

FOR SALE BY PUBLIC AUCTION
Two Tracts of 63.21 Acres each and 8 Acres Timber
In Stark County, IL

TO BE SOLD IN 3 TRACTS
November 25, 2014 at 9:00 a.m.
Auction to be held at Stark County Courthouse, Toulon, IL

Brief Legal: SE 1/4 Section 15, 12N 6E, Essex Township, Stark County, IL

Location: Rt 91 S of Wyoming turn W on 300N

Size: **Total Acres:** 135.48 (NHEL) to be split as follows:
Tract 1: 63.21 Acres M/L FSA 57.47 (approx.) tillable acres
Tract 2: 63.21 Acres M/L FSA 62.51 (approx.) tillable acres
Tract 3: 8 acres of Timber or home site

Real Estate Taxes: Tax ID # 07-15-400-003 2014 Taxes \$3,194 (To be split.)

Soils Information
U OF I B811: **Tract 1: PI 130.5 Corn YLD Rating 176.9**
Tract 2: PI 134 Corn YLD Rating 181.1

Improvements: **Tract I:** Small grain bin, old crib and cattle shed.

Survey: Seller to provide survey.

Terms: See attached terms of sale.

Lease: The farm lease is open for 2015.

Order of Sale: Tracts 1 and 2 will be offered by the **Buyer's Choice and Privilege Method** with Choice to the high bidder to take one or both of the 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. Any tract remaining will be offered with another round of bidding. Tract 3 will be offered last. **Sellers reserve the right to reject any and all bids.**

Owner: Nancy Blakey and Marcia Nothnagel

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
Borden Law Office
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.

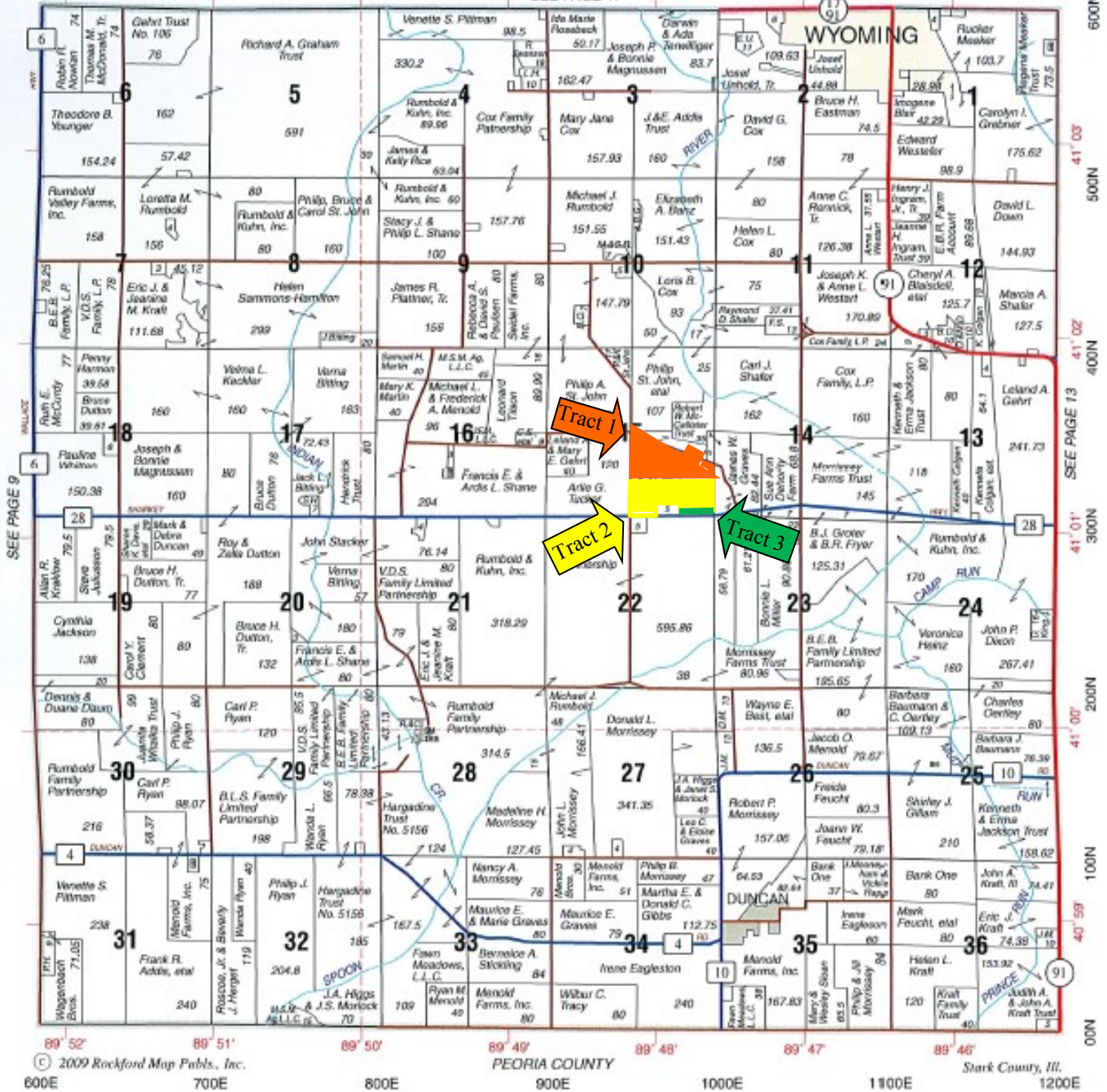
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Farm Land Auction

ESSEX

T.12N.-R.6E.

