

FOR SALE BY PUBLIC AUCTION

160 Acres

In Penn Township, Stark County, IL

TO BE SOLD IN 2 TRACTS

October 30, 2015 at 9:00 a.m.

Auction to be held at St Dominic's Hall
208 S Galena Ave, Wyoming, 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: 160 (NHEL) FSA Tillable Acres: 155.53
Subject to survey total acres will be split as follows:

	West Tract (1):	East Tract (2):
Acres	78 (approx.)	82.5 (approx.)
PI*	139.2	141.1
Corn Yield*	188.8	192.6

*U of I B811

Soils Information: See Soil Map **USDA Program:** ARC—County

Real Estate Taxes: Tax ID # 05-34-200-003 & 05-34-200-002 Taxes \$5,691 (to be split)

Survey: Seller to provide survey. **Lease:** None in effect for 2016.

Terms: See attached terms of sale.

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. **Sellers reserve the right to reject any and all tracts.**

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

Attorney for Seller
Stuart Borden
113 E Williams
Wyoming, IL 61491
(309) 695-2491



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.

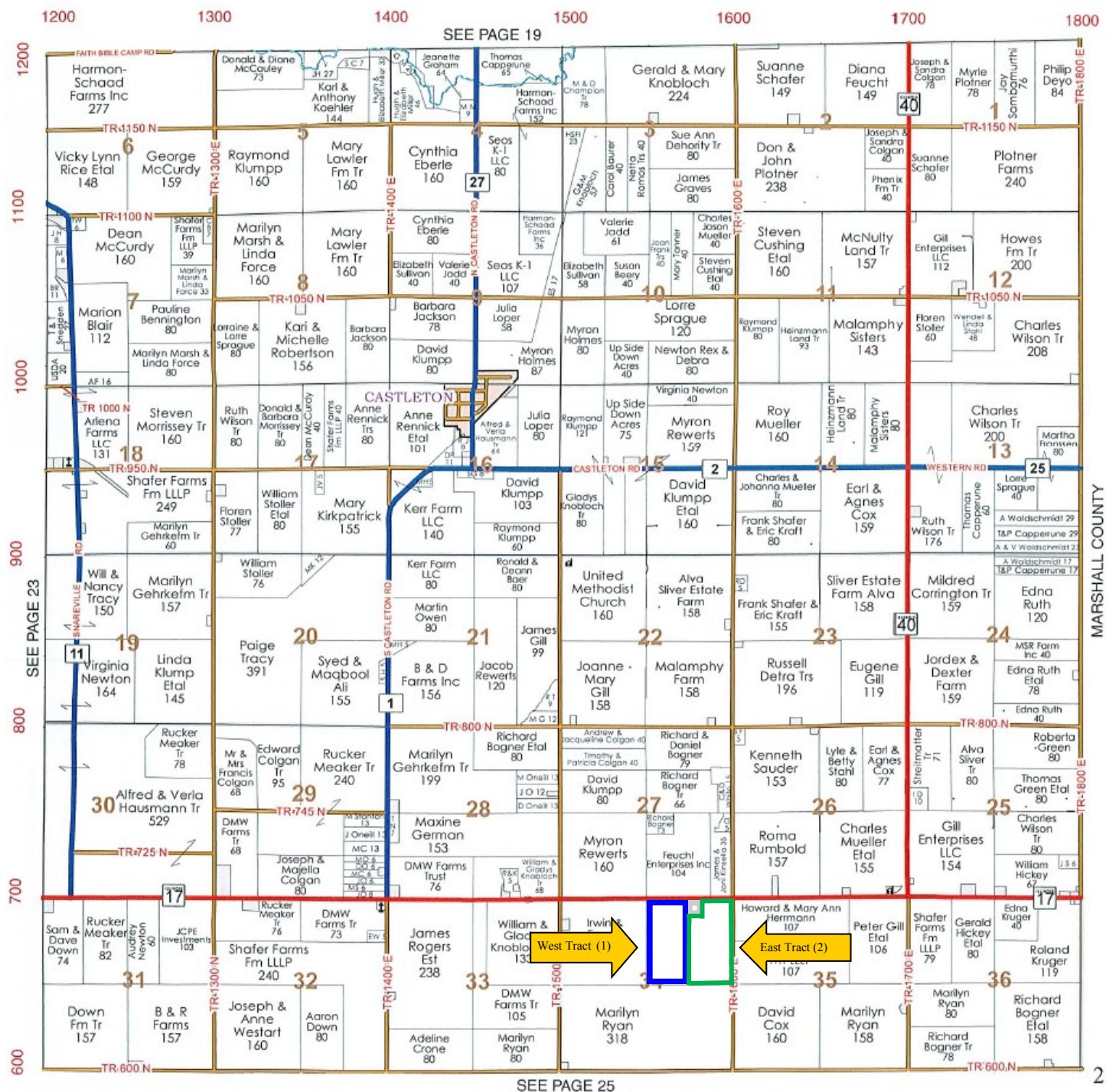
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Farm Land Auction



