



FOR SALE BY PUBLIC AUCTION

93.29 Acres M/L in Wethersfield Township, Henry County, IL

To be sold in 2 Tracts

November 16, 2018—9:00 a.m.

To be held at the Galva American Legion Post 45

	TRACT I North Tract	TRACT II South Tract
Location	Pt of SW 1/4 Section 5	Pt of the NW 1/4 Section 8
Total Acres	57.43	35.86
Tillable Acres	53.7	35.29
Productivity Index (PI)	135	135.7
Tax ID	25-05-300-009	25-08-100-002
2017/18 Taxes	\$1,657.48	\$1,100.02

Survey:

Lease: The lease has been terminated for 2019.

USDA Program: ACR County—Corn and Soybeans.

Terms of Sale: Land will be offered by the Buyer’s Choice method 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 serve the right to reject any and all bids. If the second tract does not meet the reserve, Seller may withdraw both tracts from the sale. See attached Terms of Sale for details.

**Owner: Marilyn R Baxter Trust
Nicole Fasano Trustee**

Broker for Seller
John A Leezer
Maloof Farm & Land
127 W Main, Toulon, IL 61483
(309) 286-2221
john@leezeragency.com
www.johnleezer.com

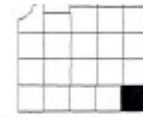
Attorney for Seller
Rip Everett
Barash & Everett, LLC
110 Exchange Street
Galva, IL 6434
(309) 932-2001
jerri@barashlaw.com

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.

T-14-N

WETHERSFIELD PLAT

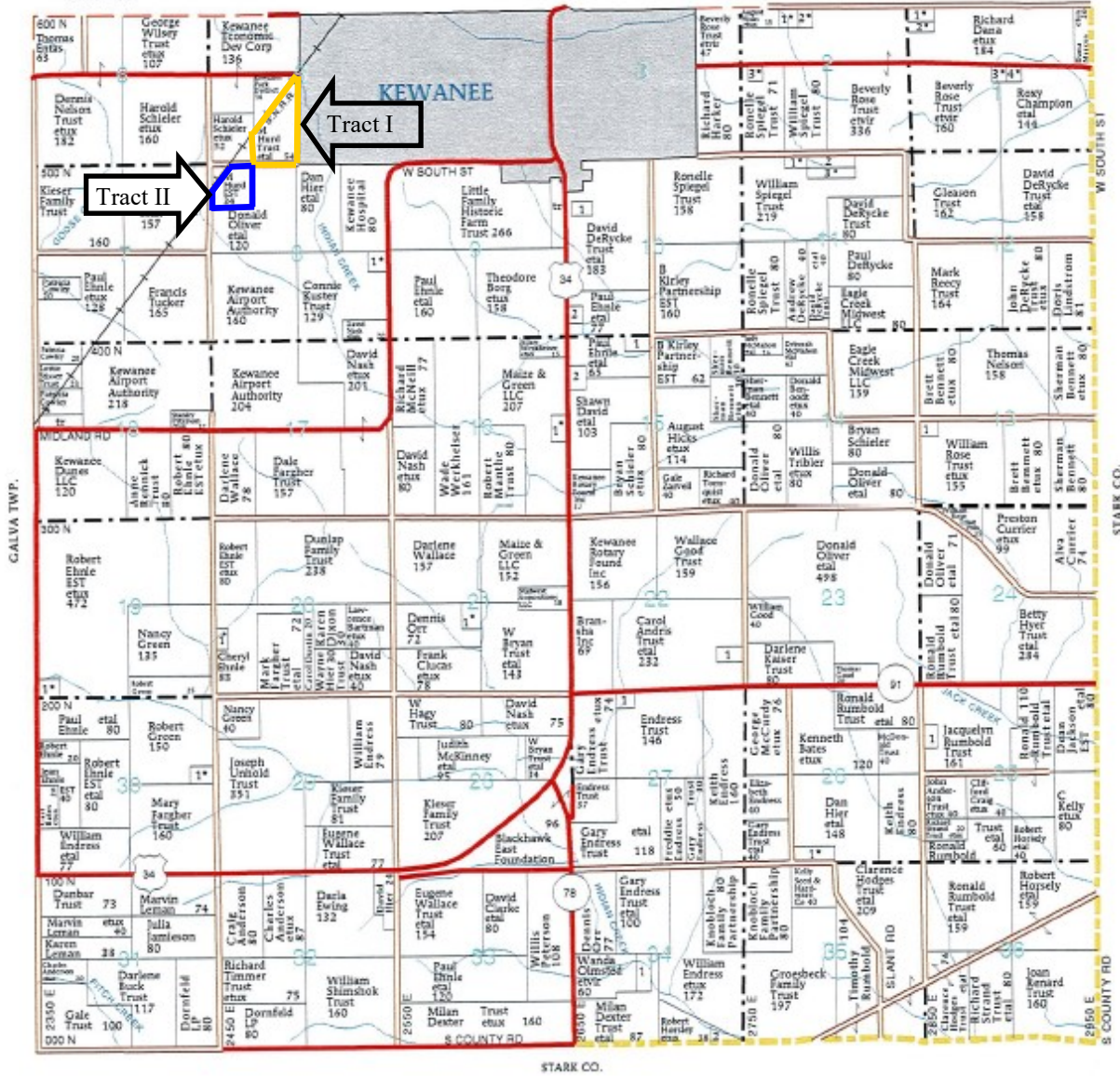
(Landowners)



