



FOR SALE BY PUBLIC AUCTION
117.37 Surveyed Acres in Knox County, IL

June 26, 2018 - 9:00 a.m.

**Auction to be held at American Legion Post 45,
18 Wallace Street, Galva, IL**

Brief Legal: Part NE 1/4 Section 35, T13N-R4E, Lynn Township, Knox County, IL

Location: 2350N Township Rd, LaFayette, IL. Approximately 2 miles south of Lake Calhoun Golf Association.

Size: **Total Acres:** 117.37 **FSA Tillable Acres:** 112.92
(Productivity Index of 127.2)

Real Estate Taxes: Tax ID # 04-35-200-001 2017/18 Taxes \$5,822 for entire 160 Acres & house.
(Taxes to be split from larger parcel.)

Survey: Seller will provide a survey

Lease: Leased for 2018. Buyer will receive 50% of rent.

USDA Program: ACR County—Corn and Soybeans.

Terms of Sale: See attached Terms of Sale for details.

Bidding: This will be a live auction, we are unable to accept telephone bids.

Owner: Suzanne Huber

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
Rip Everett
Barash & Everett, LLC
110 Exchange, Galva, IL 61434
(309) 932-2001
everettr@barashlaw.com

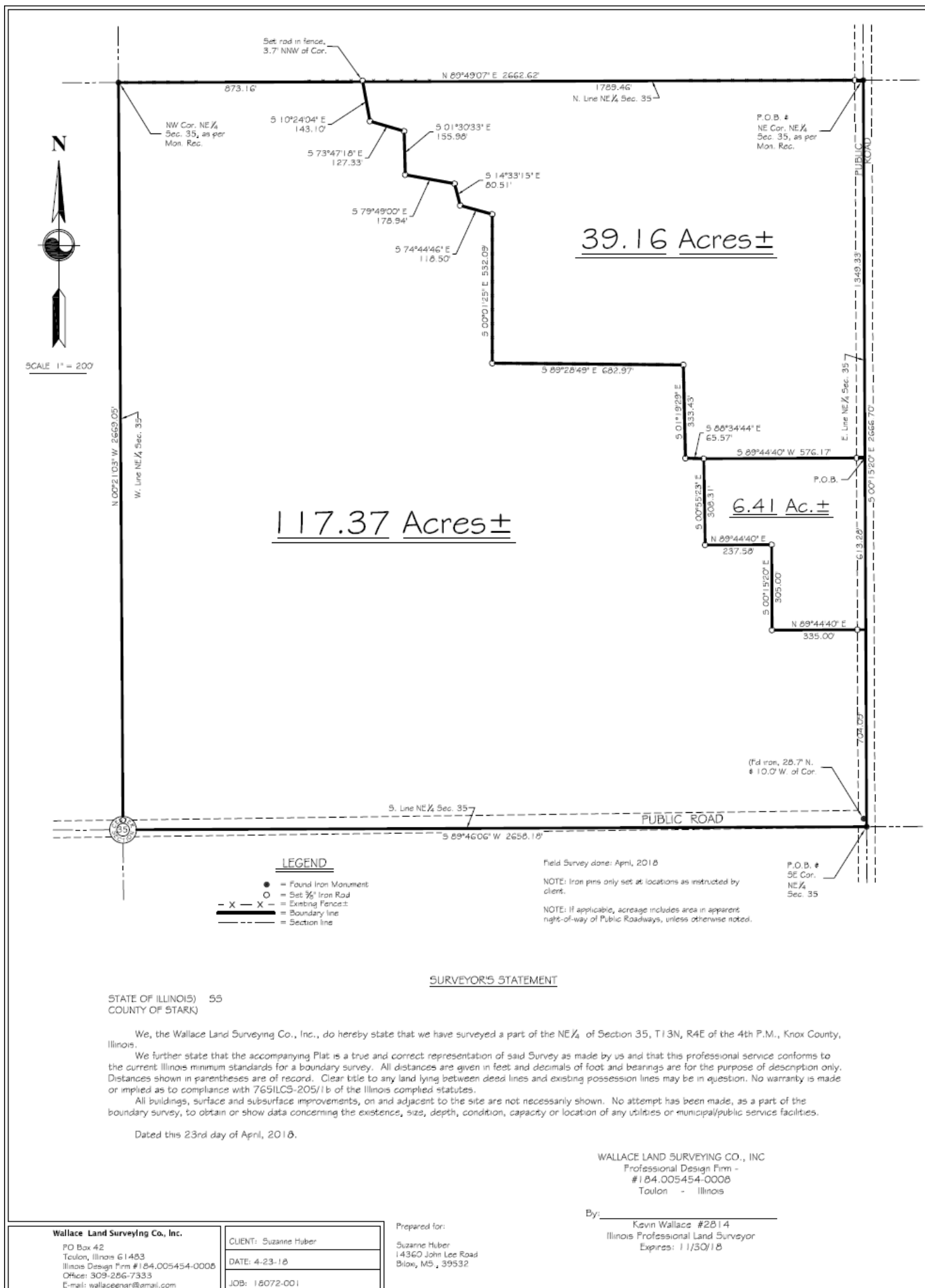
Disclaimer: The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the sale are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

V-15-8-18

A 4x4 grid with the top-right cell shaded red.



