



FOR SALE BY PUBLIC AUCTION
192 Acres in Stark & Knox County, IL
To be Sold in 3 Tracts

November 6, 2018 - 9:00 a.m.

Auction to be held at The News Bistro-101 W Main, Toulon, IL

Location: Stark County 12N5E Sections 16 & 17 West Jersey Township & Knox County 13N4E Section 34, Lynn Township

	Tract 1 Stark County	Tract 2 Stark County	Tract 3 Knox County
Total Acres *	41	111	*40
Brief Legal	NW 1/4 SW 1/4 Section 16	S 1/2 SW 1/4 Section 16 & Pt E 1/2 NE 1/4 Section 17	NW 1/4 SW 1/4 Section 34
FSA Tillable	37.26	100.1	Approx. 28.1
PI	134.6	136.5	132.3
CRP Acres**	1.2	Approx. 4.2	7.8
CRP Payment	\$373	\$1,306	\$1,137
CRP Expiration	9-30-27	9-30-27	9-30-19
Tax ID	06-16-300-005	06-16-100-002 Pt 06-17-200-002 Pt 06-17-400-003	04-34-300-010
Taxes 2017/18	\$1,543	Approx. \$35/Acre	\$1,237.56

* Acres are an estimate subject to survey. **CRP Acres shown are in addition to FSA tillable shown.

IMPROVEMENTS: There is an old set of buildings on Tract 1. Tracts 2 & 3 are unimproved.

USDA Program: ACR County—Corn and Soybeans.

Survey: Seller will provide a survey. **Lease:** No lease.

Terms of Sale: BUYER of Tract 2 will give an \$8,000 credit off the purchase price at closing, to replace the bridge with a 9ft diameter culvert. See attached Terms of Sale for details.

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

Owner: Dennis and Lori Jackson

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
 Jennie Cordis-Boswell
 129 N Walnut St
 Princeville, IL 61559
 (309) 385-4316
 jcboswell@cordislaw.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.