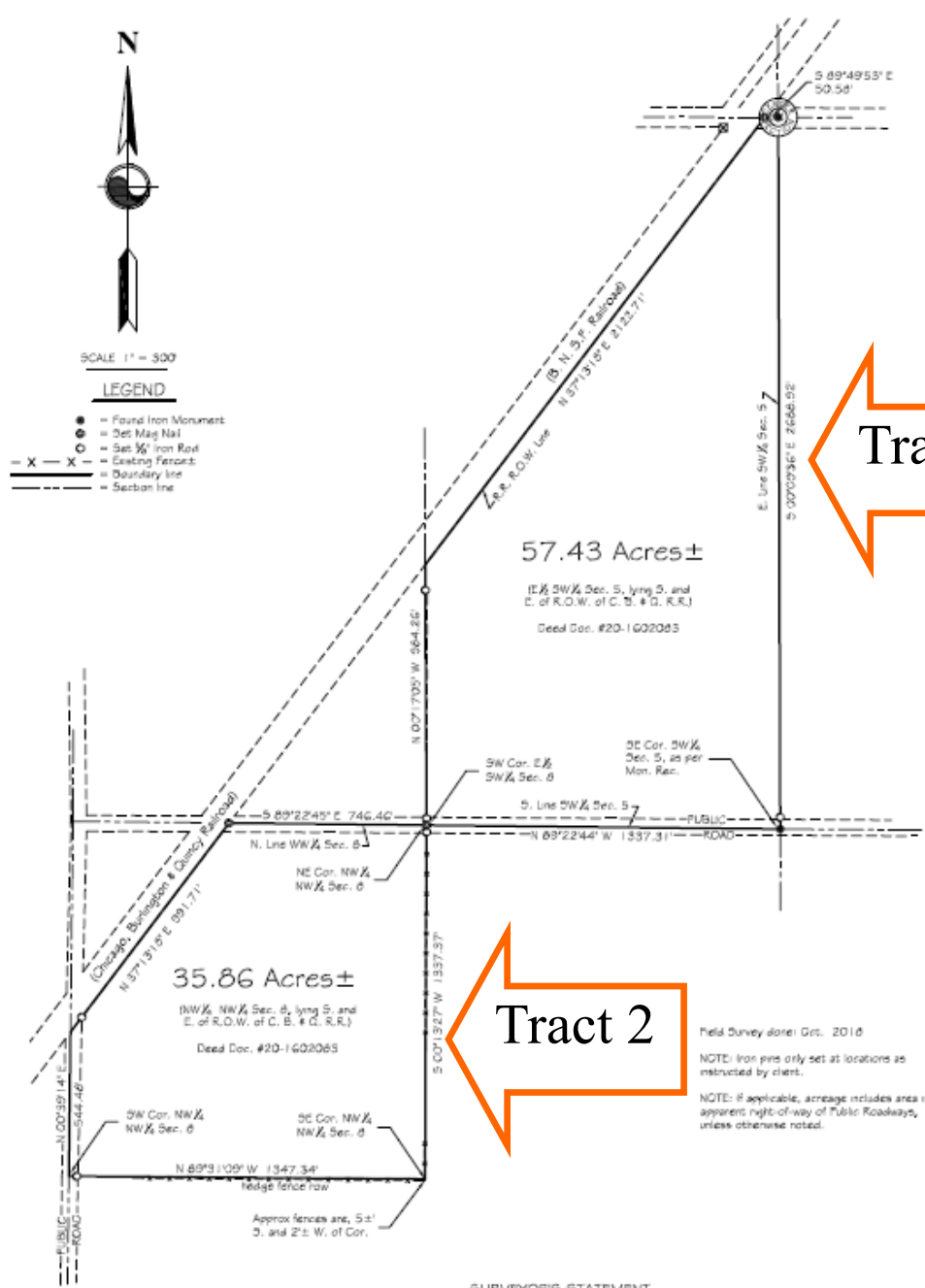
R-5-E

BURNS TWP.

