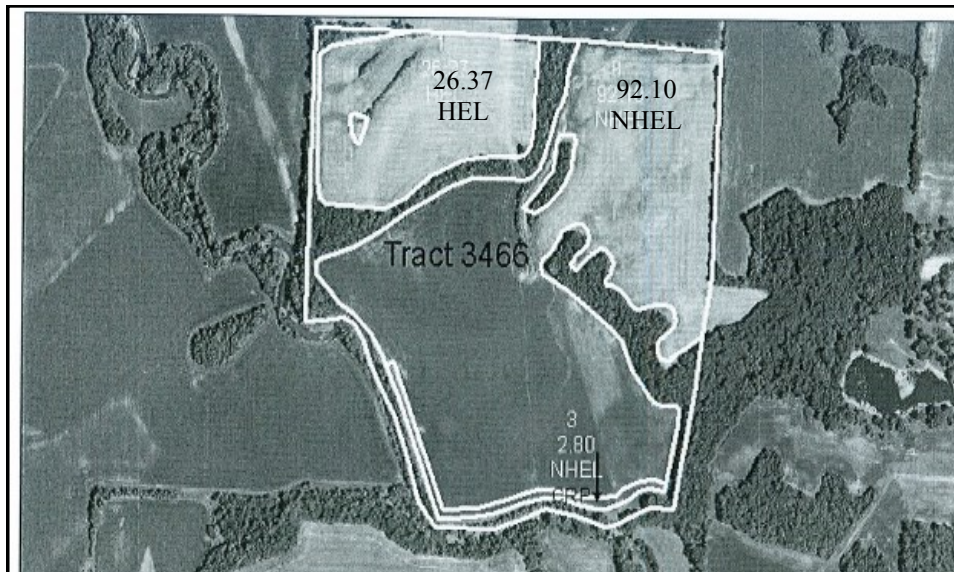


Knobloch Farm—149 Acres

West Jersey Township, Toulon,
Stark County, IL



MLS: 1159714

ASKING PRICE: \$ 834,400 **OR** \$ 5600 /Acre

TOTAL ACRES: 149 **FSA TILLABLE ACRES:** 118.47 **CRP:** 2.80

LOCATION: 2 miles south of West Jersey, IL then west 2 miles.

LEGAL DESCRIPTION: Part SE 1/4 Section 30 and Part NE 1/4 Section 31, 12N 5E, West Jersey Township, Stark County, IL

IMPROVEMENT: NONE

POSSESSION/LEASE: At closing. Lease is open for 2015.

SURVEY: No Survey. Farm is being SOLD as 149 acres more or less.