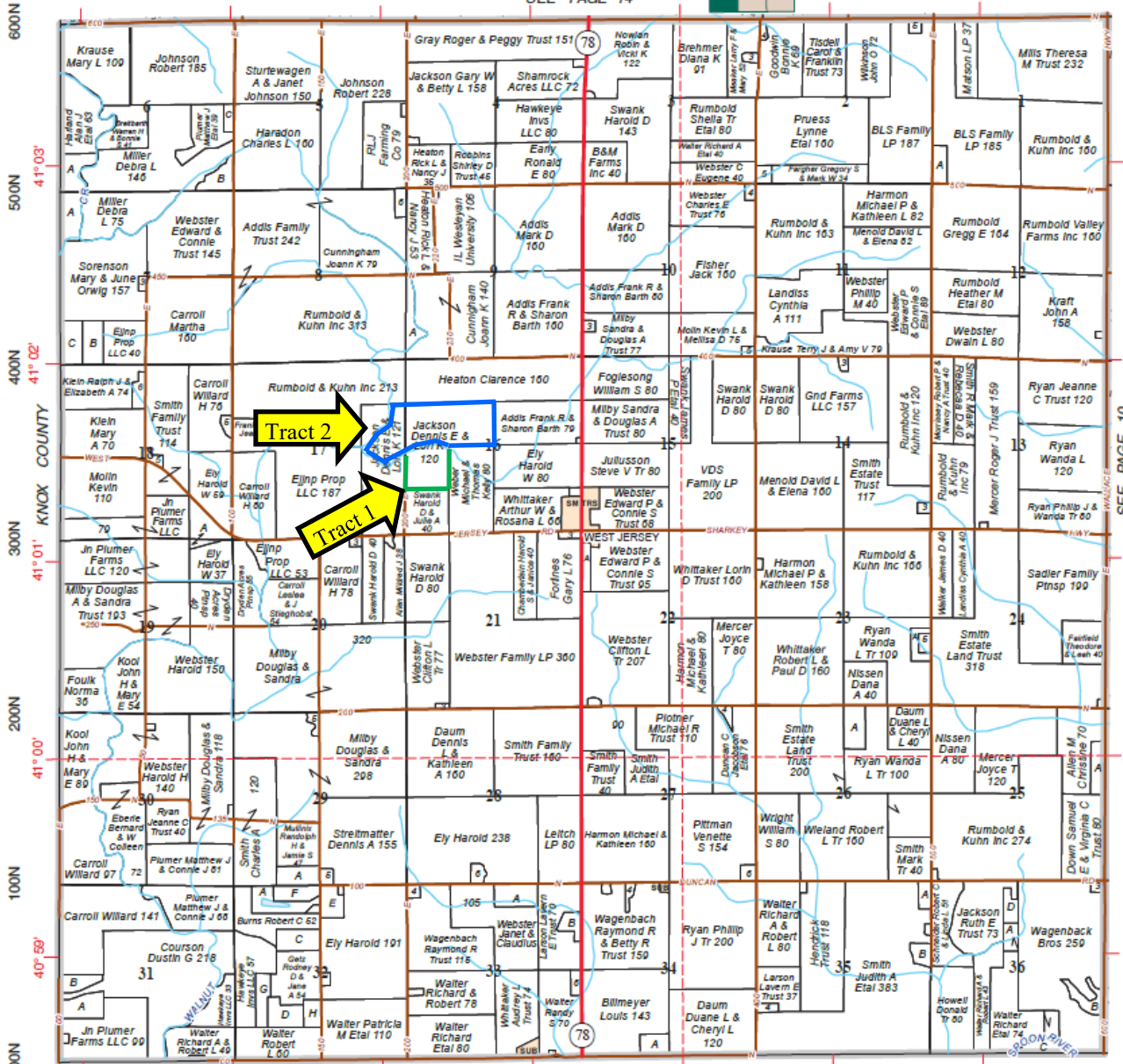
WEST JERSEY

SEE PAGE 14



Refer to page 26 for keyed parcels

T.12N.-R.5E.



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PEORIA COUNTY

Stark County, Ill.

