

**116 Acres of Prime Peoria County, IL Farmland
FOR SALE BY PUBLIC AUCTION
To Be Sold in 2 Tracts**

December 7, 2017 at 9:00 a.m.

**Auction to be held at Princeville Heritage Museum
325 N Ostrom Ave, Princeville, IL**

Owner: Tanney Family Trust

Brief Legal: Tract 1: Part of S 1/2 of the SW 1/4 Section 17, T11N-R7E Akron Township,
Peoria County, IL
Tract 2: Part of SW 1/4 of the SE 1/4 of Section 20 T11N-R7E Akron Township,
Peoria County, IL

Location: Tract 1: 1/2 mile East of Princeville on the North side of IL RT 90
Tract 2: Approximately 1 mile Southeast of Princeville on the North side of
Township Rd 18700N

	Tract 1	Tract 2
Total Acres	76.031	40
FSA Tillable Acres	77.57	38.73
B811 Productivity Index (PI)	133.5	142.1
FSA Base	Corn 38.15	19.65
	Beans 38.15	19.25
Tax ID	03-17-300-004	03-20-400-001
2016/17 Tax	\$2,627.96	\$1,880.74

USDA Program: ARC-CO

Survey: Properties are being sold as 76.031 Acres M/L and 40 Acres M/L based on records from the Peoria County Tax Assessor's Office. No Survey is being offered.

Lease/Possession: The current lease has been terminated. Buyer will be allowed to do fall work.

Terms: See attachment for full disclosure on terms.

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

Robert Potts
118 W Main
Elmwood, IL 61529
(309)742-3611
cori@whitneyandpotts.com

This is a Buyer's Choice and Privilege Auction with Choice to the high bidder to take one or both 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. If the remaining tract is not accepted by the second highest bidder, the remaining tract will be offered with another round of bidding.

Sellers reserve the right to reject any and all bids.



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.

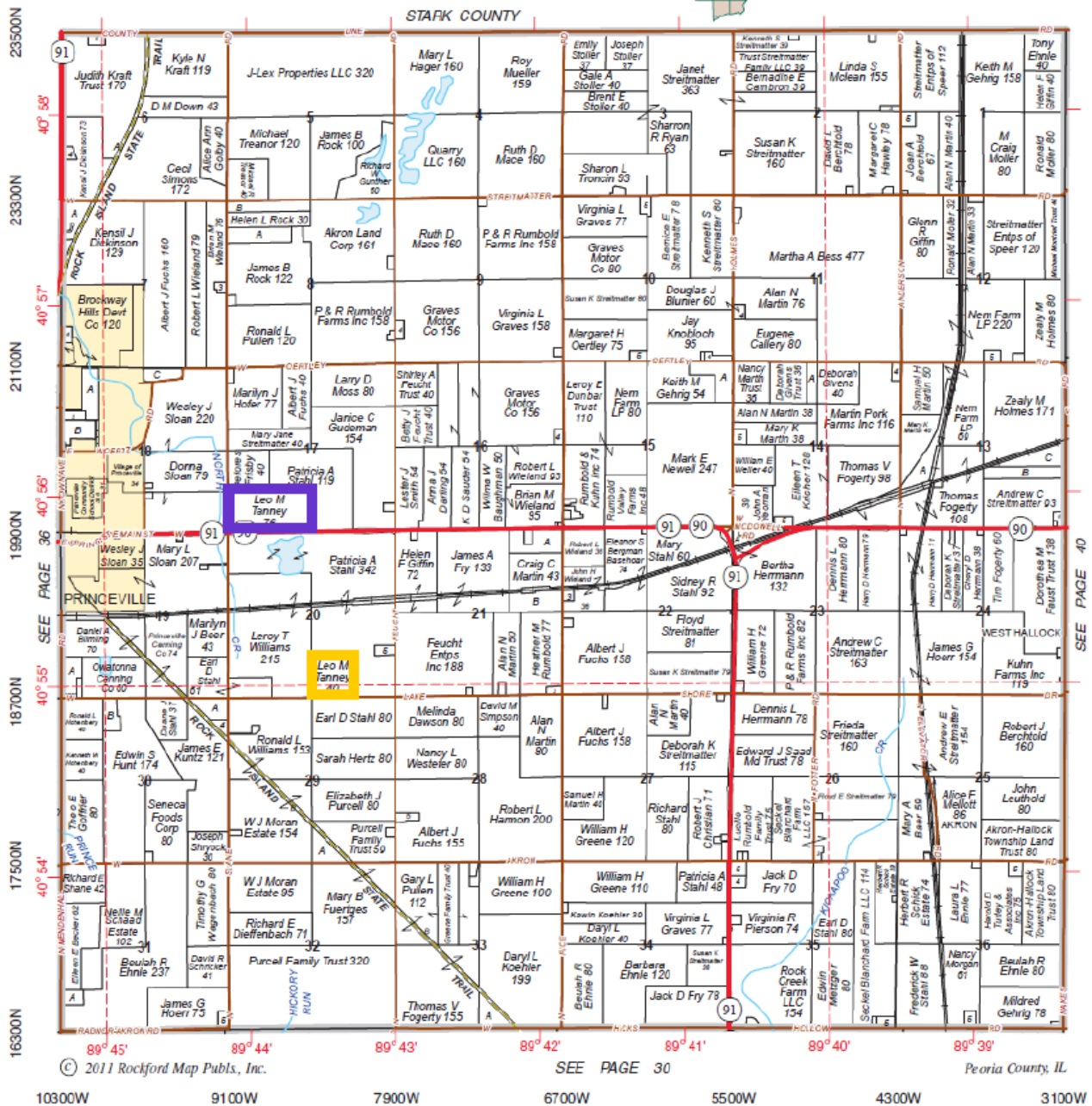
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Farm Land Auction

