

FOR SALE BY PUBLIC AUCTION

80 Acres M/L in Stark County

November 18, 2014 at 9:00 a.m.

Auction to be held at Stark County Courthouse, Toulon, IL

Brief Legal: W ½ of the SE ¼, Sec 22, 13N6E Toulon Township, Stark County, IL

Location: East out of Toulon on Rt 17, turn east on Grain Bin Rd, property is ahead on the north side of the road

Size: **Total Acres:** 80 (NHEL) **FSA Tillable** 67.43(additional 1.47 acres could be tillable)
CRP Acres: 1.6 Pays \$271/yr Expires 2015

Real Estate Taxes: Tax ID # 04-22-400-001 \$2,545

Soils Information (U OF I B811) PI 131.8 Corn YLD Rating 177.9

Survey: Farm is being sold as 80 Acre more or less based on real estate tax assessment records. No survey will be provided.

Lease: The farm lease is open for 2015.

Improvements: 40x75 Pole building with electricity, older barn, 4 grain bins (approx. 3500 BU) , a well (condition unknown)

Terms: See attached terms of sale.

Owner: Carol and Franklin Tisdell Trust

Broker for Seller
John A Leezer
Malooof Farm & Land
127 W Main, Toulon, IL 61483
(309) 286-2221
john@leezeragency.com
www.illinoisfarms4sale.com

Attorney for Seller
Nash Nash Bean & Ford
445 U.S. 6
Genesco, IL 61254
(309) 944-2188

Farm Land Auction



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.