00E 100E 200E 300E 400E 500E 600E

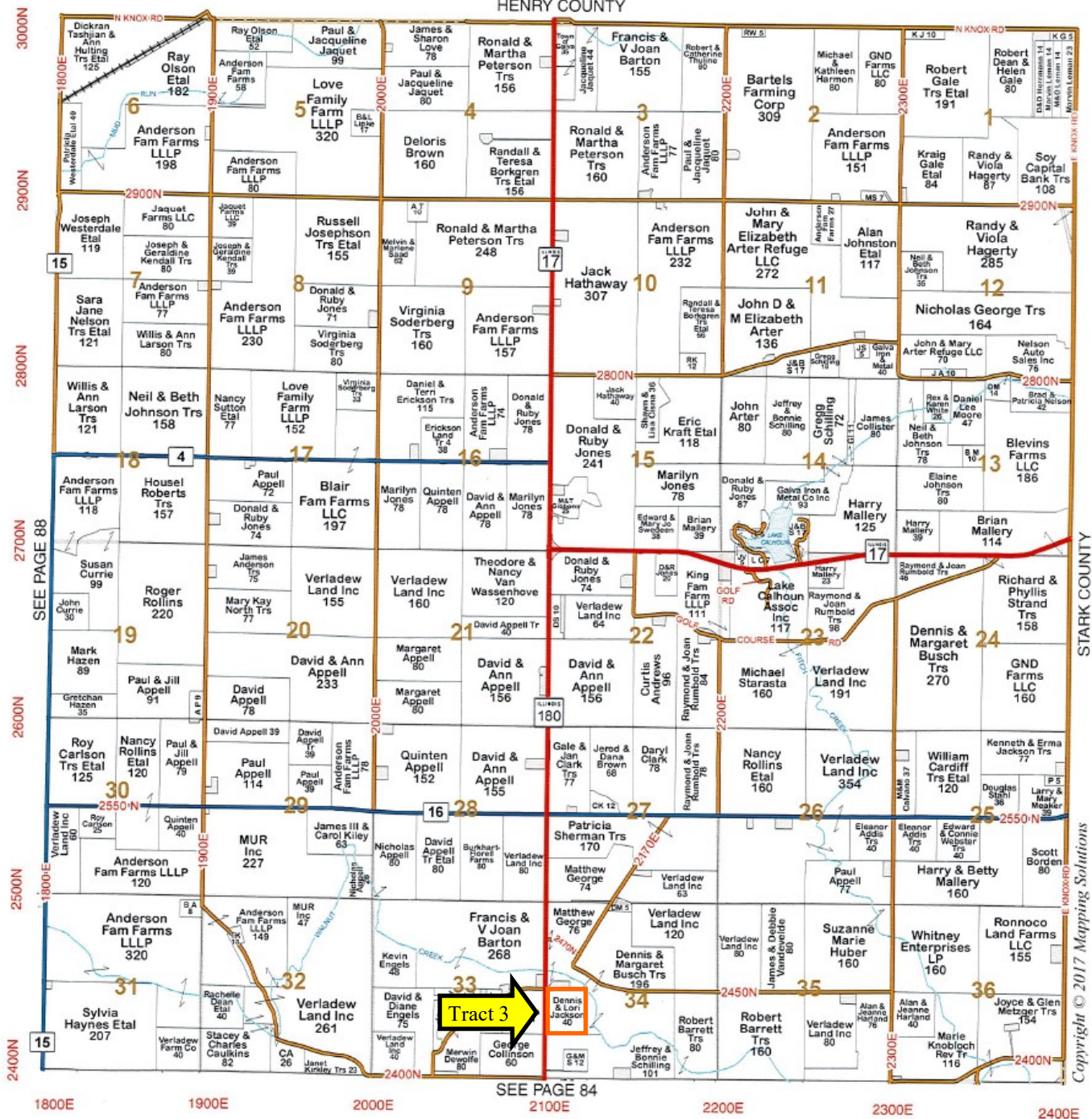
SEE PAGE 10



LYNN

Township 13N • Range 4E

HENRY COUNTY

