

# 159.72 Acres of Woodford County Farm Land FOR SALE BY PUBLIC AUCTION

October 31, 2013 at 9:00 a.m.  
American Legion Post #661  
104 E Parkside Drive  
Washburn, IL

**Owner:** Harber Farm

**Location of Farm:** South out of Washburn on IL RT 89 for 1.5 miles. Turn left (east) on 2100N. Farm is approximately 5 miles ahead on the north side of road. Part of the South Half of Section 9, Linn Township 28N1W, Woodford County, IL.

**Size:** Total Acres: 159.72 FSA Tillable Acres: 154.84

**FSA Data:** See attached FSA 156 EZ Report.

**Improvements:** None

**Real Estate Taxes:** \$4,848.70 Tax ID # 04-09-300-003; 04-09-300-004 & 04-09-400-005

**Soils Information:** Very productive soils primarily Flanagan, Sawmill, Graymont, El Paso and Sable. See Attached soil map.

**Survey:** Seller to provide a survey.

**Terms:** See attached



**Broker for Seller**  
John A Leezer  
Maloof Farm & Land  
127 W Main  
PO Box 129  
Toulon, IL 61483  
(309) 286-2221  
john@leezeragency.com  
www.illinoisfarms4sale.com

**Attorney for Seller**  
James Manning  
Heyl, Royster, Voelker & Allen  
805 W Pioneer Parkway Suite A  
Peoria, IL 61615  
(309) 676-0400