TAX ID# 06-30-400-003 & 06-31-200-001

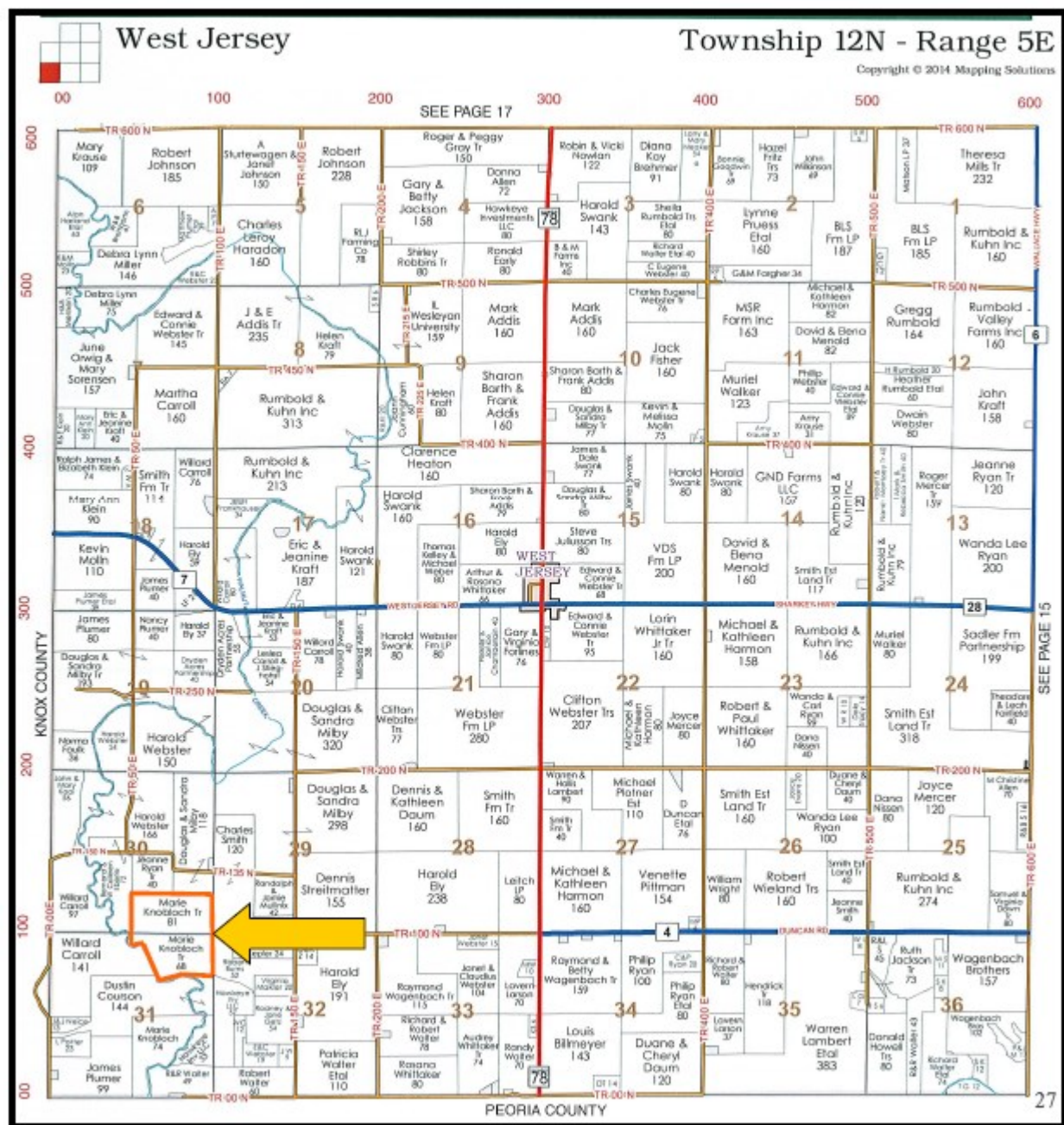
TAX YR: 2013/14 **TAX:** \$ 2,302.12

COMMENTS: 149 acres with 118.47 tillable and 2.8 CRP. CRP expires 9/2022 annual payment is \$672. . At this time there is no lease in effect for 2015. U of IL B811 Corn yields is 169.7 and production index is 124.9.

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

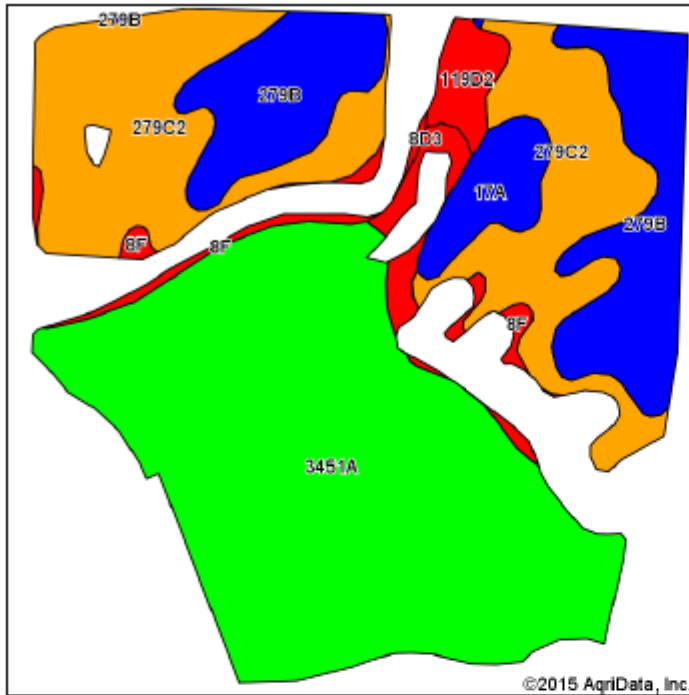


www.johnleezer.com

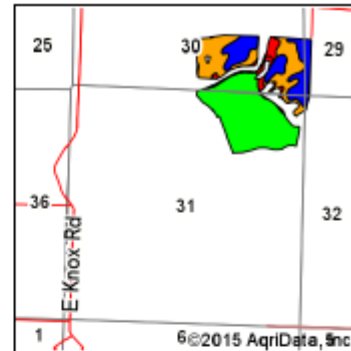


Reproduced with permission from Rockford Map Publishers, Inc.
Rockford, IL

Soil Map

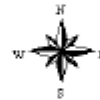


Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Stark**
 Location: **31-12N-5E**
 Township: **West Jersey**
 Acres: **118.47**
 Date: **3/2/2015**

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



Maps provided by
 **surety**
 CUSTOMER ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

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
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	56.94	48.1%		190	61	140
**279C2	Riozetta silt loam, 5 to 10 percent slopes, eroded	30.95	26.1%		**153	**47	**112
**279B	Riozetta silt loam, 2 to 5 percent slopes	19.51	16.5%		**162	**50	**119
17A	Keomah silt loam, 0 to 2 percent slopes	3.98	3.4%		161	51	119
**8F	Hickory silt loam, 18 to 35 percent slopes	2.77	2.3%		**86	**29	**65
**119D2	Elio silt loam, 10 to 18 percent slopes, eroded	2.39	2.0%		**134	**44	**100
**8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	1.93	1.6%		**98	**33	**75
Weighted Average					169.7	53.6	124.9

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: <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.

Sec 30 & 31 West Jersey Twp



United States Department of Agriculture
Farm Service Agency

Stark County

May 07, 2014



Stephen Schaffer
Farm 3445
Tract 1332 & 3466

 Paul.Tseng@Yale.edu
 www.yale.edu/psychology
 Facebook Like
 Twitter Retweet
 Google Plus +1

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact wetland boundaries and determinations, or contact NRCOS.

Illinois
Stark

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3445
Prepared: 3/4/15 7:59 AM
Crop Year: 2015
Page: 2 of 2

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.

Tract Number: 3466 Description: Sec 30 & 31 West Jersey Twp

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
148.11	121.27	121.27	0.0	0.0	2.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	118.47	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	102.8	105	105	0.0	0.0
SOYBEANS	15.2	36	36	0.0	0.0
Total Base Acres:	118.0				

Owners: MARIE KNOBLOCH

Other Producers: None



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:

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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: _____