

FOR SALE BY PUBLIC AUCTION

157.44 +/- ACRES HUNTING GROUND IN FULTON

DECEMBER 8 at 10 a.m.

Auction to be held at American Legion Post 16
550 S 4th Ave, Canton, IL

Brief Legal

Description: Pt SW 1/4, Section 34, T7N-R2E, Deerfield Township, Fulton County, IL

Location:

West out of Canton, IL on RT 9, in 9 miles turn South on Dogpatch Rd, turn South on 1000E (N Muskrat Rd), turn West on 2400N (June Road). Road ends into property.

Size:

Total Acres: 157.44+/- **FSA Tillable Acres:** 31.12 approx.

Real Estate Taxes:

Tax ID # 07-06-34-300-001 **Taxes** for 2016/17: \$506

Soils Information

Per U of I B811: Productivity Index 116.9 Corn Yield Rating 159.4 (Based on tillable acres only.)

USDA Farm Program:

ARC-Co for Corn and Soybeans

Survey:

SELLER will provide a survey.

Terms:

Any announcements made on day of sale supersede all previous oral or written announcements. BUYER is required to a non-refundable earnest check of \$40,000 the day of the sale. See attached terms of sale for more information.

Lease:

The farm lease on tillable has been terminated and is open for 2018. Hunting lease is in effect until January 31, 2018.

Warning:

Hunting in progress

No showings before 9 a.m. or after 3 p.m. in Bow Season Oct 1 to Jan 14, 2018

No showings during Shotgun Season which is Nov 11-19 & Nov 30-Dec 3, 2017

Owner: Juanita Huff Trust

Broker for Seller

John A Leezer
Maloo Farm & Land
127 W Main, Toulon, IL 61483
(309) 286-2221
john@leezeragency.com

Attorneys for Seller

Dick Williams
Williams Law Office
139 E Washington
East Peoria, IL 61611
(309) 694-3196
dick@wwtlawoffice.com