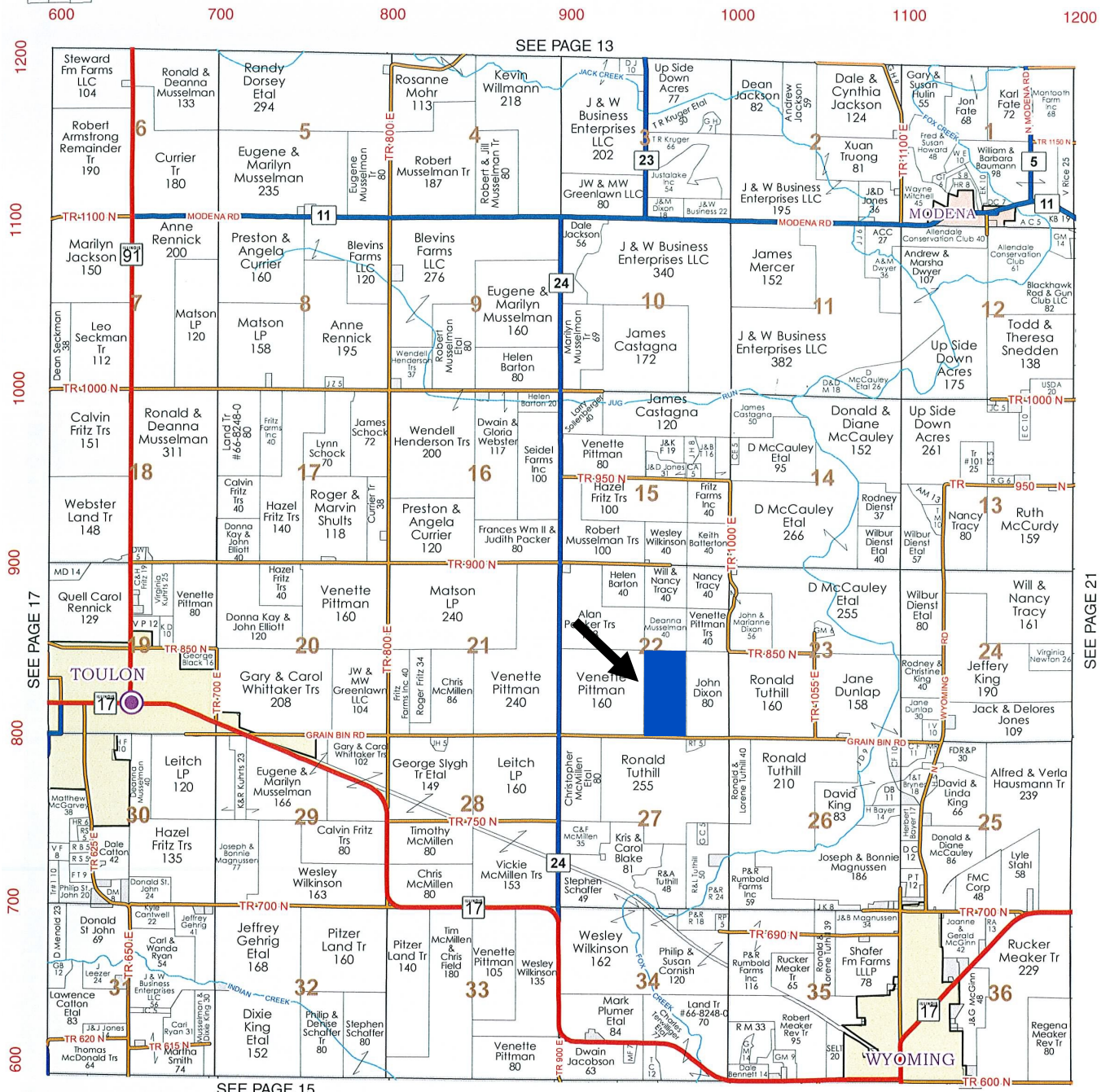
V-10/17/14



Toulon

Township 13N - Range 6E

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Sec 22 Toulon Twp



United States Department of Agriculture
Farm Service Agency
Stark County



Fritz Farms Inc
Farm 4390
Tract 4092

July 02, 2014

National Wetland & Deepwater Wetland
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.

Tract Number: 4092 Description: Sec 22 Toulon Twp

FAV/WR
History

BIA Range Unit Number:

N

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
81.36	72.1	72.1	0.0	0.0	3.2	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	68.9	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	6.9	46	50	0.0	0.0
CORN	41.9	112	119	0.0	0.0
SOYBEANS	13.9	34	40	0.0	0.0
Total Base Acres:	62.7				

Owners: CAROL AND FRANKLIN TISDELL TRUST

Other Producers: None

This form is available electronically.

CRP-1 (07-23-10) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.		1. ST. & CO. CODE & ADMIN. LOCATION 17 175	2. SIGN-UP NUMBER 30
3. CONTRACT NUMBER 512B		4. ACRES FOR ENROLLMENT 1.60	
5. FARM NUMBER 4390		6. TRACT NUMBER(S) 4092	
7. COUNTY OFFICE ADDRESS (Include Zip Code): STARK COUNTY FARM SERVICE AGENCY 7419A STATE ROUTE 17 TOULON, IL 61483-8110		8. OFFER (Select one) GENERAL ☐ ENVIRONMENTAL PRIORITY ☒	
9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 04-01-2005 TO: (MM-DD-YYYY) 09-30-2015			
TELEPHONE NUMBER (Include Area Code): (309)286-2261 x2			

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$ 169.25	11. Identification of CRP Land				
B. Annual Contract Payment	\$ 271	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	4092	7	CP8A	0.80	\$1461.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		4092	8	CP8A	0.80	\$1461.00

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): CAROL AND FRANK TISDELL TRUST C/O CAROL TISDELL 9679 ST RT 91 TOULON, IL 61483-	(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>X Carol Tisdell</i> (If more than three individuals are signing, continue on attachment.)	DATE (MM-DD-YYYY) <i>X 07-23-2014</i>
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE	DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE	DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved	A. SIGNATURE OF CCC REPRESENTATIVE <i>Snah Knapp, CED</i>	B. DATE (MM-DD-YYYY) <i>08-08-2014</i>
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