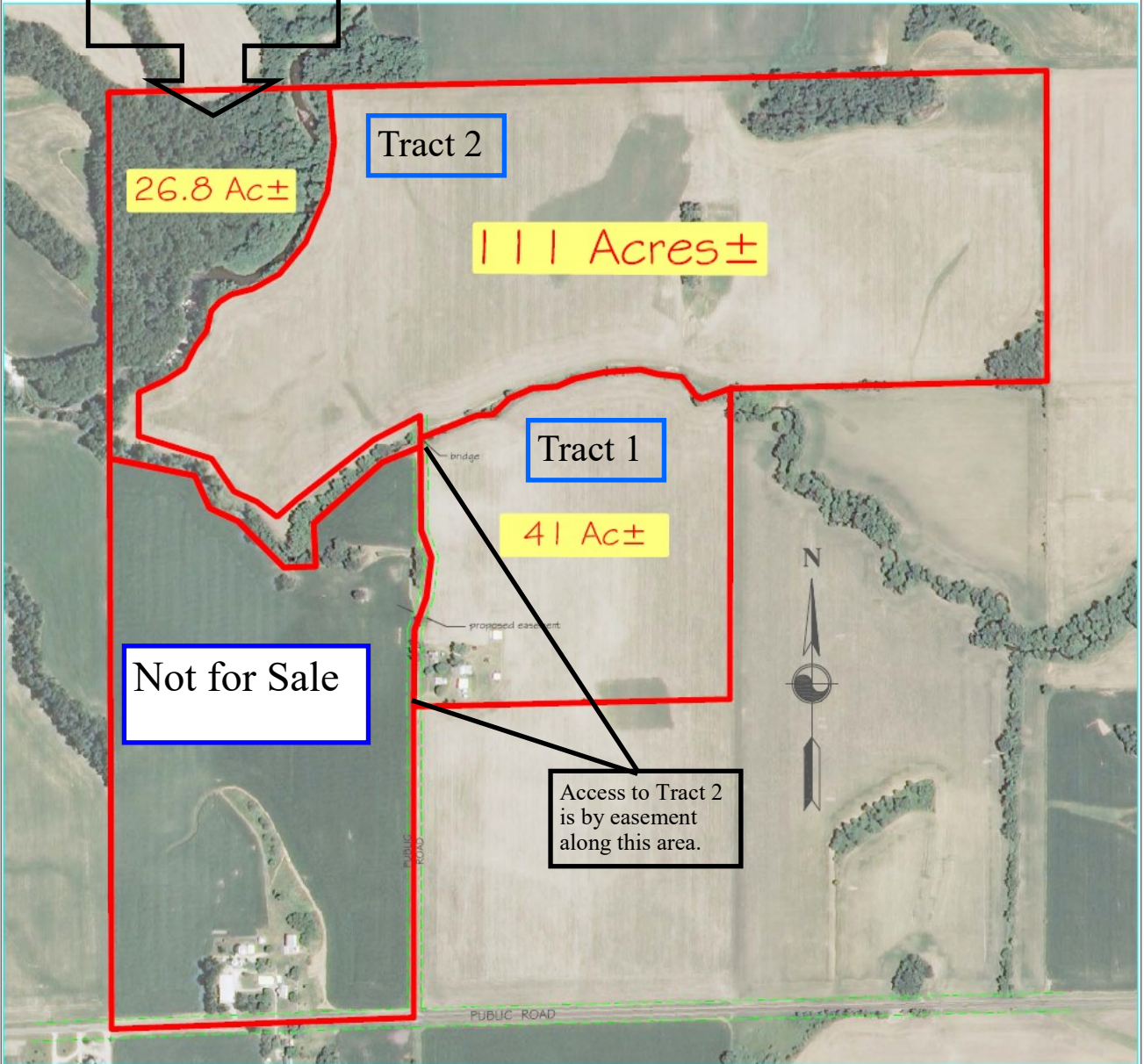


Tract 3

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26.5 Acres of timber to be sold separately at a later date.