AKRON

STARK COUNTY

T.11N.-R.7E.

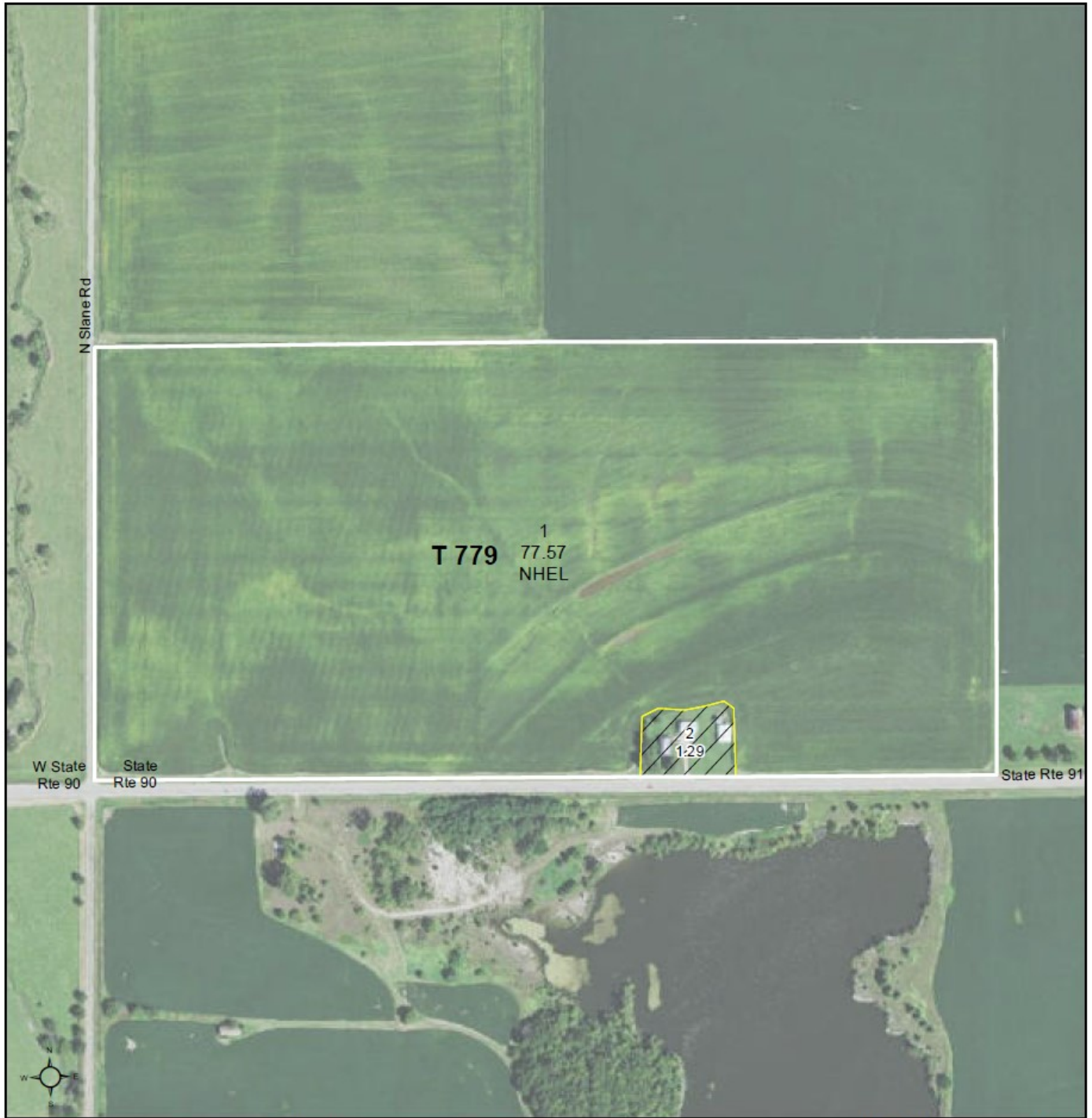




United States
Department of
Agriculture

Peoria County, Illinois

TRACT 1



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 59
Tract 779

Tract Cropland Total: 77.57 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).



United States
Department of
Agriculture

Peoria County, Illinois

TRACT 2



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination

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

0 170 340 680
Feet

2017 Program Year
Map Created November 03, 2016

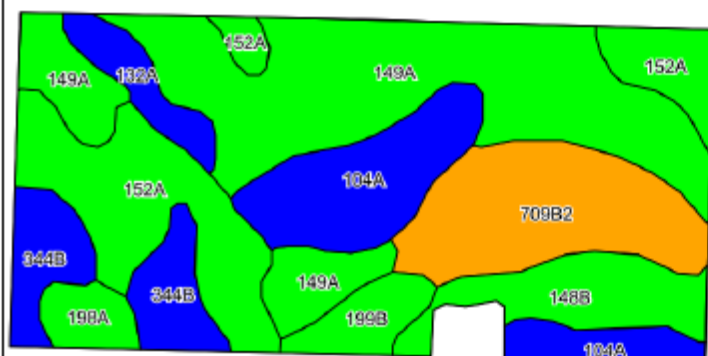
Farm 59
Tract 780

Tract Cropland Total: 39.96 acres

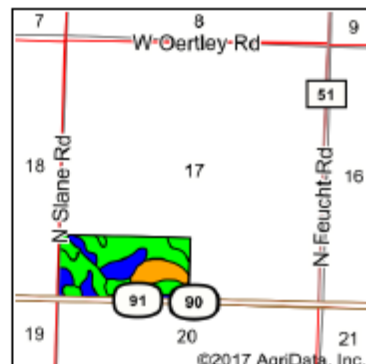
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Soils Map

TRACT 1



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State: Illinois
County: Peoria
Location: 17-11N-7E
Township: Akron
Acres: 77.57
Date: 9/28/2017

John Leezer, ALC

(309) 286-2221

www.illinoisfarmstate.com

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
149A	Brenton silt loam, 0 to 2 percent slopes	25.43	32.8%		195	60	141
152A	Drummer silty clay loam, 0 to 2 percent slopes	13.40	17.3%		195	63	144
**709B2	Osceola silt loam, 2 to 5 percent slopes, eroded	10.69	13.8%		**149	**48	**109
104A	Virgil silt loam, 0 to 2 percent slopes	9.69	12.5%		182	56	132
**344B	Harvard silt loam, 2 to 5 percent slopes	5.83	7.5%		**169	**53	**124
**148B	Proctor silt loam, 2 to 5 percent slopes	5.59	7.2%		**183	**57	**134
132A	Starks silt loam, 0 to 2 percent slopes	2.51	3.2%		163	51	119
**199B	Piano silt loam, 2 to 5 percent slopes	2.51	3.2%		**192	**59	**141
198A	Elburn silt loam, 0 to 2 percent slopes	1.92	2.5%		197	61	143
Weighted Average					183.1	57.3	133.5