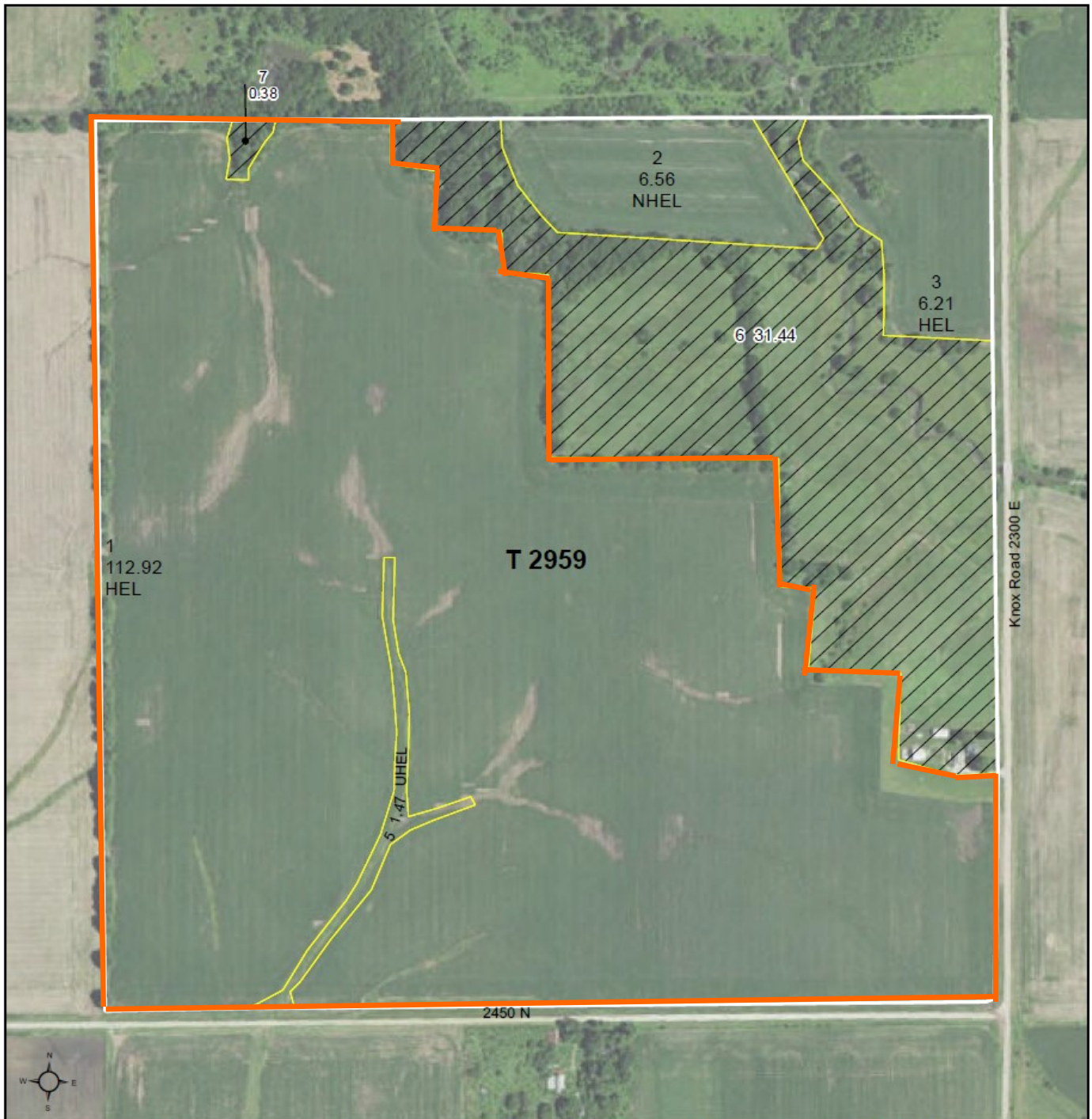
Please see Survey for boundaries.