Township 13N - Range 7E

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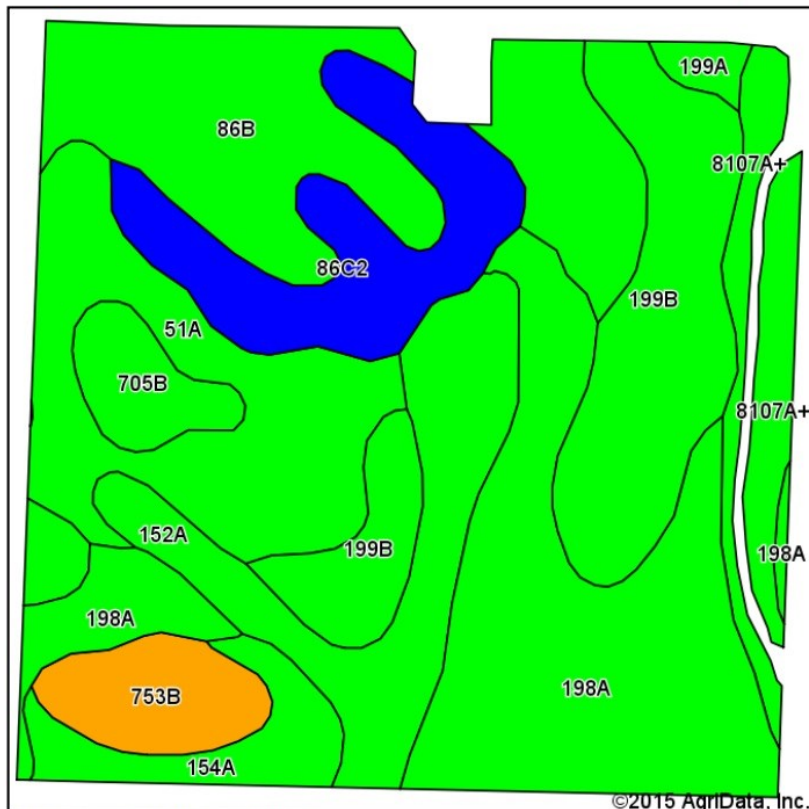


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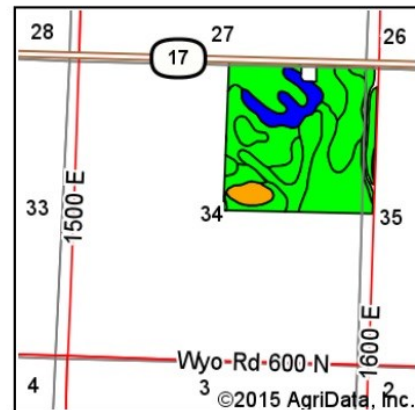
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Farm Overview

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

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
198A	Elburn silt loam, 0 to 2 percent slopes	32.91	21.3%		197	61	143
**86B	Osco 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	Osco 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/>

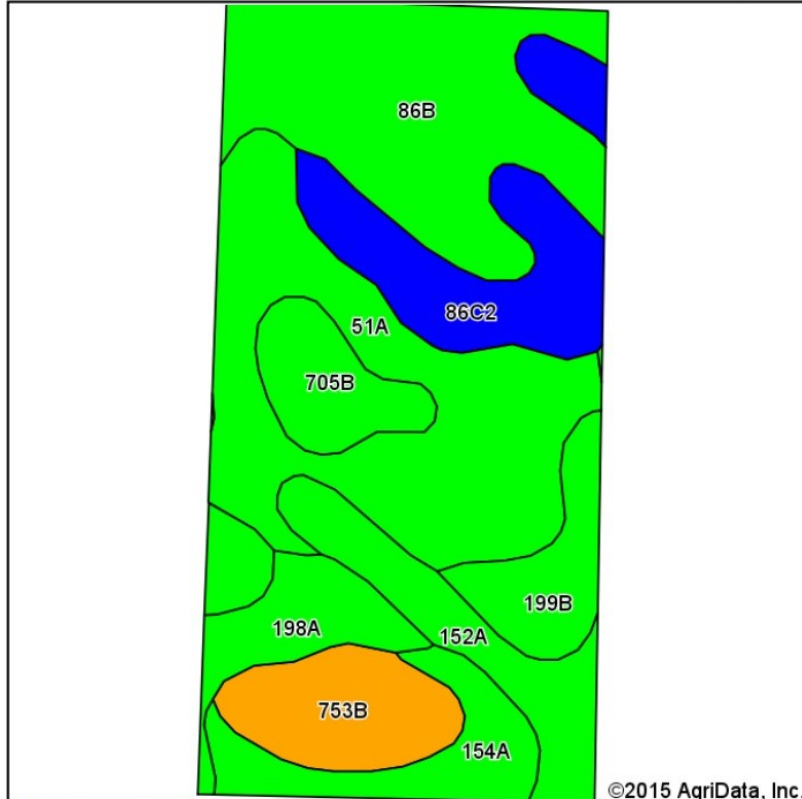
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*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.

