

FOR SALE BY PUBLIC AUCTION

80 Acres M/L in Stark County, IL

November 2, 2017 at 9:00 a.m.

Auction to be held at Stark County Courthouse
Toulon, IL

Brief Legal: Part S 1/2 NE 1/4 Section 33, T12N-R6E, Essex Township, Stark County, IL

Location: Approximately 5 miles SW of Wyoming, IL on north side of Duncan Road or 26 miles NW of Peoria, IL.

Size: Total Acres: 80 M/L FSA Tillable Acres: 74.46

Real Estate Taxes: Tax ID # 07-33-200-002 2016 Taxes: \$2,750.76

FSA Information: Farm ID 7376
Program: ACR-CO

Crop	Base Acres	PLC Yield
Corn	55.79	168
Beans	17.29	51

Soils Information: Flanagan 154A, Catlin 171B See attached Soil Map.

U OF I B811: PI 140.9 Corn YLD Rating 190

Survey: No Survey.

Lease: Lease has been terminated for 2018. (After 2017 crops are off.)

Terms of Sale: Any announcements made on day of sale supersede all previous oral or written announcements. BUYER is required to a non-refundable earnest check of \$75,000 the day of the sale. See attached terms of sale for more information.

Owner: Richard Graves

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
Stu Borden
Borden Law Office
113 E Williams
Wyoming, IL 61491
(309) 695-2491

Farm Land Auction



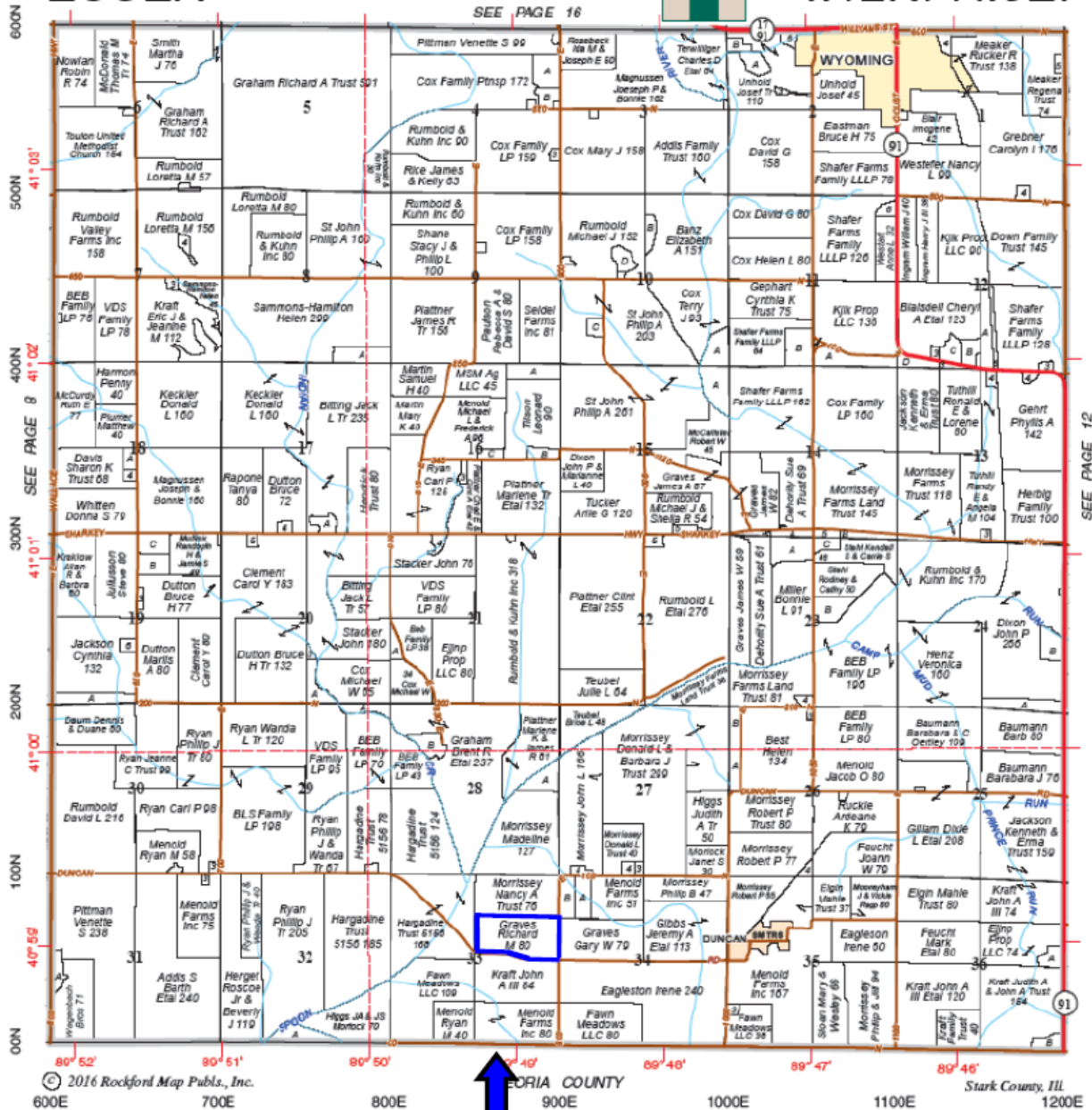
Disclaimer: The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the sale are exclusively representing the seller.

