



2.8 Acre Lot For Sale By Public Auction

Auction Date: 10/17/2019 @ 4:30 p.m.

Auction Location: Stark County Grade School Cafeteria
300 Van Buren St.
Wyoming, IL

Property Description

Address: 7528 Grain Bin Rd, Toulon, IL

Plat Book Location: Pt NE 1/4 Sec 29 T 13N R 6E
Toulon TWP Stark County, IL

Size: 2.8 Surveyed Acres, See attached Survey (dated 2008)

Zoning: AG - 1

Real Estate Parcel ID: 04-29-201-002

RE Taxes: Currently exempt, due to school ownership.

Utilities: City Water, Lot line electricity
No sewer, No natural gas

Lease: Currently leased until 2/28/2020.
Possession to the Buyer is subject to the tenants rights.
Seller to retain 100% of 2019 Rent.

Bidding: This is a live auction only. We are unable to accept telephone bids.

Terms of Sale: See attached list of terms.

Comments: Nice level lot in a great location on a good blacktop road. It could be put to a variety of uses - subject to zoning. The properties to the East & West are zoned industrial.

Owner: Stark County CUSD #100 / Nick Sutton, Superintendent

Attorney for Seller: Jennifer VandeWiele Miller, Hall & Triggs, LLC Peoria, IL

Broker: John Leezer / Managing Broker, Jim Maloof Realtors—Broker is acting as an agent for Seller only. There is no agency relationship with the Buyers/Bidding.