- Proposed Tracts -



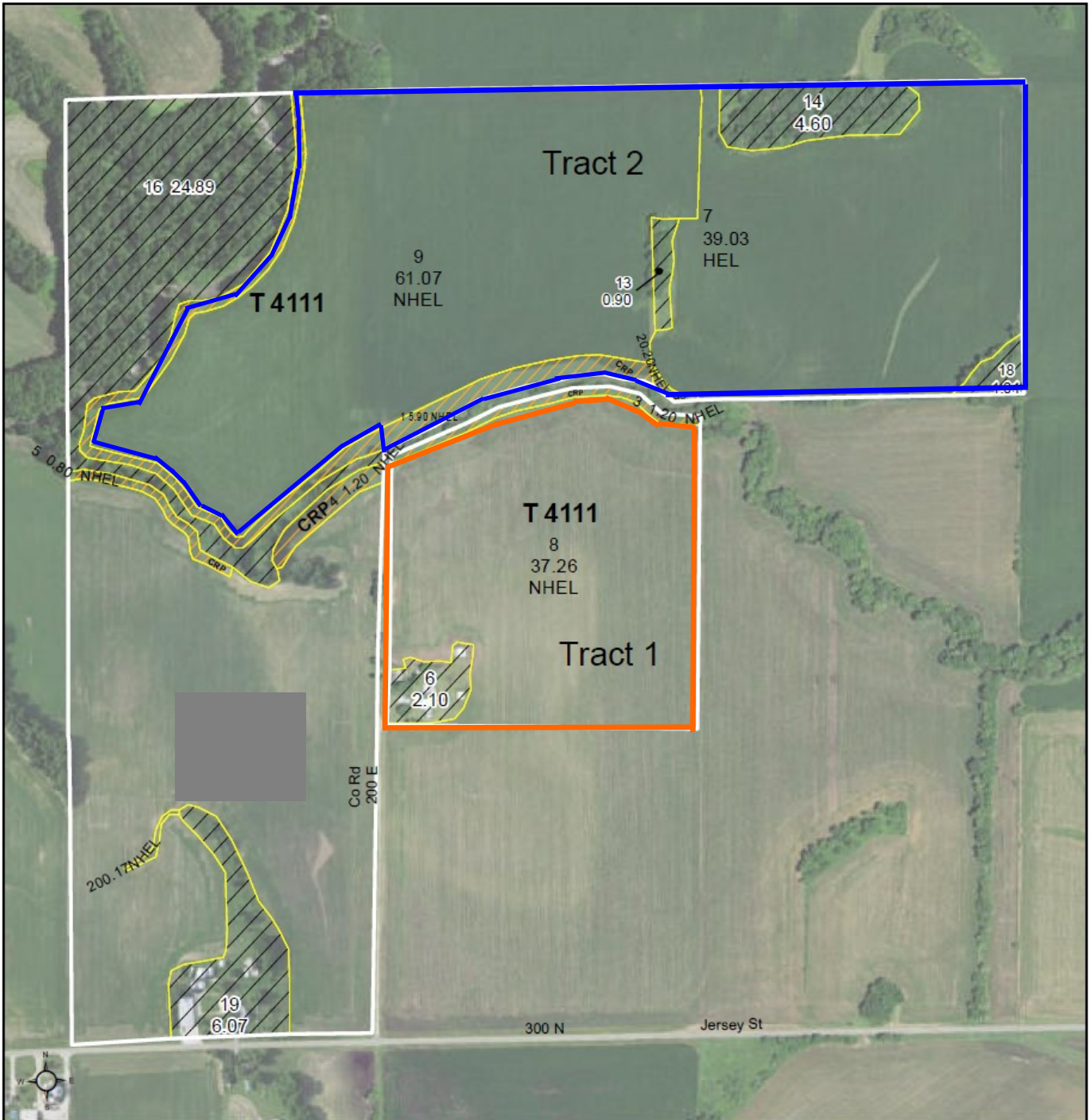
A part of Section 16 & 17, T12N, R5E of the 4th P.M., Stark County, Illinois.

Wallace Land Surveying Co., Inc. PO Box 42 Toulon, Illinois 61483 Illinois Design Firm # 184.005454-0006 Office: 309-256-7333 E-mail: wallaceinst@gmail.com	CLIENT: Leazer Agency Jackson tracts DATE: 9-18-18 JOB: 18214
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United States
Department of
Agriculture