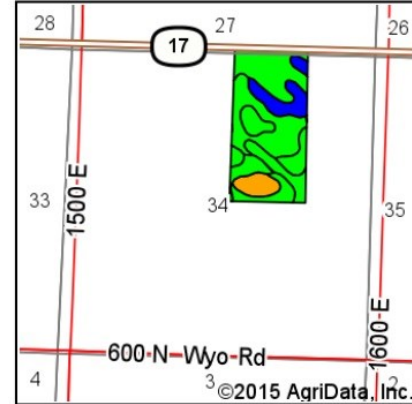
West Tract (1)

Soil Map



Soils data provided by USDA and NRCS.

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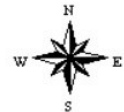
State: Illinois
County: Stark
Location: 34-13N-7E
Township: Penn
Acres: 78
Date: 9/18/2015

John Leezer, ALC

(309) 286-2221
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
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

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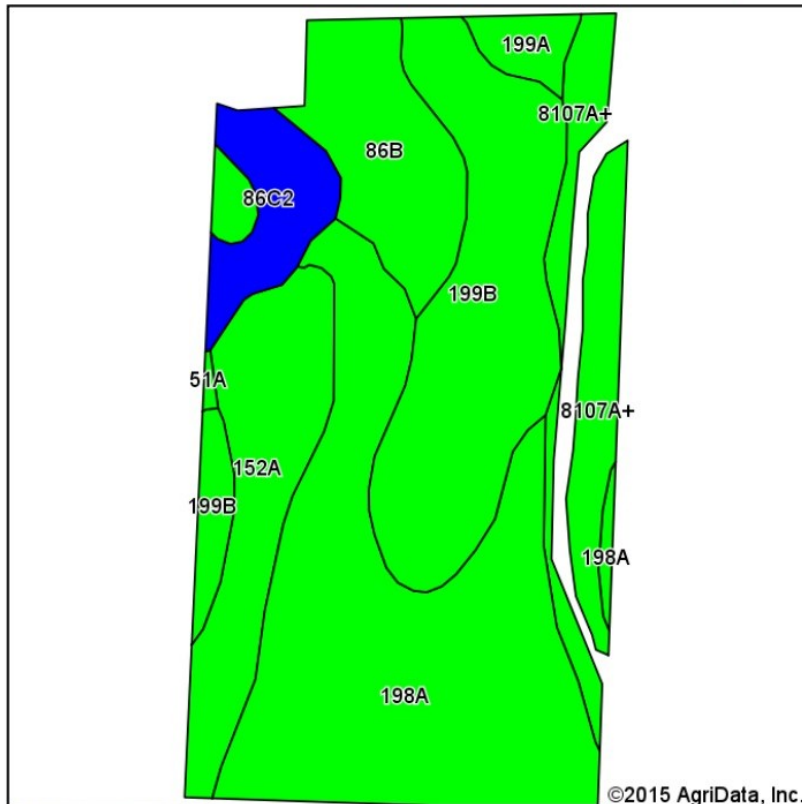
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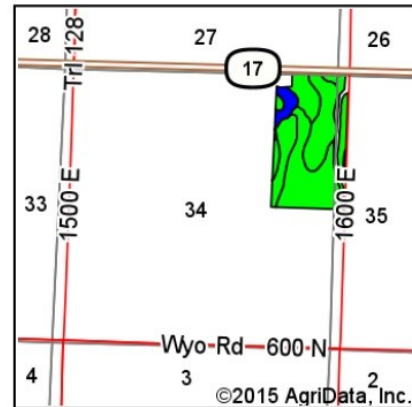
East Tract (2)

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

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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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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
Total Base Acres:	155.5			

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

BIA Range Unit Number:

FAV/WR
History
N

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

Wetland Status: Wetland determinations not complete

WL Violations: None

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
Total Base Acres:	155.5			

Owners: WINNE ENTERPRISES LAND TRUST/PARTNERSHIP

Other Producers: JIMMY CAMPION

John Leezer Farmland Sales

TERMS OF SALE FOR: Geneive Winne Pt NE 1/4 Section 34, 12N 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	First week of January 2016.
POSSESSION	Upon receipt of down payment, but subject to tenant's rights.
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 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 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 or will be escrowed.
SURVEY	SELLER to provide.
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 tracts. Should the high bidder not select both tracts, the contending bidder will have the privilege to select the remaining tract(s) at the high bid. If the remaining tract(s) is not accepted by second highest bidder, the remaining tract(s) will be offered with another round of bidding. Sellers reserve the right to reject any and all bids.
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.