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-9/11/17

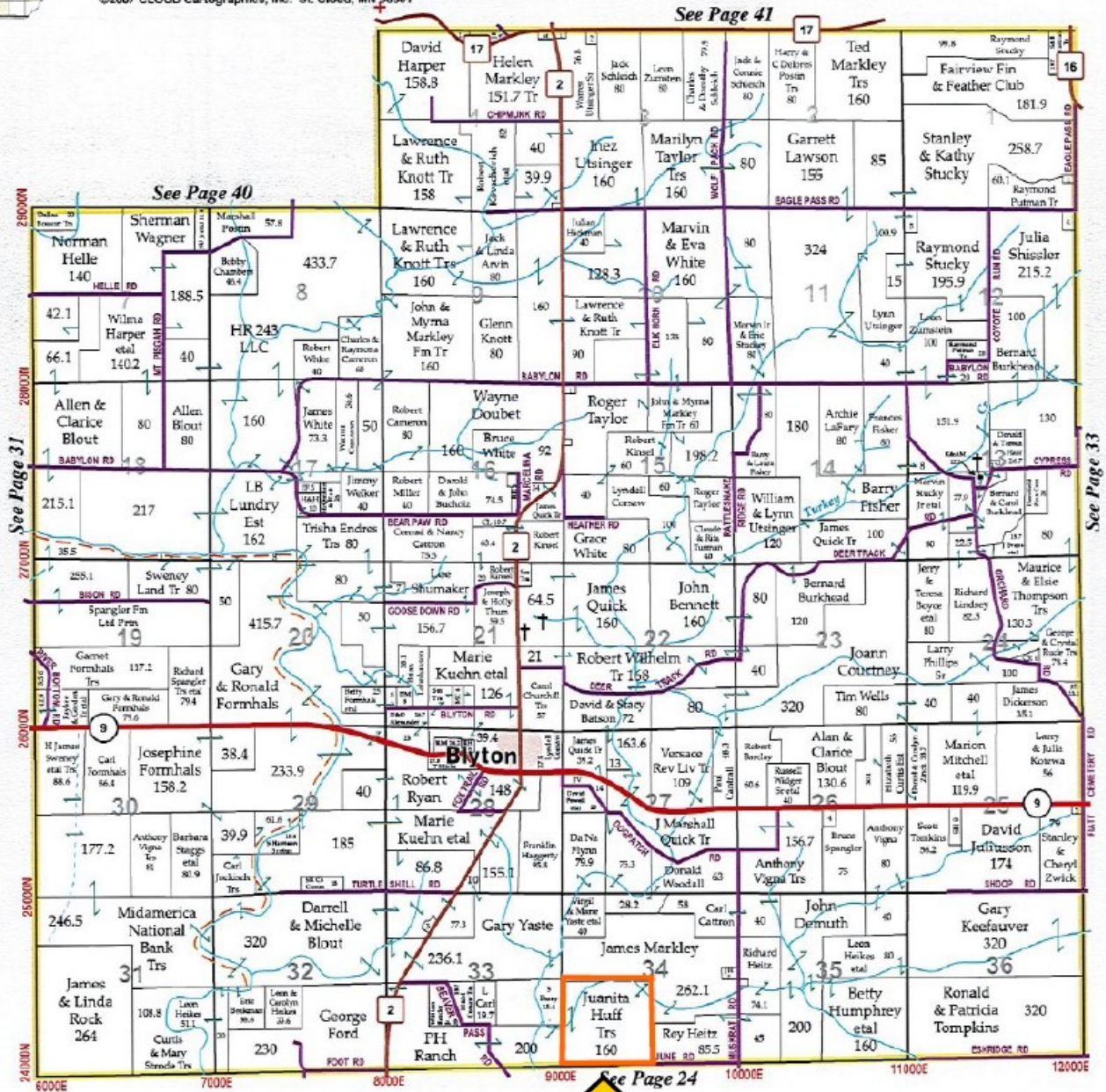


19. Deerfield