127 W. Main St.
PO Box 129
Toulon, IL 61483

Office: 309-286-2221
Cell: 309-335-2221
Fax: 309-286-6201

www.illinoisfarms4sale.com
john@leezeragency.com

Stark County CUSD 100

Boundary lines shown are approximate

Legend

-  7528 Grain Bin Rd
-  Stark County CUSD 100

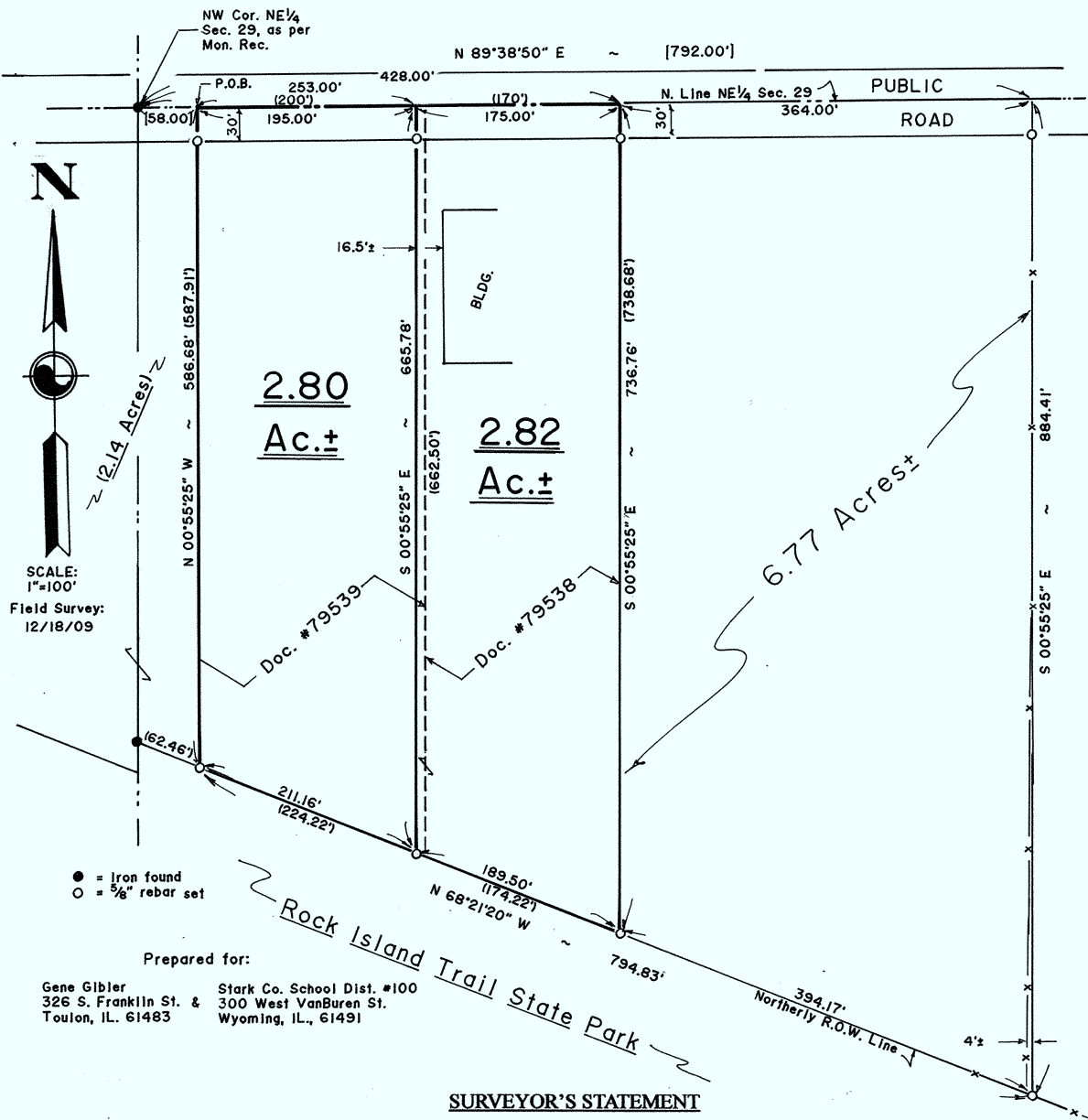
 7528 Grain Bin Rd

Google Earth

© 2018 Google



1000 ft



STATE OF ILLINOIS)
COUNTY OF STARK)SS

We, the Wallace Engineering. & Land Surveying Co., Inc. do hereby state that we have surveyed a part of the NE 1/4 of Section 29, T13N, R6E of the 4th P.M, Stark County, Illinois.
We further state that the accompanying Plat is a true and correct representation of said Survey as made by us. All distances are given in feet and decimals of a foot and bearings are for the purpose of description only. Distances shown in parentheses are of records and distances shown in brackets are of record and as measured.

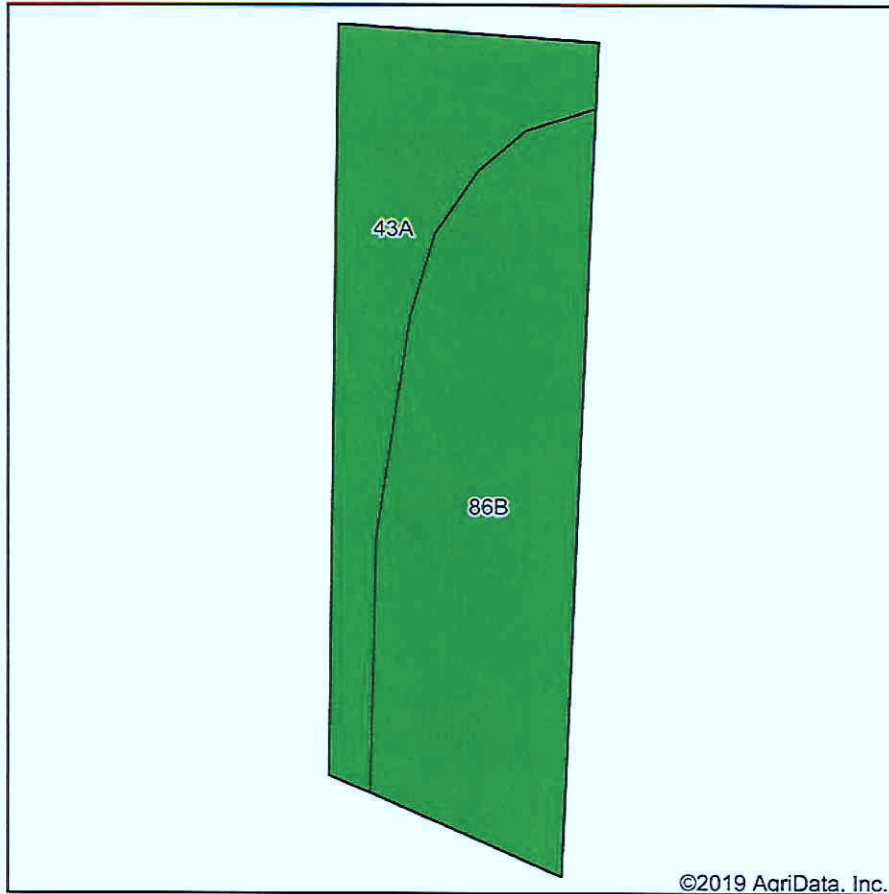
All building, surfaces and subsurface improvements, on and adjacent to the site may not necessarily be shown. No attempt has been made, as a part of this boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility or municipal/public service facilities. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys. Clear title to any property lying between existing possession lines and Deed lines, may be in question.