KEWANEE TWP.



STARK CO.



Tract 1

Tract 2

SURVEYOR'S STATEMENT

STATE OF ILLINOIS) 55
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Inc., do hereby state that we have surveyed a part of the E 1/2 of the SW 1/4 of Section 5 and also a part of the NW 1/4 of the NW 1/4 of Section 5, all in T14N, R5E of the 4th P.M., Henry County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that the professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of feet 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-205/1b 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 1st day of November, 2018.

Field Survey done: Oct. 2018
NOTE: Iron pins only set at locations as instructed by client.
NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

WALLACE LAND SURVEYING CO., INC.
Professional Design Firm - #184.005454-0008
Toulon - Illinois

By: _____
Kevin Wallace #2014
Illinois Professional Land Surveyor
Expires: 11/30/20

Wallace Land Surveying Co., Inc.
PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184.005454-0008
Office: 309-286-7333
E-mail: wallacener@gmail.com

CLIENT: Leasor Agency
Re: Baxter Farm
DATE: 11-1-18
JOB: 18254-001

Prepared for:
Leasor Agency
127 W. Main St.
Toulon, IL 61483



**Tract 2782
Farm 2237**

2018 Program Year

Map created December 14, 2017

Wetland Determination Identifiers

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

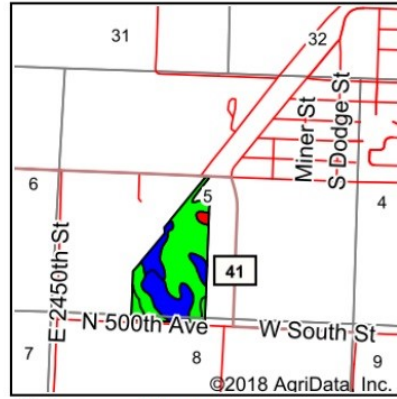
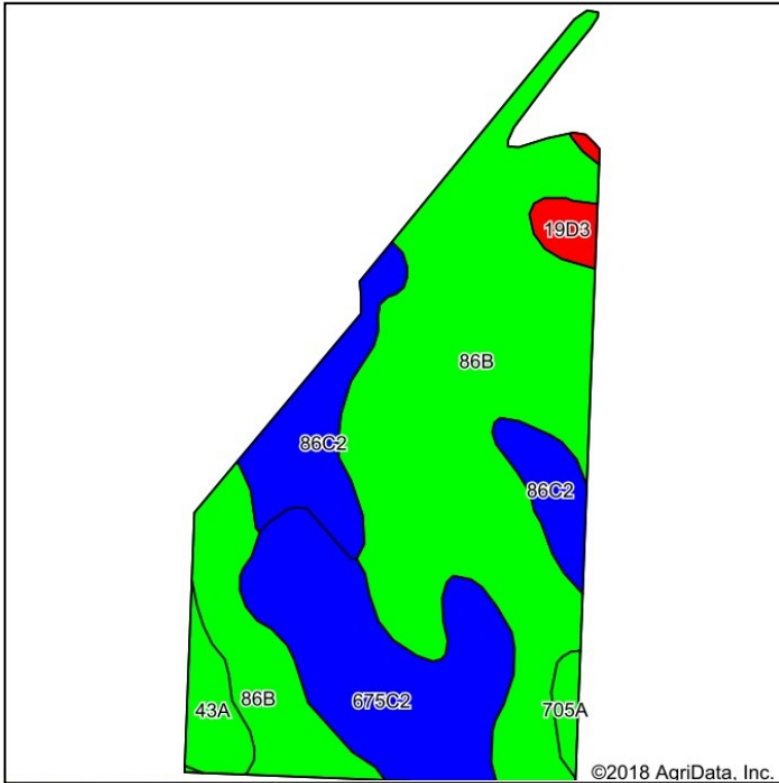
CLU	Acres	HEL	Crop
1	53.71	NHEL	
2	35.29	NHEL	

Page Cropland: 89.0 acres

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

Tract I

Soils Map



State: **Illinois**
 County: **Henry**
 Location: **5-14N-5E**
 Township: **Wethersfield**
 Acres: **53.71**
 Date: **10/12/2018**

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

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073, Soil Area Version: 14

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	32.60	60.7%		**189	**59	**140
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	10.86	20.2%		**171	**54	**125
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	6.61	12.3%		**178	**56	**131
43A	Ipava silt loam, 0 to 2 percent slopes	1.90	3.5%		191	62	142
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	1.07	2.0%		**122	**40	**90
705A	Buckhart silt loam, 0 to 2 percent slopes	0.67	1.2%		190	61	142
Weighted Average					182.8	57.4	135

