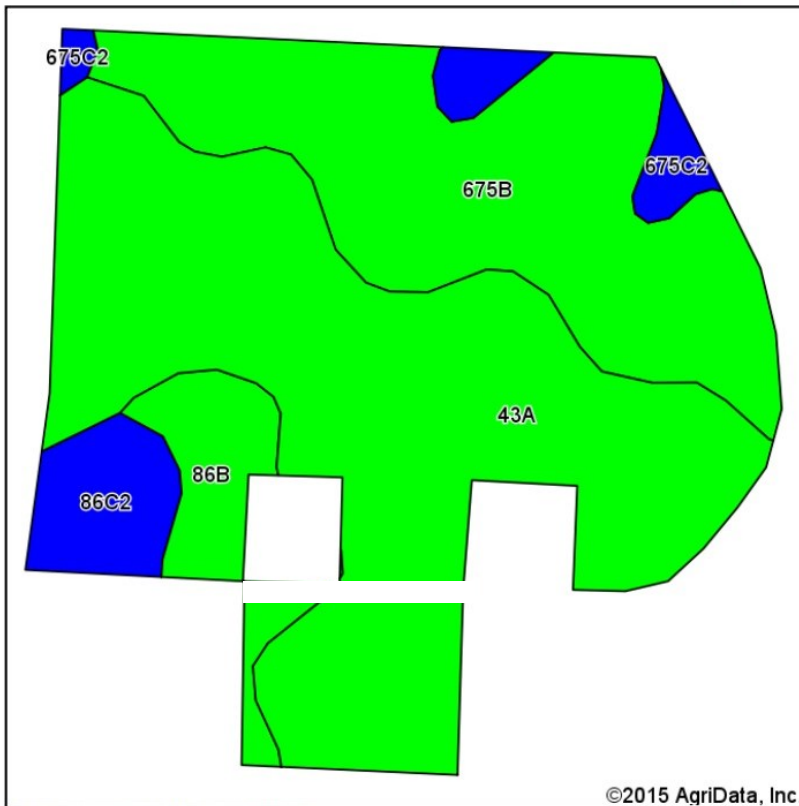
John Leezer, ALC (309) 286-2221
(309) 335-2221 (cell)



www.johnleezer.com



Soil Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Stark**
 Location: **18-13N-5E**
 Township: **Goshen**
 Acres: **28.9**
 Date: **10/15/2015**

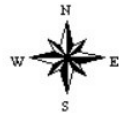
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www.illinoisfarms4sale.com

Maps Provided By:

surety
 CUSTOMIZED 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	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	15.35	53.1%		191	62	142
**675B	Greenbush silt loam, 2 to 5 percent slopes	9.15	31.7%		**182	**57	**133
**86B	Osco silt loam, 2 to 5 percent slopes	1.95	6.7%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.47	5.1%		**178	**56	**131
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	0.98	3.4%		**171	**54	**125
Weighted Average					186.7	59.6	137.9

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

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

28.9 Acres

Sec 18 Goshen Twp



United States Department of Agriculture
Farm Service Agency
USDA
Stark County
April 05, 2012



Jerod Brown
Farm 4150
Tract 3975 & 3976

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.

05_05_004 P 1170
Wetland Determination Identifiers
Redline Use
Wetland Revisions
Changes from Conservation Compliance Provisions
05_05_004 P 1170



PEORIA AREA ASSOCIATION OF REALTORS®



DISCLOSURE AND CONSENT TO DUAL AGENCY (DESIGNATED AGENCY)

NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED.

The undersigned _____ ("Licensee"), may
(insert name(s) of Licensee undertaking dual representation)

undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

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.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
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.

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2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
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.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT _____

CLIENT _____

Date: _____

Date: _____

LICENSEE _____

Date: _____

DOCUMENT PRESENTED:

Date: _____

Broker/Licensee Initials: _____

Client Initials: _____