©2007 CLOUD Cartographics, Inc. St. Cloud, MN 56301

TRACT 2

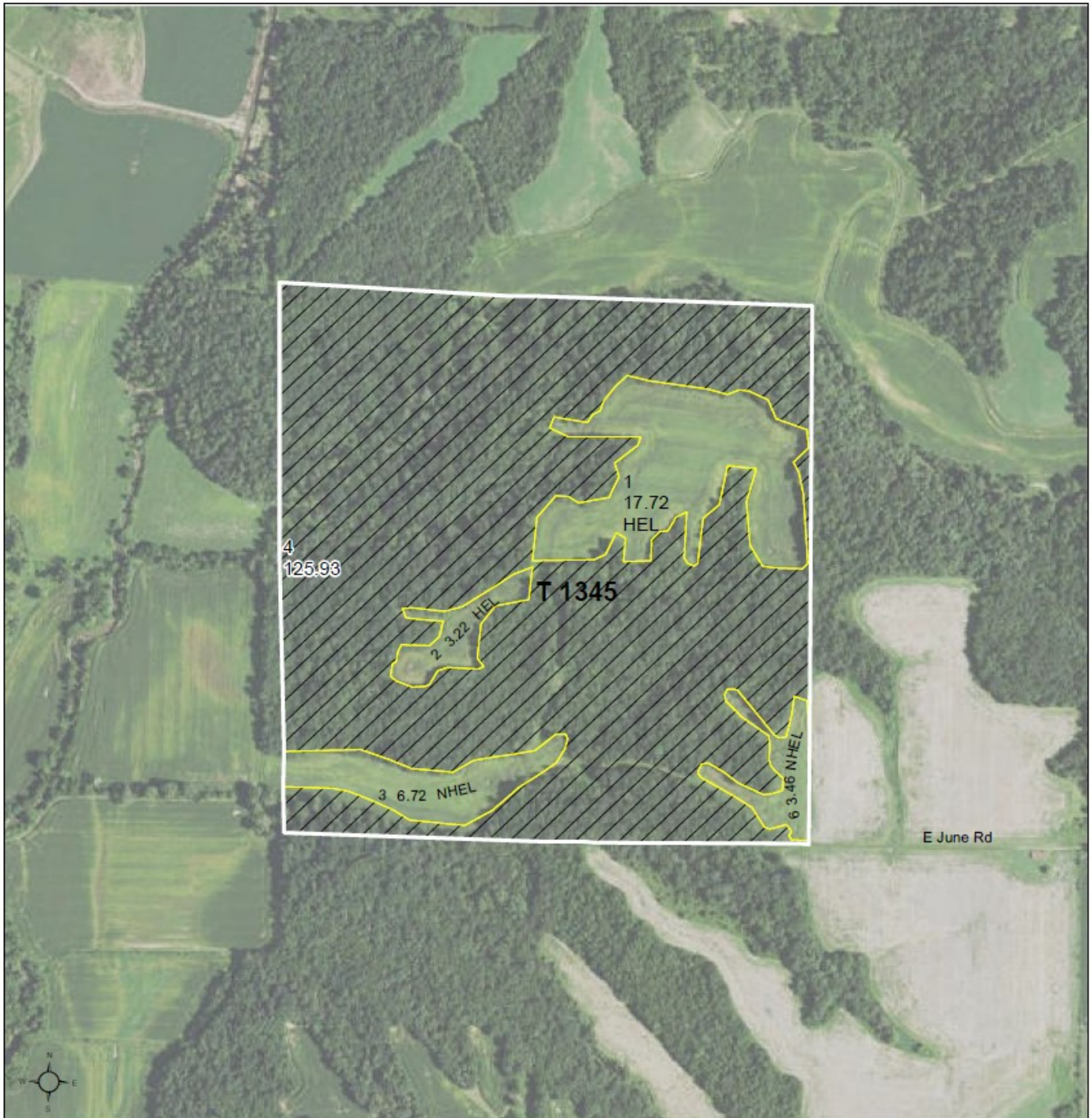
T.7N.-R.2E.