V-8/30/17

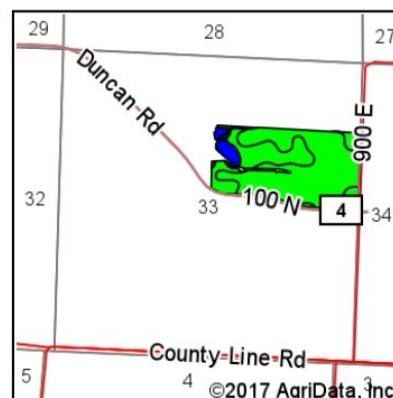
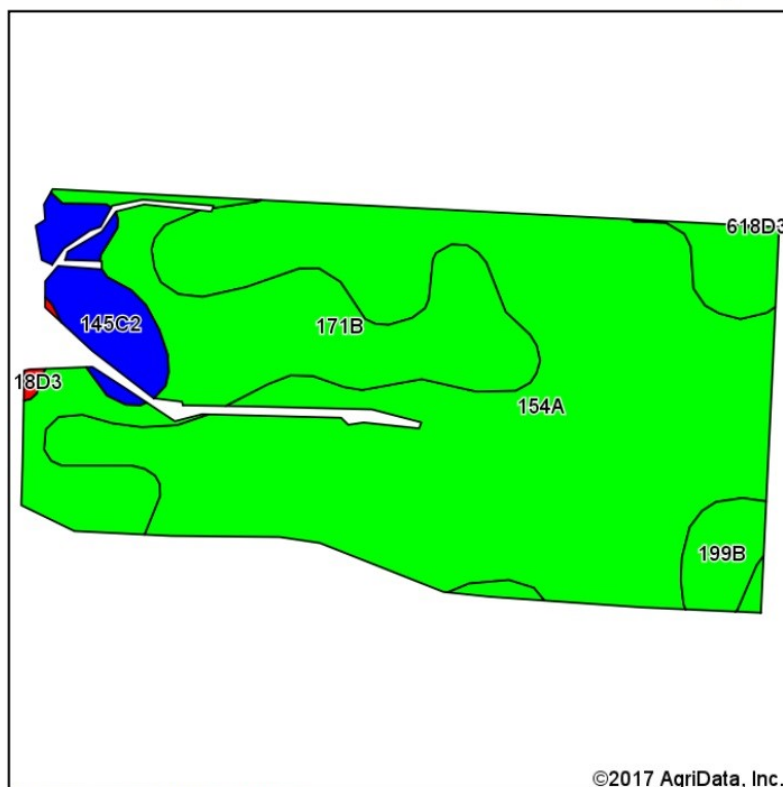
ESSEX

SEE PAGE 16

Refer to page 26 for keyed parcels
T.12N.-R.6E.



Soils Map



State: Illinois
 County: Stark
 Location: 33-12N-6E
 Township: Essex
 Acres: 74.46
 Date: 8/1/2017

John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com

Maps Provided By



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Soils data provided by USDA and NRCS.

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Area Symbol: IL175, Soil Area Version: 9

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	49.25	66.1%		194	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	19.05	25.6%		**185	**58	**137
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3.80	5.1%		**166	**53	**123
**199B	Plano silt loam, 2 to 5 percent slopes	2.19	2.9%		**192	**59	**141
**618D3	Senachwine clay loam, 10 to 18 percent slopes, severely eroded	0.17	0.2%		**118	**38	**87
Weighted Average					190	61	140.9