Stark County, Illinois



Common Land Unit CRP
 Non-Cropland
 Cropland
 Tract Boundary

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

0 245 490 980
 Feet

NAIP Imagery 2017

2018 Program Year
 Map Created December 18, 2017

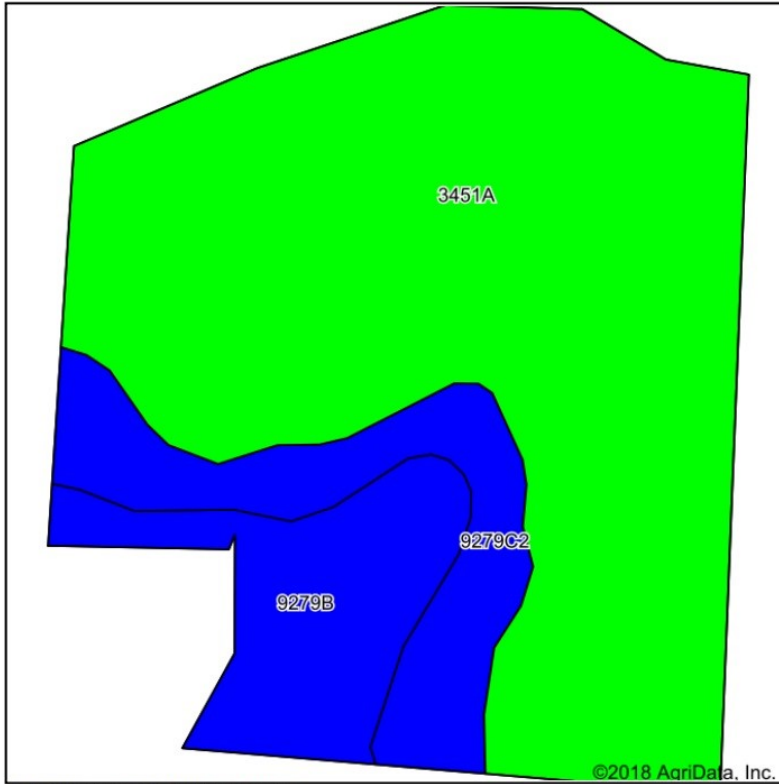
Farm 4306
Tract 4111

Tract Cropland Total: 205.77 acres

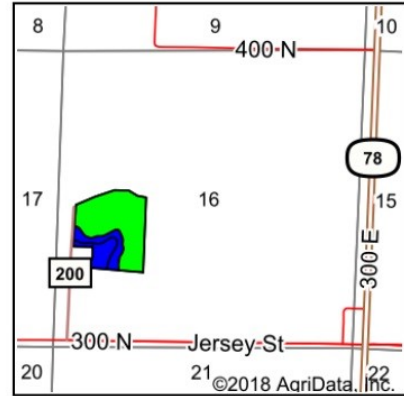
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Tract 1

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Stark**
 Location: **16-12N-5E**
 Township: **West Jersey**
 Acres: **37.11**
 Date: **9/20/2018**

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

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL175, Soil Area Version: 10							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	27.07	72.9%		190	61	140
9279B	Rozetta silt loam, terrace, 2 to 5 percent slopes	5.02	13.5%		164	51	120
9279C2	Rozetta silt loam, terrace, 5 to 10 percent slopes, eroded	5.02	13.5%		164	51	120
Weighted Average					183	58.3	134.6

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/>

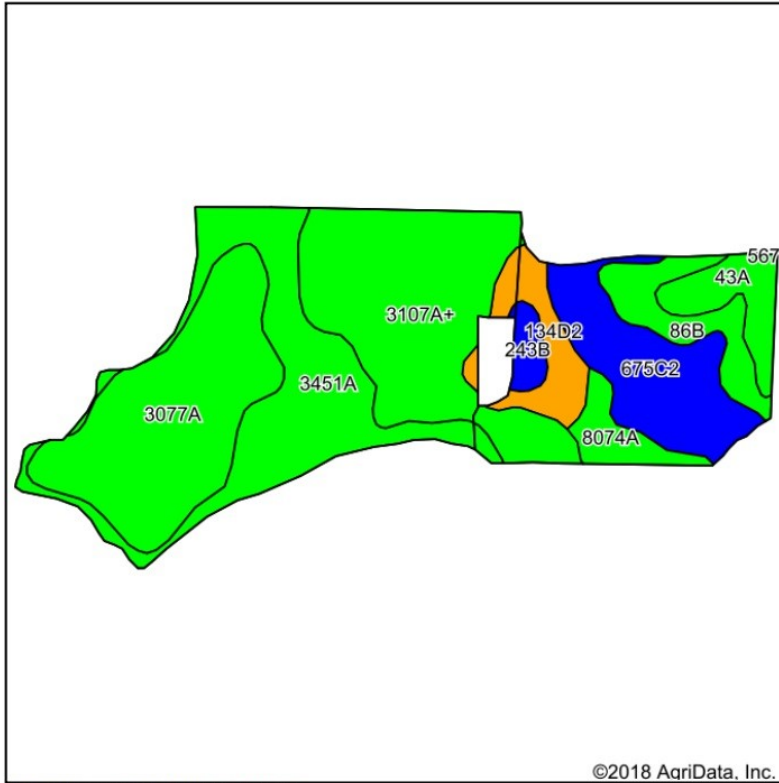
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