United States
Department of
Agriculture

Fulton County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

0 285 570 1,140
Feet

Wetland Determination

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

Tract Cropland Total: 31.12 acres

2017 Program Year

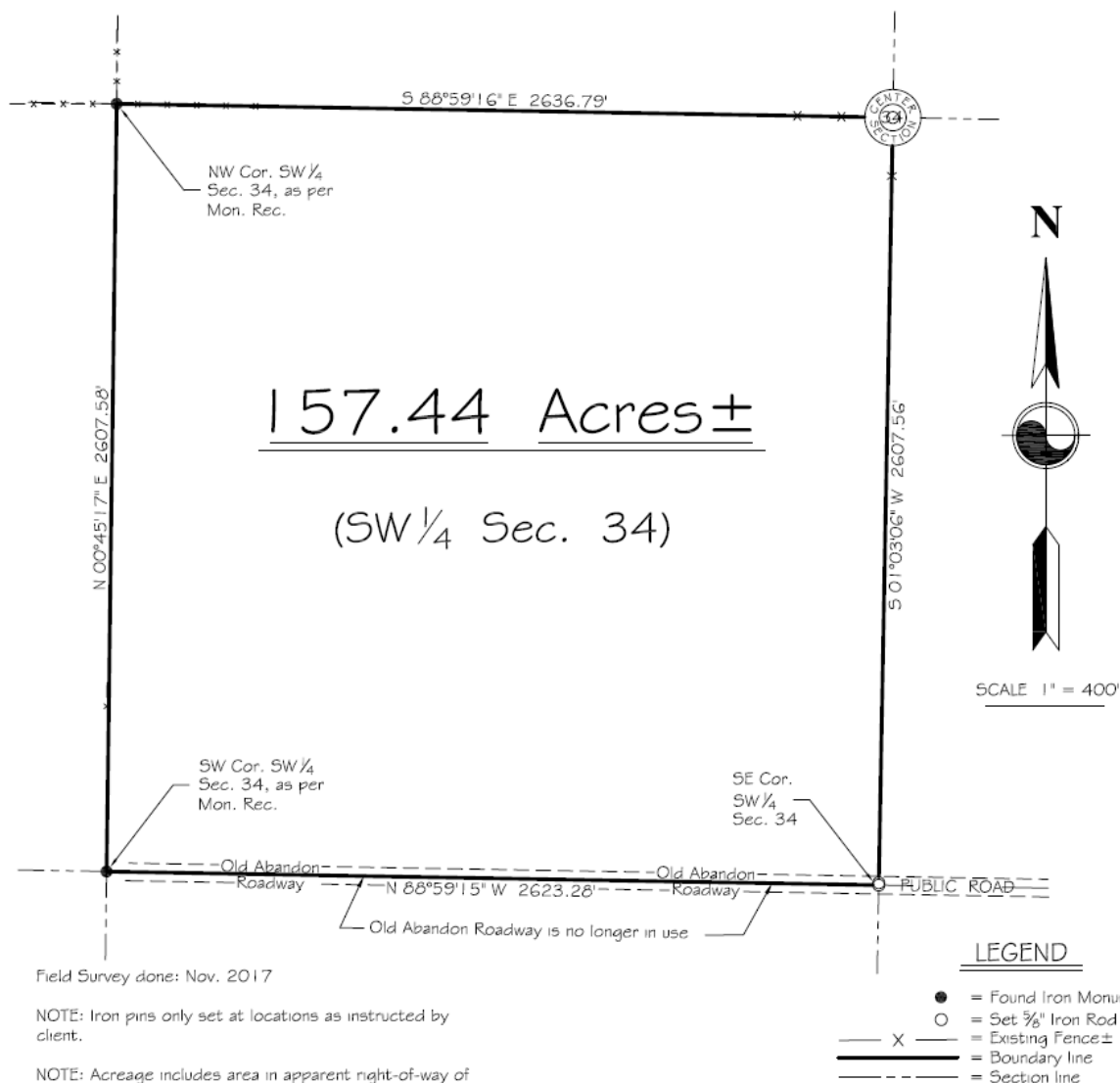
Map Created November 07, 2016

Farm 3289

Tract 1345

IL057_T1345

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).



SURVEYOR'S STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF STARK)

We, the Wallace Engr. & Land Surveying Co., Inc., do hereby state that we have surveyed the SW 1/4 of Section 34, T7N, R2E of the 4th P.M., Fulton County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 765ILCS-205/1 b of the Illinois compiled statutes.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities.

Dated this 13th day of November, 2017.

WALLACE ENGR. & LAND SURVEYING CO., INC
Professional Design Firm - #184.005454
Toulon - Illinois

By: _____
Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/18

Prepared for:
Leezer Agency
127 W. Main St.
Toulon, IL., 61483
Re: Huff Farm

Wallace Engineering & Land Surveying Co., Inc.

PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184.005454
Office: 309-286-7333
E-mail: wallaceengr@gmail.com

CLIENT: Leezer Agency
Re: Huff Farm

DATE: 11-13-17

JOB: 17218-001



Field Survey done: Nov. 2017

NOTE: Iron pins only set at locations as instructed by client.

NOTE: Acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

LEGEND

- = Found Iron Monument
- = Set 3/8" Iron Rod
- X — = Existing Fence ±
- = Boundary line
- - - = Section line