**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,



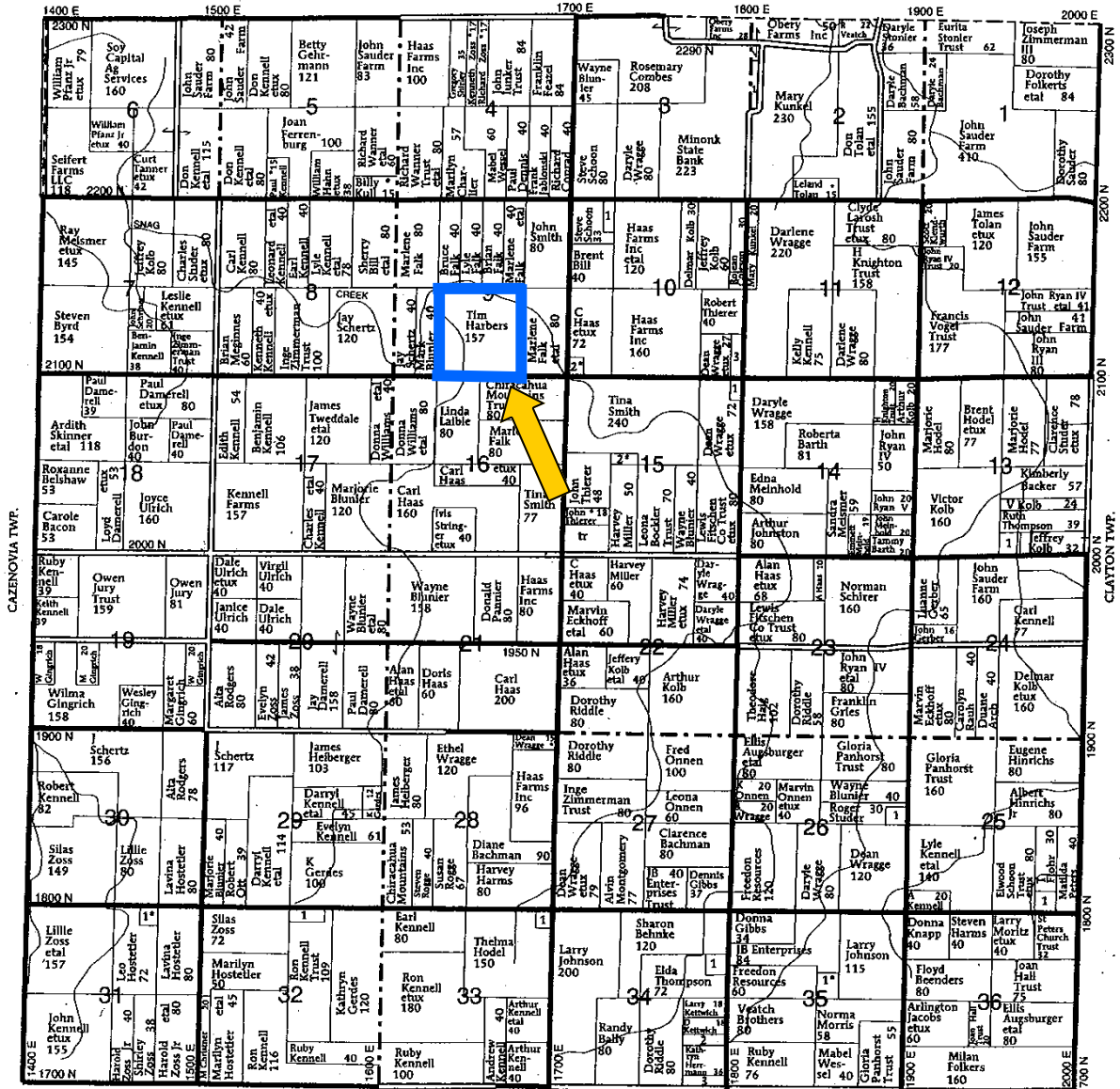
T-28-N

LINN PLAT

R-1-W

(Landowners)

MARSHALL CO.



ROANOKE TWP.



United States Department of Agriculture  
Farm Service Agency

December 14, 2012



**Farm: 2763**  
**Tract: 577**

**Woodford County**

GIS\_IL.SDE.Wet\_P\_il203

Wetland Determination Identifiers

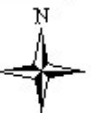
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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.



United States Department of Agriculture  
Farm Service Agency

December 14, 2012



**Farm: 2763**  
**Tract: 578**

**Woodford County**

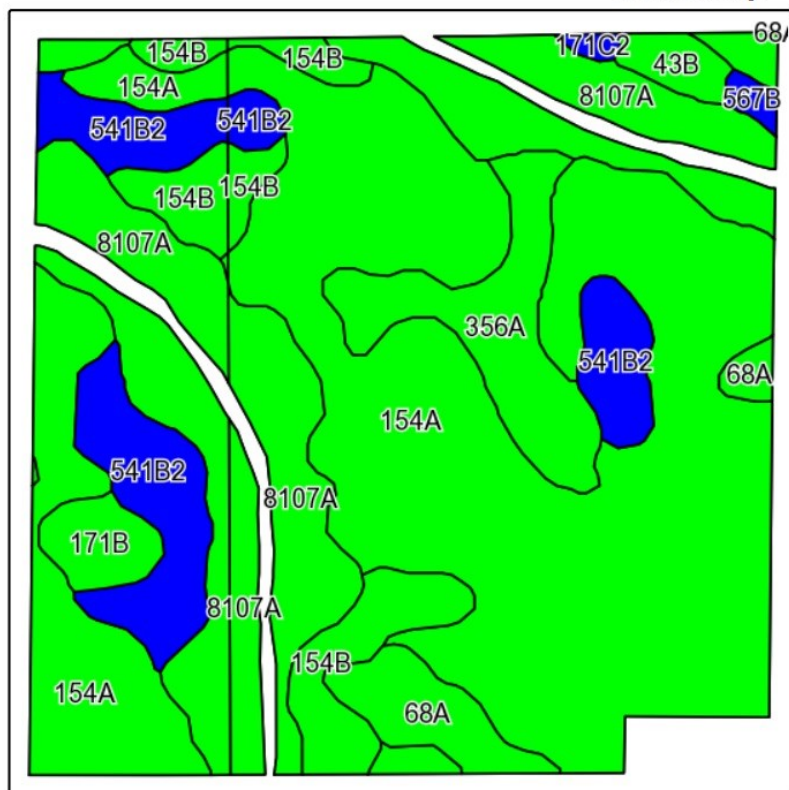
GIS\_IL.SDE.Wet\_P\_il203

**Wetland Determination Identifiers**

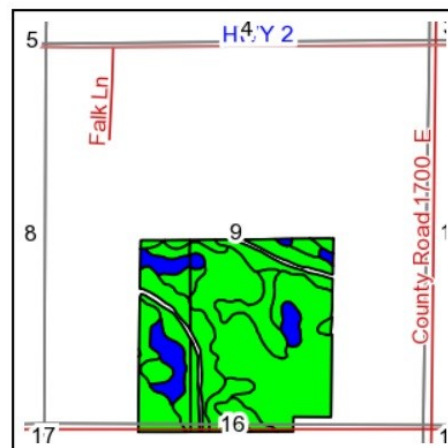
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boundaries and determinations, or contact NRCS.

## Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by University of Illinois at Champaign-Urbana.



State: **Illinois**  
County: **Woodford**  
Location: **9-28N-1W**  
Township: **Linn**  
Acres: **154.84**  
Date: **8/23/2013**

**John Leezer, ALC**

(309) 286-2221

[www.illinoisfarms4sale.com](http://www.illinoisfarms4sale.com)



Maps provided by:



| Code                    | Soil Description                                                     | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A    | Soybeans Bu/A | Crop productivity index for optimum management |
|-------------------------|----------------------------------------------------------------------|-------|------------------|-------------------------------------|--------------|---------------|------------------------------------------------|
| 154A                    | Flanagan silt loam, 0 to 2 percent slopes                            | 78.42 | 50.6%            |                                     | 194          | 63            | 144                                            |
| 8107A                   | Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded | 32.89 | 21.2%            |                                     | 189          | 60            | 139                                            |
| **541B2                 | Graymont silt loam, 2 to 5 percent slopes, eroded                    | 14.13 | 9.1%             |                                     | **174        | **54          | **127                                          |
| **154B                  | Flanagan silt loam, 2 to 5 percent slopes                            | 9.62  | 6.2%             |                                     | **192        | **62          | **143                                          |
| 356A                    | Elpaso silty clay loam, 0 to 2 percent slopes                        | 9.00  | 5.8%             |                                     | 195          | 63            | 144                                            |
| 68A                     | Sable silty clay loam, 0 to 2 percent slopes                         | 4.76  | 3.1%             |                                     | 192          | 63            | 143                                            |
| **171B                  | Catlin silt loam, 2 to 5 percent slopes                              | 2.59  | 1.7%             |                                     | **185        | **58          | **137                                          |
| **43B                   | Ipava silt loam, 2 to 5 percent slopes                               | 1.63  | 1.1%             |                                     | **189        | **61          | **141                                          |
| 43A                     | Ipava silt loam, 0 to 2 percent slopes                               | 0.84  | 0.5%             |                                     | 191          | 62            | 142                                            |
| **567B                  | Elkhart silt loam, 2 to 5 percent slopes                             | 0.59  | 0.4%             |                                     | **169        | **53          | **124                                          |
| **171C2                 | Catlin silt loam, 5 to 10 percent slopes, eroded                     | 0.37  | 0.2%             |                                     | **174        | **55          | **128                                          |
| <b>Weighted Average</b> |                                                                      |       |                  |                                     | <b>190.6</b> | <b>61.3</b>   | <b>141</b>                                     |

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

Illinois  
Woodford

Report ID: FSA-156EZ

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

**FARM: 2763**  
Prepared: 8/29/13 12:09 PM  
Crop Year: 2013  
Page: 1 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.

|               |                 |              |
|---------------|-----------------|--------------|
| Operator Name | Farm Identifier | Recon Number |
|               | Not Applicable  |              |

Farms Associated with Operator:

CRP Contract Number(s): None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP | Farm Status    | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|----------------|------------------|
| 159.63             | 154.84             | 154.84                 | 0.0            | 0.0     | 0.0          | 0.0 | Active         | 2                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |              |     | FAV/WR History | ACRE Contract    |
| 0.0                | 0.0                | 154.84                 | 0.0            | 0.0     |              |     | N              | None             |

| Crop              | Base Acreage | Direct Yield | CC Yield | CCC-505 CRP Reduction | PTPP Reduction |
|-------------------|--------------|--------------|----------|-----------------------|----------------|
| CORN              | 78.5         | 133          | 156      | 0.0                   | 0.0            |
| SOYBEANS          | 76.3         | 39           | 47       | 0.0                   | 0.0            |
| Total Base Acres: | 154.8        |              |          |                       |                |