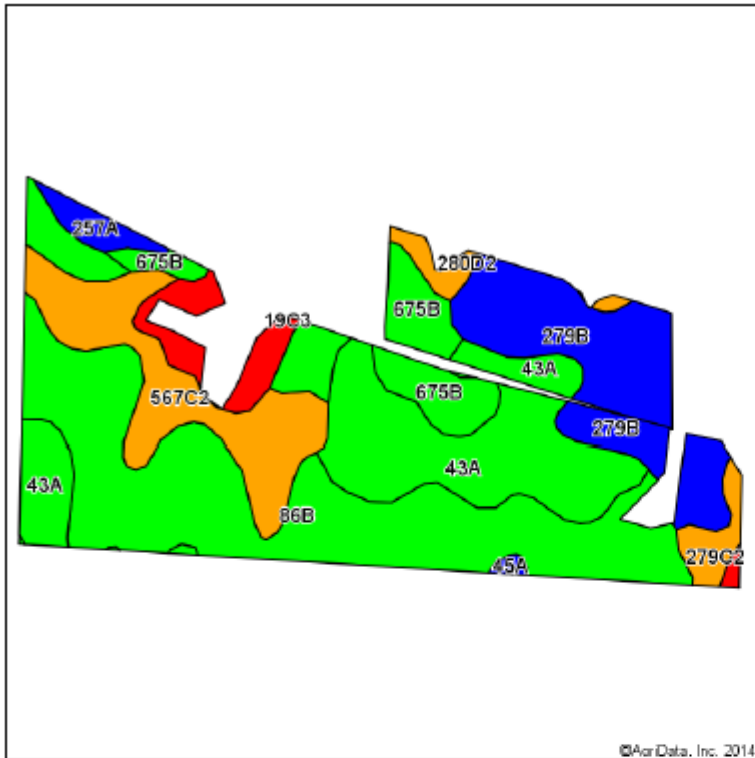
SEE PAGE 17



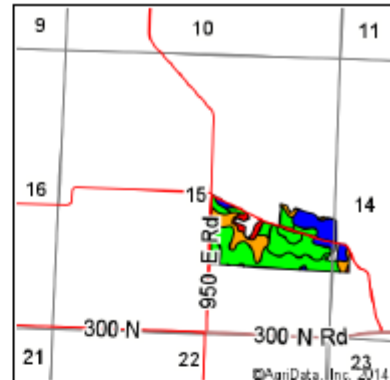
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TRACT 1

Soil Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Stark
Location: 15-12N-6E
Township: Essex
Acres: 57.09
Date: 10/3/2014

John Leezer, ALC

(309) 286-2221
www.illinoisfarm4sale.com



Maps Provided By:
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Area Symbol: IL175, Soil Area Version: 6

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	19.30	33.8%		**189	**59	**140
43A	Ipava silt loam, 0 to 2 percent slopes	11.54	20.2%		191	62	142
**279B	Rozetta silt loam, 2 to 5 percent slopes	8.66	15.2%		**162	**50	**119
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	7.10	12.4%		**159	**50	**116
**675B	Greenbush silt loam, 2 to 5 percent slopes	5.09	8.9%		**182	**57	**133
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	2.12	3.7%		**130	**42	**95
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	1.13	2.0%		**153	**47	**112
257A	Clarksdale silt loam, 0 to 2 percent slopes	0.97	1.7%		174	56	128
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	0.86	1.5%		**149	**47	**109
45A	Denny silt loam, 0 to 2 percent slopes	0.17	0.3%		159	52	118
**119E2	Elco silt loam, 18 to 25 percent slopes, eroded	0.15	0.3%		**124	**40	**92
Weighted Average					176.9	55.8	130.5