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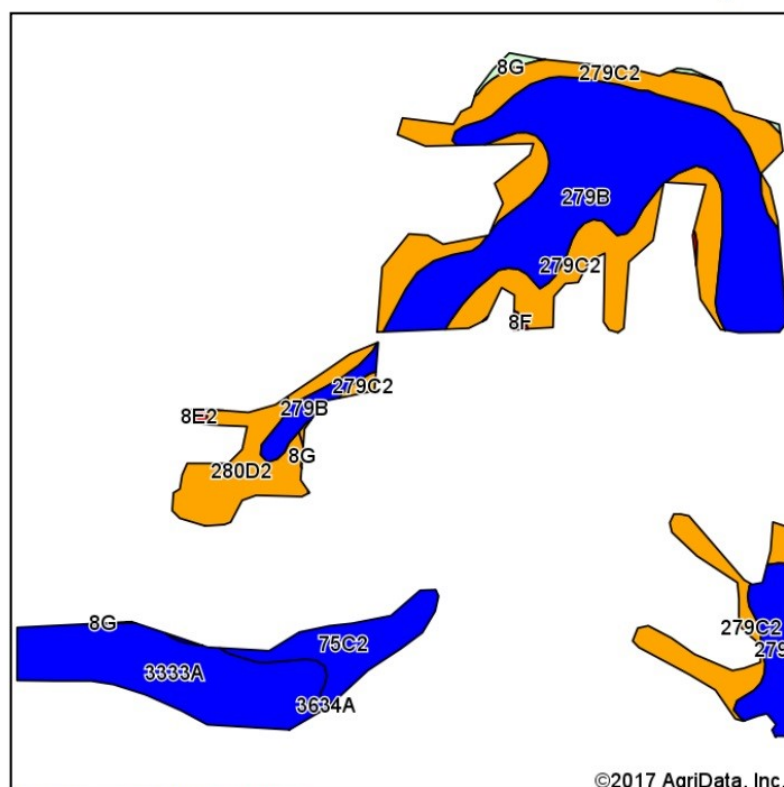
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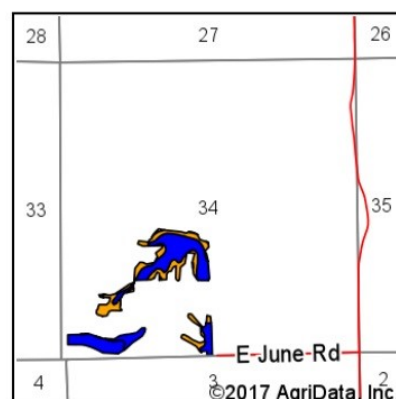
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Fulton**
 Location: **34-7N-2E**
 Township: **Deerfield**
 Acres: **31.12**
 Date: **6/14/2017**

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

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL057, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	13.18	42.4%		**162	**50	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	8.84	28.4%		**153	**47	**112
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	4.84	15.6%		174	56	128
**280D2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	2.08	6.7%		**149	**47	**109
**75C2	Drury silt loam, 5 to 10 percent slopes, eroded	1.86	6.0%		**161	**50	**117
**8G	Hickory silt loam, 35 to 60 percent slopes	0.20	0.6%		**58	**20	**44
**8E2	Hickory silt loam, 18 to 25 percent slopes, eroded	0.06	0.2%		**91	**31	**69
**8F	Hickory silt loam, 18 to 35 percent slopes	0.06	0.2%		**86	**29	**65
Weighted Average					159.4	49.6	116.9

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

Illinois

U.S. Department of Agriculture

Prepared: 6/19/17 12:24 PM

Fulton

Farm Service Agency

Crop Year: 2017

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Tract Number: 1345 Description: F7-1/SEC 34 DEERFIELD TWP

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.05	31.12	31.12	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	31.12	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	15.56		122	0.0
SOYBEANS	15.56		37	0.0
Total Base Acres:	31.12			

Owners: JUANITA HUFF REV TR

Other Producers: None

John Leezer Farmland Sales

TERMS OF SALE FOR: Juanita Huff Trust

Part of the SW 1/4 Section 34, T7N-R2E, Deerfield Township, Fulton, 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>\$ 40,000</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.
POSSESSION	Successful Bidder may take possession at closing. Subject to hunting lease.
LEASE	The 2017 lease has been terminated. The tenancy is open for 2018. Hunting lease is in effect until January 31, 2018.
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.
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	SELLER will provide a 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.

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.