Tract Number: 577 Description: G3 SEC9 LINN 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 |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 42.69              | 41.3               | 41.3                   | 0.0            | 0.0     | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |              |     |
| 0.0                | 0.0                | 41.3                   | 0.0            | 0.0     |              |     |

| Crop              | Base Acreage | Direct Yield | CC Yield | CCC-505 CRP Reduction | PTPP Reduction |
|-------------------|--------------|--------------|----------|-----------------------|----------------|
| CORN              | 20.8         | 133          | 156      | 0.0                   | 0.0            |
| SOYBEANS          | 20.5         | 39           | 47       | 0.0                   | 0.0            |
| Total Base Acres: | 41.3         |              |          |                       |                |

Owners: BERNADINE HARBERS

Other Producers: None

Illinois  
Woodford

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

**FARM: 2763**  
**Prepared:** 8/29/13 12:09 PM  
**Crop Year:** 2013  
**Page:** 2 of 2

**Report ID:** FSA-156EZ

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**Tract Number:** 578      **Description:** G3 SEC9 LINN TWP

**FAV/WR  
History**  
N

**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<br>Cropland           | WBP               | WRP/EWP                  | CRP<br>Cropland   | GRP |
|--------------------------|-----------------------|---------------------------|-------------------|--------------------------|-------------------|-----|
| 116.94                   | 113.54                | 113.54                    | 0.0               | 0.0                      | 0.0               | 0.0 |
| State<br>Conservation    | Other<br>Conservation | Effective<br>DCP Cropland | Double<br>Cropped | MPL/FWP                  |                   |     |
| 0.0                      | 0.0                   | 113.54                    | 0.0               | 0.0                      |                   |     |
| Crop                     | Base<br>Acreage       | Direct<br>Yield           | CC<br>Yield       | CCC-505<br>CRP Reduction | PTPP<br>Reduction |     |
| CORN                     | 57.7                  | 133                       | 156               | 0.0                      | 0.0               |     |
| SOYBEANS                 | 55.8                  | 39                        | 47                | 0.0                      | 0.0               |     |
| <b>Total Base Acres:</b> | 113.5                 |                           |                   |                          |                   |     |

**Owners:** BERNADINE HARBERS

**Other Producers:** None

## **MALOOF FARM & LAND**

TERMS OF SALEFOR: **Harber's Farm Section 9 Linn Township, Woodford County, IL**

|                              |                                                                                                                                                                                                  |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AS IS</b>                 | Property is being sold in AS-IS Condition with no warranties expressed or implied. Buyer is advised to make a thorough inspection.                                                               |
| <b>DEPOSIT</b>               | Buyer is required to pay an earnest money deposit of <b><u>\$ 200,000</u></b> on day of sale. This deposit is <b><u>NON REFUNDABLE</u></b> and will be applied to the purchase price at closing. |
| <b>CLOSING</b>               | Within 30 days of auction day.                                                                                                                                                                   |
| <b>POSSESSION/<br/>LEASE</b> | Possession is subject to rights of current tenant but no later than March 1, 2014. The lease is open for 2014                                                                                    |
| <b>CONTINGENCY</b>           | There are no contingencies including those for inspections or financing.                                                                                                                         |
| <b>CONTRACT</b>              | 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.           |
| <b>AGENT</b>                 | Agents/Brokers/Auctioneers/Maloof Farm & Land are acting as agent for the seller only and there is no agency relationship with the buyer.                                                        |
| <b>ANNOUNCEMENTS</b>         | All announcements made on day of sale supersede all other prior written or verbal announcements.                                                                                                 |
| <b>RESERVE</b>               | Seller reserves the right to reject all bids. This is not an absolute auction.                                                                                                                   |
| <b>EVIDENCE OF<br/>TITLE</b> | Seller will provide merchantable title in the form of title insurance commitment and a warranty deed (or equivalent).                                                                            |
| <b>REAL ESTATE</b>           | SELLER to give BUYER a credit of \$5,000 for 2013 Real Estate taxes payable in 2014.                                                                                                             |
| <b>SURVEY</b>                | SELLER to provide a survey..                                                                                                                                                                     |
| <b>MINERAL<br/>RIGHTS</b>    | All mineral rights, if any owned by the SELLER, will be transferred to the BUYER.                                                                                                                |

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.