

Howell Farm—80 Acres—Certified Organic

598 Township Road 500E
Stark County, IL



MLS: 1161933

ASKING PRICE: \$ 410,000

TOTAL ACRES: 80 **FSA TILLABLE ACRES:** 18.73 **CRP:** 4

LOCATION: Rt 78 S out of West Jersey, turn E on 100N turn S on 500E

LEGAL DESCRIPTION: Part W 1/2 of the SW 1/4 Section 35 12N 5E, West Jersey Township, Stark County, IL

IMPROVEMENT: 45x64 Pole Frame Shed with concrete floor

POSSESSION/LEASE: At closing.

SURVEY: No Survey. Farm will be sold as 80 acres.

TAX ID# 06-31-300-001

TAX YR: 2014/15 **TAX:** \$ 1,245.48

COMMENTS: Mixture of pasture, timber and patches of tillable. Part of the tillable land is now being used for pasture. This farm is a certified organic farm. CRP is paying \$118.25/acre total of \$473/year. Expires 9-30-2020. Fleetwood Bouncer mobile home available for \$5,000.

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



www.johnleezer.com





SEE PAGE 15

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SECTION 36 WEST JERSEY TOWNSHIP



United States Department of Agriculture
Farm Service Agency

STARK COUNTY

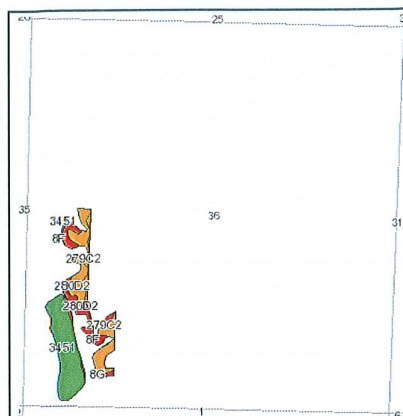
February 17, 2011

DONALD R & CLAIRE L HOWELL
CO-TRUSTEES
FARM 701
TRACT 979

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.

Legend
fsa_gis_layers.SDE.wet_p_11175
Wetland Determination Identifiers
● Restricted Use
▲ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

Soils Map



State: **Illinois**
 County: **Stark**
 Location: **036-012N-005E**
 Township: **West Jersey**
 Acres: **22.7**
 Date: **4/2/2012**

JOHN LEEZER
 Land Specialist
 Jim Maloof/Realtor
 (309) 286-2221

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3451	Lawson silt loam, frequently flooded	10.1	44.2%		190	61	140
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	4.4	19.5%		**149	**47	**109
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	4.1	18.0%		**153	**47	**112
**8F	Hickory silt loam, 18 to 30 percent slopes	3.8	16.9%		**97	**33	**74
**8G	Hickory loam, 30 to 50 percent slopes	0.3	1.4%		**63	**21	**48
Weighted Average					157.9	50.5	116.5

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

TOM VORAC CONSULTANT FORESTER

333 NORTH CHICAGO ST, GENESEO, IL 61254 PHONE 309-944-3678 EMAIL: TOM_VORAC@LIVE.COM

14 April 2015

Don and Claire Howell

5448 S. Branch Ct

Rochelle, Illinois 61068

SUBJECT: Timber appraisal of mixed oak plantation

Mr. Howell,

On 14 April 2014 I performed a timber appraisal on the 10 acre mixed oak plantation you showed me the boundaries on.

I used the systematic sample type cruise. In a systematic sample, plots are laid out in a grid fashion, evenly distributed, so as to sample all of the different timbered areas. A 10 Basal Area Factor (BAF) prism was used to determine each tree's inclusion. I tallied the trees by product based upon their size, species, quality, and the timber markets in your area.

Narrative on Stand:

This is a small poletimber plantation 26 years old, with average diameter of 6.3 inches.

Total growing stock amounts to 86 sq. ft. of basal area per acre. Gross total volume in all trees, to a 4-inch top, is 8.1 cords per acre. The net merchantable volume is 7.7 cords of pulp wood and 143.1 board feet of sawtimber Doyle log rule.