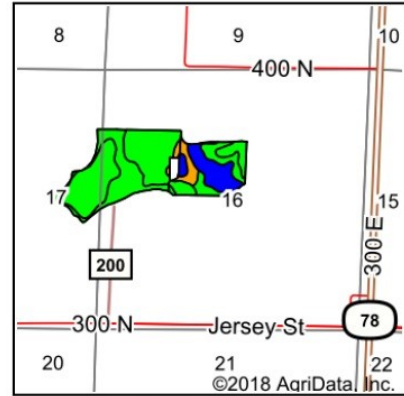
Tract 2

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Stark**
 Location: **16-12N-5E**
 Township: **West Jersey**
 Acres: **102.56**
 Date: **9/20/2018**

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Area Symbol: IL175, Soil Area Version: 10							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	25.24	24.6%		189	60	139
3077A	Huntsville silt loam, 0 to 2 percent slopes, frequently flooded	23.44	22.9%		193	61	143
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	20.30	19.8%		190	61	140
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	12.66	12.3%		**171	**54	**125
**86B	Osco silt loam, 2 to 5 percent slopes	5.95	5.8%		**189	**59	**140
***134D2	Camden silt loam, 10 to 18 percent slopes, eroded	5.27	5.1%		**148	**45	**106
43A	Ipava silt loam, 0 to 2 percent slopes	4.75	4.6%		191	62	142
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	3.26	3.2%		186	58	136
**243B	St. Charles silt loam, 2 to 5 percent slopes	1.69	1.6%		**166	**51	**121
Weighted Average					185.4	58.7	136.5

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

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United States
Department of
Agriculture

Stark County, Illinois

Tract 3



Common Land Unit

- CRP
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

0 170 340 680
Feet

NAIP Imagery 2017

2018 Program Year

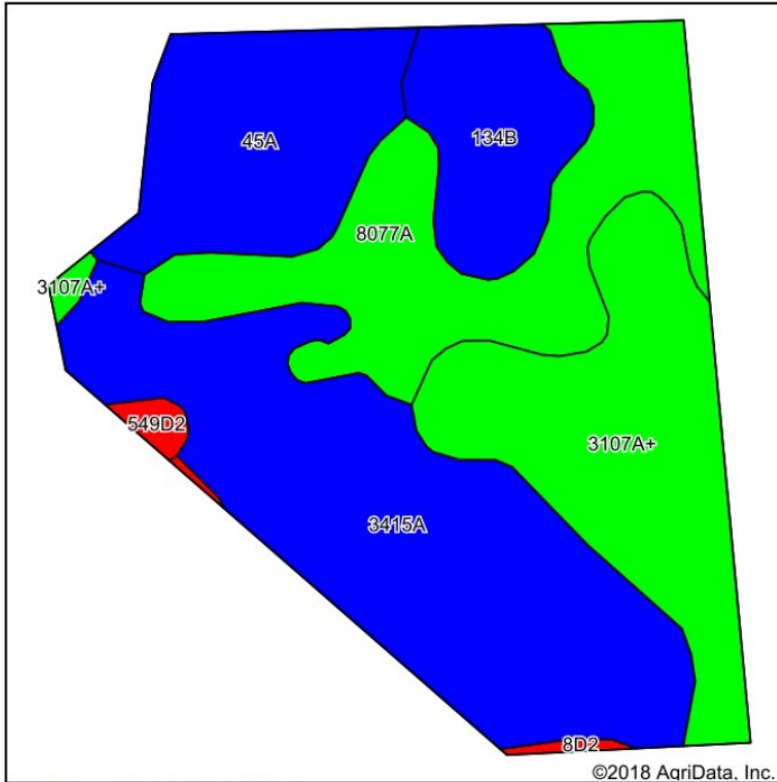
Map Created December 18, 2017

Farm 4480
Tract 1242

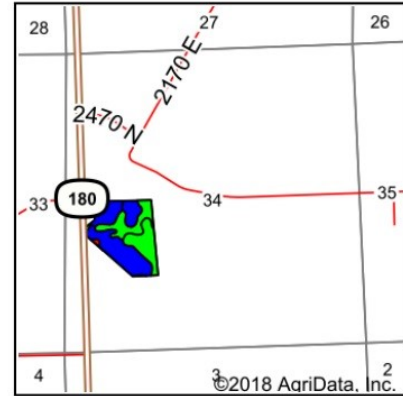
Tract Cropland Total: 40.40 acres

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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Knox**
 Location: **34-13N-4E**
 Township: **Lynn**
 Acres: **28.1**
 Date: **9/20/2018**