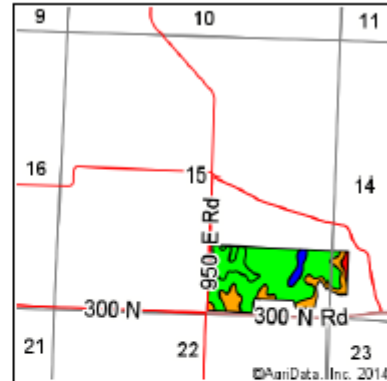
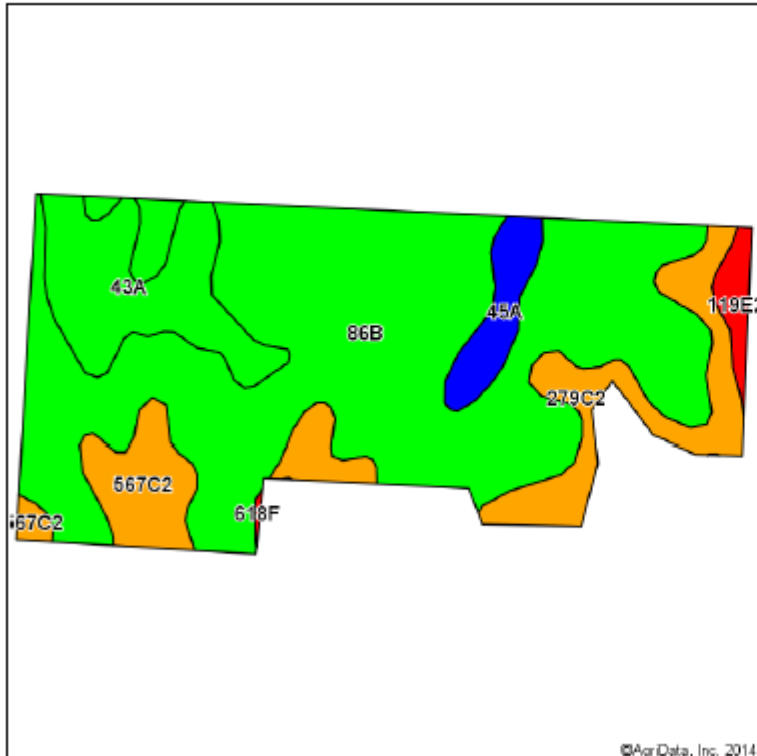
Area Symbol: IL175, Soil Area Version: 6

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

TRACT 2

Soil Map



State: Illinois
County: Stark
Location: 15-12N-6E
Township: Essex
Acres: 62.89
Date: 10/3/2014

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www.illinoisfarmtofork.com



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Soils data provided by USDA and NRCS.

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Area Symbol: IL175, Soil Area Version: 6

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	41.28	65.6%		**189	**59	**140
43A	Ipava silt loam, 0 to 2 percent slopes	7.43	11.8%		191	62	142
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	6.96	11.1%		**153	**47	**112
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	3.69	5.9%		**159	**50	**116
45A	Denny silt loam, 0 to 2 percent slopes	2.34	3.7%		159	52	118
**119E2	Elco silt loam, 18 to 25 percent slopes, eroded	1.13	1.8%		**124	**40	**92
**618F	Senachwine silt loam, 18 to 35 percent slopes	0.06	0.1%		**104	**33	**76
Weighted Average					181.1	56.9	134

Area Symbol: IL175, Soil Area Version: 6

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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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Illinois

U.S. Department of Agriculture

FARM: 357

Stark

Farm Service Agency

Prepared: 10/22/14 10:38 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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
MARK PLUMER	Not Applicable	

Farms Associated with Operator:

369, 3641, 4260

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
131.07	119.98	119.98	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	119.98	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	9.4	51	51	0.0	0.0
CORN	70.0	121	121	0.0	0.0
SOYBEANS	37.5	39	39	0.0	0.0
Total Base Acres:	116.9				

Tract Number: 1155 Description: 6H-4 SEC 15 ESSEX TWP

BIA Range Unit Number:

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
131.07	119.98	119.98	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	119.98	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	9.4	51	51	0.0	0.0
CORN	70.0	121	121	0.0	0.0
SOYBEANS	37.5	39	39	0.0	0.0
Total Base Acres:	116.9				

Owners: NANCY BLAKEY

MARCIA NOTHNAGEL

Other Producers: None

TRACT 1 - IMPROVEMENTS



MALOOF FARM & LAND

TERMS OF SALE FOR: NANCY BLAKEY & MARCIA NOTHNAGEL

Part of the SE ¼ Section 15 T12N R 6E Essex 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 Tract 1 \$75,000, Tract 2 \$75,000, Tract 3 \$5,000 on day of sale. This deposit is <u>NON REFUNDABLE</u> and will be applied to the purchase price at closing.
CLOSING	On or before January 7, 2015.
POSSESSION	BUYER may take possession after receipt of down payment. A CERTIFICATE of LIABILITY INSURANCE is required naming SELLERS as additional insured if BUYER does work prior to closing.
LEASE	Is open for 2015.
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 supercede 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 2014 Real Estate taxes payable in 2015 by giving BUYER a credit for 2014. Real Estate taxes at closing. BUYER to pay 2015 Real Estate taxes payable in 2016. at closing.
SURVEY	Will be provided by SELLER.
ORDER OF SALE	Tracts 1 and 2 will be offered by the Buyer's Choice and Privilege Method with Choice to the high bidder to take one or both of the 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. Any tract remaining will be offered with another round of bidding. Tract 3 will be offered last. 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.

V 10/17

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.