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/>

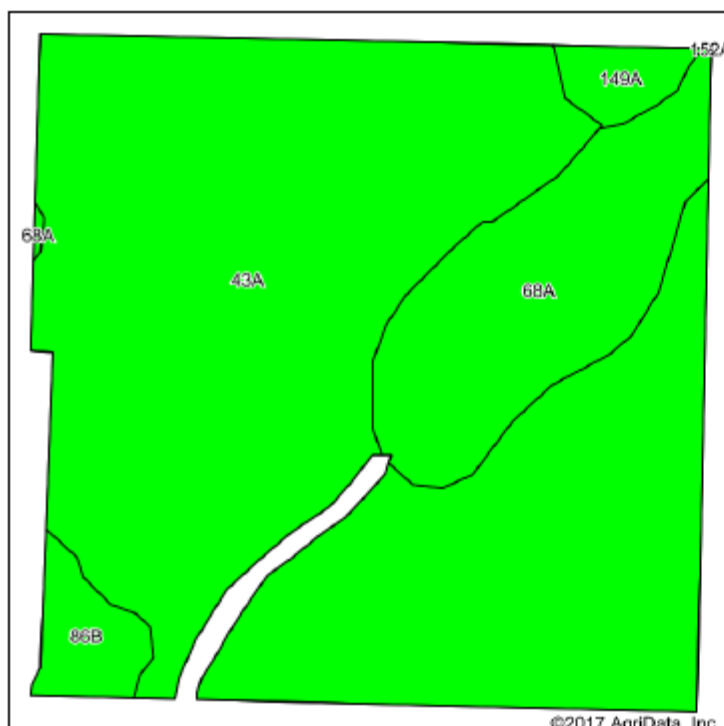
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

TRACT 2

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Peoria
Location: 20-11N-7E
Township: Akron
Acres: 38.73
Date: 9/28/2017

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

Map Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL143, Soil Area Version: 11							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	30.89	79.8%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	6.02	15.5%		192	63	143
**68B	Osco silt loam, 2 to 5 percent slopes	1.09	2.8%		**189	**59	**140
149A	Brenton silt loam, 0 to 2 percent slopes	0.73	1.9%		195	60	141
Weighted Average					191.2	62	142.1

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

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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

ILLINOIS

PEORIA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 59

Prepared : Sep 28, 2017

Crop Year : 2018

Abbreviated 156 Farm Record

Operator Name : EDWARD TANNEY

Farms Associated with Operator : 17-143-59

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
118.82	117.53	117.53	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	117.53	0.00		0.00		0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	57.80	0.00	0	192	
Soybeans	57.80	0.00	0	54	

TOTAL	115.60	0.00
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NOTES

Tract Number : 779

Description : J-2-C 1A Sec 17 Akron 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 : TANNEY FAMILY TRUST

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.86	77.57	77.57	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	77.57	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	38.15	0.00	0	192
Soybeans	38.15	0.00	0	54

TOTAL	76.30	0.00
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NOTES

ILLINOIS
PEORIA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 59
Prepared : Sep 28, 2017
Crop Year : 2018

Tract Number : 780
Description : J-3-2 1B Sec 20
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : TANNEY FAMILY TRUST
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.96	39.96	39.96	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	39.96	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	19.65	0.00	0	192
Soybeans	19.65	0.00	0	54
TOTAL	39.30	0.00		

NOTES

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John Leezer Farmland Sales

TERMS OF SALE FOR: Tanney Family Trust

Part of the S 1/2 of the SW 1/4 Section 17, T11N-R7E Akron Township, Peoria County, IL
Part of the SW 1/4 of the SE 1/4 of Section 20 T11N-R7E Akron Township, Peoria 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 <u>10% of sales price</u> 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.
LEASE and POSSESSION	The current lease has been terminated. Buyer will be allowed to do fall work.
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 trustee's deed (or equivalent).
REAL ESTATE TAXES	SELLER to pay 2017 Real Estate taxes payable in 2018.
SURVEY	Properties are being sold as 76.031 acre M/L and 40 Acres M/L based on records from the Peoria County Tax Assessor's Office. No Survey is being offered.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
ORDER OF SALE	This is a Buyer's Choice and Privilege Auction with Choice to the high bidder to take one or both 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. If the remaining tract is not accepted by the second highest bidder, the remaining tract will be offered with another round of bidding. Sellers reserve the right to reject any and all bids.
BUYER'S PREMIUM	There is no Buyer's Premium.

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.