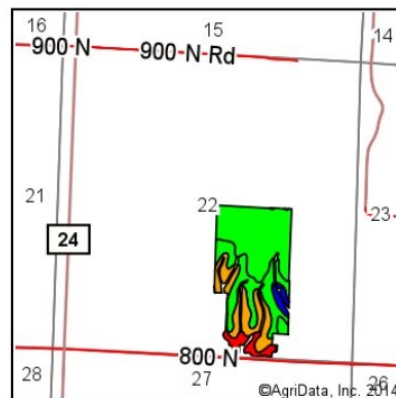
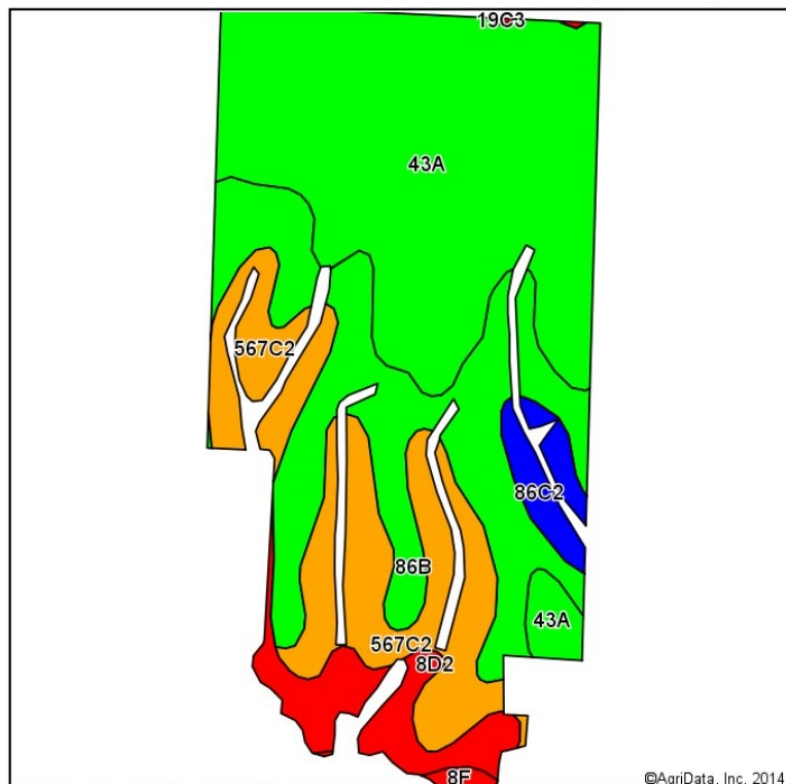
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☐ Original - County Office Copy

☐ Owner's Copy

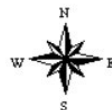
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Soil Map



State: **Illinois**
 County: **Stark**
 Location: **22-13N-6E**
 Township: **Toulon**
 Acres: **67.43**
 Date: **10/3/2014**

John Leezer, ALC
 (309) 286-2221
 www.illinoisfarms4sale.com



Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
43A	Ipava silt loam, 0 to 2 percent slopes	30.55	45.3%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	17.00	25.2%		**189	**59	**140
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	13.08	19.4%		**159	**50	**116
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	4.40	6.5%		**108	**36	**82
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	2.06	3.1%		**178	**56	**131
**8F	Hickory silt loam, 18 to 35 percent slopes	0.34	0.5%		**86	**29	**65
Weighted Average					177.9	56.9	131.8

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.

IMPROVEMENTS



Shed - 40x75

Bins hold approx. 3500 BU

MALOOF FARM & LAND

PROPOSED TERMS OF SALE FOR: Carol and Franklin Tisdell Trust

BRIEF LEGAL	<u>80 acres W ½ of the SE ¼, Sec 22, 13N 6E Toulon Township, Stark County, IL</u>
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 on day of sale. This deposit is <u>NON REFUNDABLE</u> and will be applied to the purchase price at closing.
CLOSING	Within 30 days of auction day.
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	The 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 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 trustee's deed.
REAL ESTATE TAXES	SELLER to pay 2014 Real Estate taxes payable in 2015 by giving the BUYER a credit at closing.
SURVEY	Farm is being sold as 80 Acre more or less based on real estate tax assessment records. No survey will be provided.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.

V 10/15/14

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.