The total stand value is estimated to be about **64 dollars per acre** X 10 acres = \$640 today.

Because this is a plantation I am going to give you a per acre value for the trees at 50 years maturity. The management objective of the plantation is to have at 50 years 30-50 trees per acre that are 28" diameter and 1.5 logs or 24'. The estimated value of each of these trees is \$645 or \$19,350 per acre for 30 trees at 50 years.

Table 1 shows net volume in Doyle log rule (board feet per acre). Minimum diameter for sawlog is 10.5 inches.

TABLE 1

NET VOLUME: DOYLE LOG RULE - BD. FT. PER ACRE

SPECIES > ALL SP | NRO WO H BC

DIA.					
1	0.0	0.0	0.0	0.0	0.0
2	0.0	0.0	0.0	0.0	0.0
3	0.0	0.0	0.0	0.0	0.0
4	0.0	0.0	0.0	0.0	0.0
5	0.0	0.0	0.0	0.0	0.0
6	0.0	0.0	0.0	0.0	0.0
7	0.0	0.0	0.0	0.0	0.0
8	0.0	0.0	0.0	0.0	0.0
9	0.0	0.0	0.0	0.0	0.0
10	0.0	0.0	0.0	0.0	0.0
11	0.0	0.0	0.0	0.0	0.0
12	143.1	143.1	0.0	0.0	0.0
SAPS	0.0	0.0	0.0	0.0	0.0
POLES	0.0	0.0	0.0	0.0	0.0
SM SAW	143.1	143.1	0.0	0.0	0.0
MED SAW	0.0	0.0	0.0	0.0	0.0
LG SAW	0.0	0.0	0.0	0.0	0.0
TOTAL	143.1	143.1	0.0	0.0	0.0
SPECIES%	100.0	100.0	0.0	0.0	0.0

ACCEPTABLE GROWING STOCK ONLY					
SAPS	0.0	0.0	0.0	0.0	0.0
POLES	0.0	0.0	0.0	0.0	0.0
SM SAW	143.1	143.1	0.0	0.0	0.0
MED SAW	0.0	0.0	0.0	0.0	0.0
LG SAW	0.0	0.0	0.0	0.0	0.0
TOTAL	143.1	143.1	0.0	0.0	0.0

Table 2 shows the Dollar value per Acre

TABLE 2

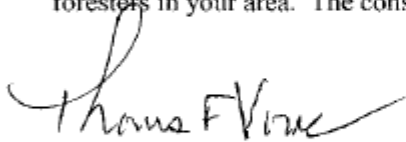
VALUE - DOLLARS

SPECIES > ALL SP		NRO	WO	H	BC
DIA.					
1	0.0	0.0	0.0	0.0	0.0
2	0.0	0.0	0.0	0.0	0.0
3	0.0	0.0	0.0	0.0	0.0
4	0.0	0.0	0.0	0.0	0.0
5	0.0	0.0	0.0	0.0	0.0
6	6.3	4.8	1.2	0.2	0.0
7	0.0	0.0	0.0	0.0	0.0
8	4.5	2.1	2.4	0.0	0.0
9	0.0	0.0	0.0	0.0	0.0
10	3.4	3.4	0.0	0.0	0.0

11	0.0	0.0	0.0	0.0	0.0
12	50.7	50.7	0.0	0.0	0.0
SAPS	0.0	0.0	0.0	0.0	0.0
POLES	14.2	10.3	3.7	0.2	0.0
SM SAW	50.7	50.7	0.0	0.0	0.0
MED SAW	0.0	0.0	0.0	0.0	0.0
LG SAW	0.0	0.0	0.0	0.0	0.0
TOTAL	64.9	61.0	3.7	0.2	0.0
SPECIES%	100.0	94.0	5.7	0.3	0.0

Source of Timber Price Information

I determined the base price for this appraisal by contacting State Foresters and local consulting foresters in your area. The consensus price is \$0.40 per board foot for sawlogs.



Tom Vorac C.F.

✓CF: John Leezer
PO Box 129
Toulon, IL 61483



PEORIA AREA ASSOCIATION OF REALTORS®



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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:

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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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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.

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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: _____