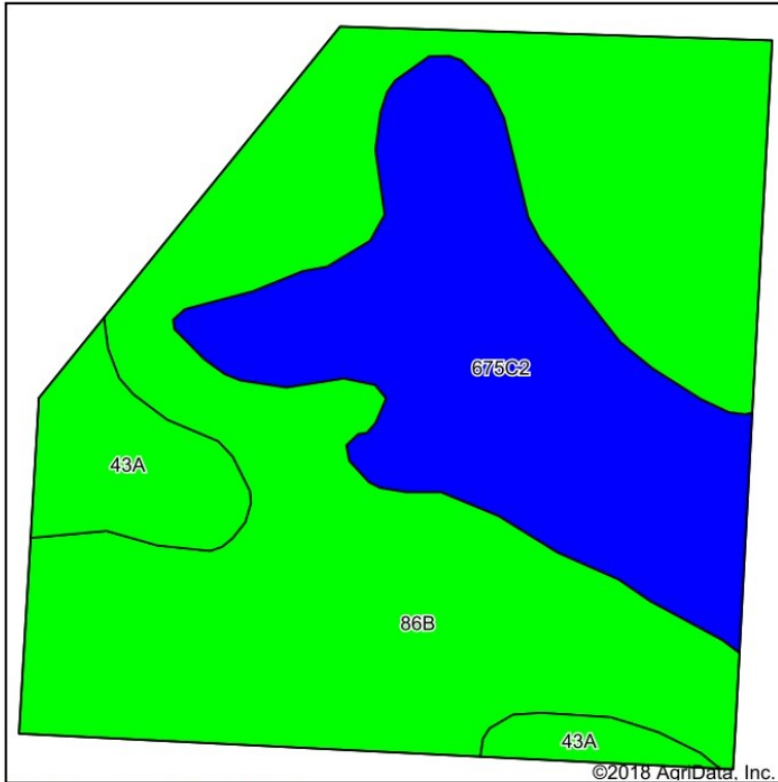
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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

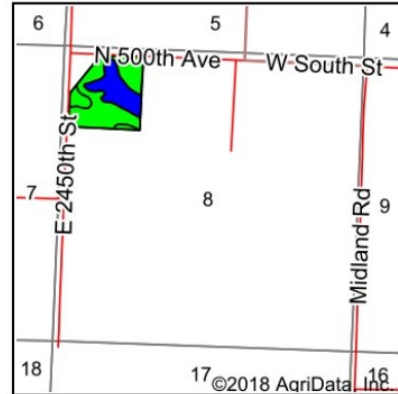
Tract II

Soils Map



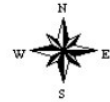
Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Henry**
 Location: **8-14N-5E**
 Township: **Wethersfield**
 Acres: **35.29**
 Date: **10/12/2018**

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Area Symbol: IL073, Soil Area Version: 14							
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	21.90	62.1%		**189	**59	**140
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	10.47	29.7%		**171	**54	**125
43A	Ipava silt loam, 0 to 2 percent slopes	2.92	8.3%		191	62	142
Weighted Average					183.8	57.8	135.7

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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Illinois
 Henry
 Report ID: FSA-156EZ

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

FARM: 2237
 Prepared: 10/17/18 7:21 AM
 Crop Year: 2019
 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 Farm Identifier Recon Number
 Not Applicable

Farms Associated with Operator:
 1085, 5125, 5628, 6406

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
89.0	89.0	89.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	89.0	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	44.0		165	0.0
SOYBEANS	43.8		41	0.0
Total Base Acres:	87.8			

Tract Number: 2782 Description: N14 SEC 5/8 WETHERSFIELD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
89.0	89.0	89.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	89.0	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	44.0		165	0.0
SOYBEANS	43.8		41	0.0
Total Base Acres:	87.8			

Owners: MARILYNN R BAXTER TRUST

Other Producers: MARILYNN - MARILYNN R BAXTER TR

John Leezer Farmland Sales

TERMS OF SALE FOR: Marilynn R Baxter Trust—Nichol Fasano, Trustee

Tract 1 Part of the NW 1/4 of the NW 1/4 Section 8, 14N-5E, Wethersfield Township, Henry County, IL
Tract 2 Part of the E 1/2 of the SW 1/4 Section 5, 14n-5E, Wethersfield Township, Henry 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	Receipt of down payment.
LEASE	Lease has been terminated for 2019.
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. BUYER to pay the 2019 Real Estate taxes payable in 2020.
SURVEY	
MINERAL RIGHTS	All mineral rights owned by SELLER, IF ANY , will be transferred to BUYER.
ORDER OF SALE	Land will be offered by the Buyer's Choice method 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 serve the right to reject any and all bids. If the second tract does not meet the reserve, SELLER may withdraw both tracts from the sale.
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.