John Leezer, ALC
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 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
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	9.43	33.6%		180	57	131
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	5.99	21.3%		189	60	139
8077A	Huntsville silt loam, 0 to 2 percent slopes, occasionally flooded	5.77	20.5%		193	61	143
45A	Denny silt loam, 0 to 2 percent slopes	4.01	14.3%		159	52	118
**134B	Camden silt loam, 2 to 5 percent slopes	2.55	9.1%		**164	**50	**118
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	0.22	0.8%		**121	**39	**90
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	0.13	0.5%		**108	**36	**82
Weighted Average					179.3	57.1	132.3

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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** 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
 Stark
 Report ID: FSA-156EZ

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

FARM: 4306
 Prepared: 7/18/18 9:12 AM
 Crop Year: 2018
 Page: 1 of 1

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: DENNIS E JACKSON
 Farm Identifier: Result of Farm Div F2993
 Recon Number:

Farms Associated with Operator:
 2777, 4458, 4480

CRP Contract Number(s): 11231

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
245.34	205.77	205.77	0.0	0.0	9.3	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	196.47	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	144.3		146	0.0
SOYBEANS	52.17		48	4.03
Total Base Acres:	196.47			

Tract Number: 4111 Description: Sec 16 & 17 West Jersey Twp

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
245.34	205.77	205.77	0.0	0.0	9.3	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	196.47	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	144.3		146	0.0
SOYBEANS	52.17		48	4.03
Total Base Acres:	196.47			

Owners: DENNIS E JACKSON

LORI K JACKSON

Other Producers: None

Tract 3

Illinois
Stark

U.S. Department of Agriculture
Farm Service Agency

FARM: 4480
Prepared: 9/6/18 8:55 AM
Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 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: 1242 Description: K68L-6 SEC 34 LYNN TWP KNOX CO

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
45.53	40.4	40.4	0.0	0.0	7.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	32.6	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.0		0	1.7
CORN	25.9		149	0.0
SOYBEANS	6.7		46	4.2
Total Base Acres:	32.6			

Owners: DENNIS E JACKSON

Other Producers: None

Tract Number: 2442

Description: K68L-6 SEC 34 LYNN TWP KNOX CO

John Leezer Farmland Sales

TERMS OF SALE FOR: Dennis and Lori Jackson

Stark County 12N5E Sections 16 & 17 West Jersey Township &
Knox County 13N4E Section 34, Lynn Township

- 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% per tract** on day of sale. This deposit is NON REFUNDABLE and will be applied to the purchase price at closing.
- CLOSING** Within 30 days of auction day.
- POSSESSION** After receipt of down payment
- LEASE** There is no lease in effect.
- 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 2018 Real Estate taxes payable in 2019 by putting the money in escrow at closing. The 2019 Real Estate Taxes payable in 2020 are to be paid by BUYER.
- SURVEY** Will be provided by SELLER. Note: Acres shown in this flyer are based on a preliminary survey done by Wallace Land Surveying Co. Inc. A final survey will be completed prior to closing and sales price will be adjusted to the final acres.
- MINERAL RIGHTS** All mineral rights owned by SELLER, if any, will be transferred to BUYER.
- ORDER OF SALE** Tracts will be sold individually in order by Tract number. They will not be offered in any combination.
- BUYER'S PREMIUM** No buyers' premium on this sale.
- Tract 2:** BUYER of Tract 2 will give an \$8,000 credit off the purchase price at closing, to replace the bridge with a 9ft diameter culvert.

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.