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

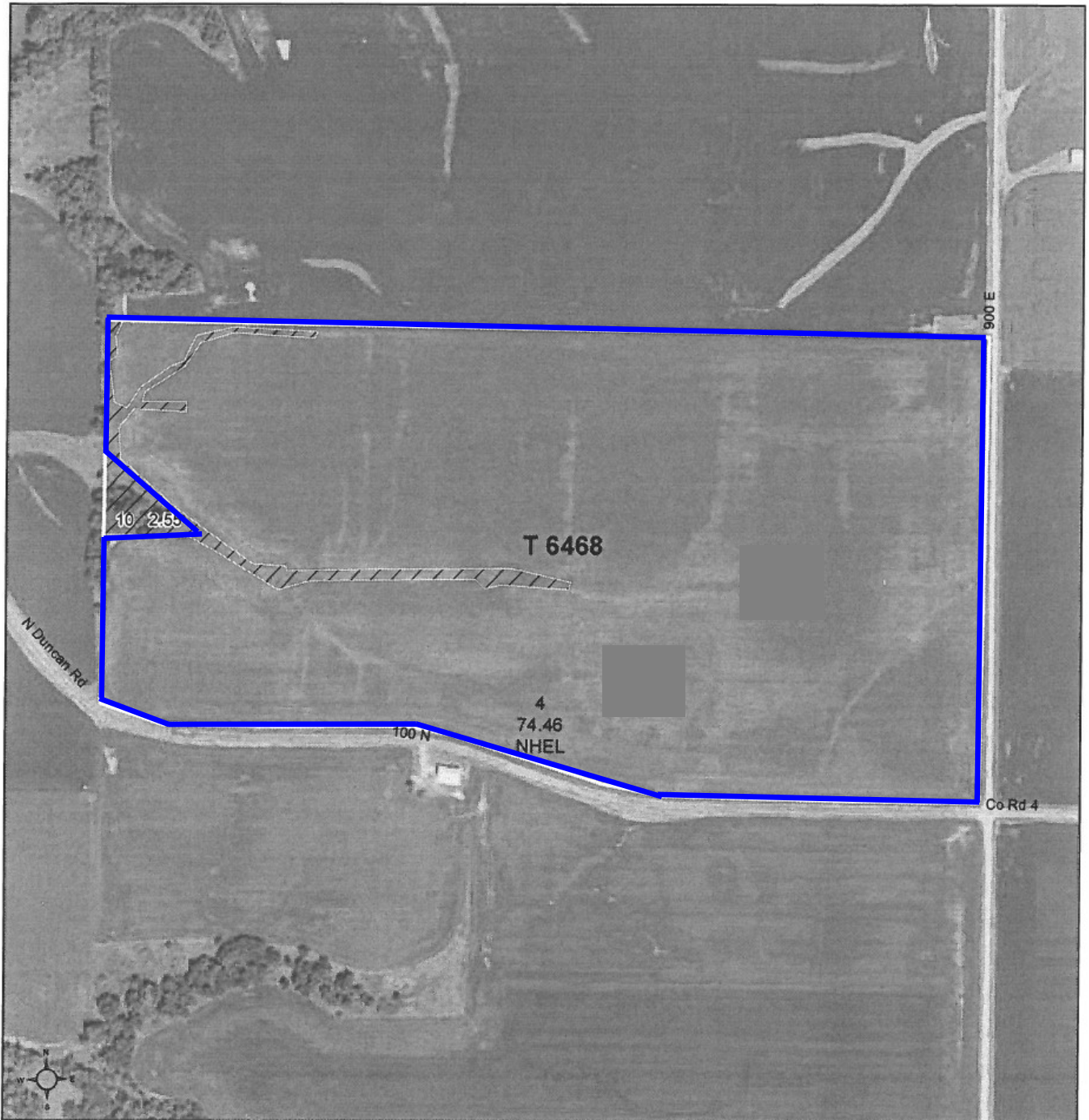
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Peoria County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination

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

Tract Boundary

0 170 340 680
Feet

2017 Program Year

Map Created November 03, 2016

Farm 7376

Tract 6468

Tract Cropland Total: 74.46 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS

PEORIA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 7376

Prepared : Aug 24, 2017

Crop Year : 2017

Abbreviated 156 Farm Record

Operator Name : L BRENT DALLINGER
 Farms Associated with Operator : 17-143-1599, 17-143-6994, 17-143-7375, 17-143-7376, 17-143-7377
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.01	74.46	74.46	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	74.46	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	55.79	0.00	0	168	
Soybeans	17.25	0.00	0	51	

TOTAL 73.04 0.00

NOTES

Tract Number : 6468

Description : Stark Co Sec 33 & 34 Essex Twp
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : RICHARD GRAVES
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.01	74.46	74.46	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	74.46	0.00	0.00	0.00	0.00	

DCP Crop Data

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TOTAL 73.04 0.00

NOTES

John Leezer Farmland Sales

TERMS OF SALE FOR: Richard Graves - 80 Acres M/L – Part of the S ½ NE ¼ Section 33, T12NR6E,
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 of \$75,000 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	On or before December 5, 2017.
LEASE	Lease has been terminated for 2018. (After 2017 crop is off.)
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 supersede 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 2017 Real Estate taxes payable in 2018 by giving the BUYER a credit at closing.
SURVEY	No Survey.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
BUYER'S PREMIUM	No buyers' premium on this sale.