United States
Department of
Agriculture

Knox County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary

0 170 340 680
Feet

NAIP Imagery 2017

2018 Program Year

Map Created November 15, 2017

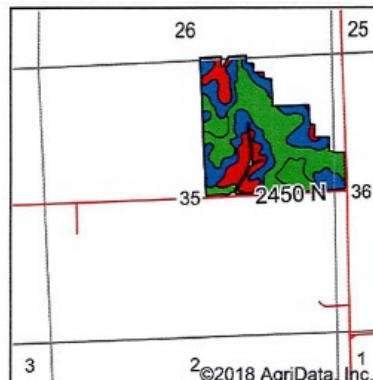
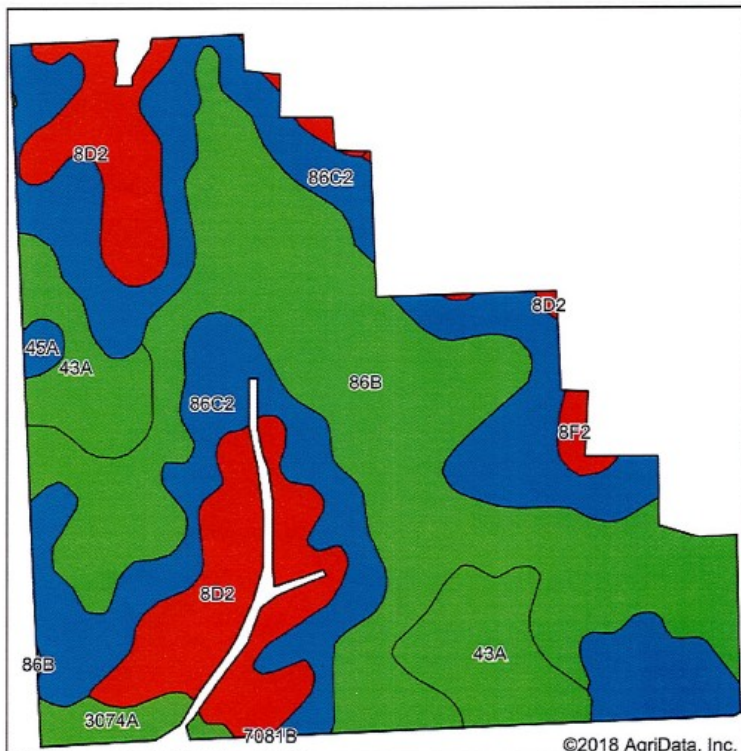
Farm 8722

Tract 2959

Tract Cropland Total: 127.16 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).

Soils Map



State: **Illinois**
 County: **Knox**
 Location: **35-13N-4E**
 Township: **Lynn**
 Acres: **112.92**
 Date: **3/16/2018**

John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com

Maps Provided By:



Area Symbol: IL095, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	42.49	37.6%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	37.48	33.2%		**178	**56	**131
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	18.04	16.0%		**108	**36	**82
43A	Ipava silt loam, 0 to 2 percent slopes	11.37	10.1%		191	62	142
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	2.08	1.8%		186	58	136
**8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	0.83	0.7%		**80	**27	**61
45A	Denny silt loam, 0 to 2 percent slopes	0.63	0.6%		159	52	118
Weighted Average					171.6	54.3	127.2

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:

<http://soilproductivity.nres.illinois.edu/>

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

ILLINOIS

KNOX

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8722

Prepared : May 8, 2018

Crop Year : 2018

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.98	127.16	127.16	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.Rel. Activity	Broken From Native Sod
0.00	0.00	127.16	0.00		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	88.40	0.00	0	149	
Soybeans	34.20	0.00	0	48	
TOTAL	122.60	0.00			

NOTES

Tract Number : 2959

Description : N4-2 Sec 35 T13N-R4E Lynn
 FSA Physical Location : ILLINOIS/KNOX
 ANSI Physical Location : ILLINOIS/KNOX
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : SUZANNE M HUBER
 Other Producers :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
158.98	127.16	127.16	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
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DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	88.40	0.00	0	149
Soybeans	34.20	0.00	0	48

John Leezer Farmland Sales

TERMS OF SALE FOR: Suzanne Huber/Huber Farm

117.37 Surveyed Acres in Part of the NE ¼ of Section 35, T13N-R4E, Lynn Township, Knox 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 10% 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	After 2018 harvest.
LEASE	Lease is in affect for 2018. BUYER will receive 50% of the 2018 cash rent (\$240/Acre) .
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. The 2018 Real Estate Taxes, payable in 2019 shall be split 50/50 between SELLER and BUYER.
SURVEY	Will be provided by SELLER.
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.