We further state that this property is not located in the Flood Hazard area as identified for the County of Stark on Community-Panel number 170613 Maps 12 and 17, effective date: December 21, 1984.
Dated this 28th day of December, 2009.

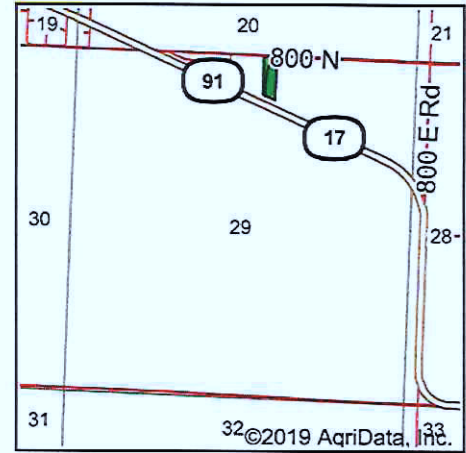
WALLACE ENGR. & LAND SURVEYING CO., INC.
Toulon - Illinois

By: _____
Kevin R. Wallace
Illinois Professional Land Surveyor #2814
Expires: 11/30/2010

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Stark**
 Location: **29-13N-6E**
 Township: **Toulon**
 Acres: **2.72**
 Date: **9/6/2019**

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

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL 175. 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
**86B	Osco silt loam, 2 to 5 percent slopes	1.76	64.7%		**189	**59	**140
43A	Ipava silt loam, 0 to 2 percent slopes	0.96	35.3%		191	62	142
Weighted Average					189.7	60.1	140.7

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

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

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

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that on the 17th day of October, 2019 the Board of Education of Stark County Community Unit School District No. 100 will sell at public sale by auction, to be held at Stark County Elementary School, 300 W. Van Buren Street, Wyoming IL 61491, at 4:30 P.M., the property described as follows:

A tract of land located in a part of the Northeast Quarter of Section 29, Township 13 North, Range 6 East of the Fourth Principal Meridian, Stark County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only: Commencing at an iron rod at the Northwest corner of the NE 1/4 of said Section 29; thence N 89 degrees 38' 50" E, along the North line of the NE 1/4 of said Section 29, a distance of 58.00 feet to a point 30 feet North of an iron rod and the Place of Beginning for the tract to be described; thence N 89 degrees 38' 50" E, along the North line of the NE 1/4 of said Section 29, a distance of 195.00 feet to a point 30 feet North of an iron rod; thence S 00 degrees 55' 25" E, 665.78 feet along the Northerly line of the Rock Island Trail State Park; thence N 68 degrees 21' 20" W, along said right-of-way line, 211.16 feet to an iron rod; thence N 00 degrees 55' 25" W, along the East line of a 2.14 acre tract, 586.68 feet to the Place of Beginning and containing 2.80 acres more or less. Subject to the right-of-way of a Public Road along the North side of the above-described tract and also subject to all easements of record.

PIN: 04-29-201-002

Commonly known as: 7528 Grain Bin Road, Toulon, Illinois

The sale shall be made on the terms and conditions set forth in the Real Estate Purchase Agreement available at the office of the Superintendent, 300 W. Van Buren Street, Wyoming, IL 61491, and on those terms provided below. Among these terms and conditions are, without limitation, the following:

1. The minimum bid for sale shall be \$ 18,300.
2. The Property is vacant land and shall be sold "AS IS", subject to the terms of a cash farm lease agreement that will expire on February 28, 2020. Seller to retain one hundred percent (100%) of the 2019 cash rent. A copy of the lease is available for review at the office of the Superintendent and will be assigned at closing.
3. Seller shall furnish title insurance in the amount of the purchase price showing merchantable title in Seller. A copy of the title commitment is available for review at the office of the Superintendent. Buyer accepts the status of title pursuant to the title commitment dated August 30, 2019.

4. Buyer to indemnify Stark County Community Unit School District No. 100 against any costs arising subsequent to closing and related to the cash farm lease at the Property.
5. Title shall pass by quitclaim deed.
6. A minimum earnest money deposit of One Thousand Dollars (\$1,000.00) in the form of a bank certified or cashier's check made payable to the Board of Education of Stark County Community Unit School District No. 100 must be paid by the buyer on or before the day subsequent to the sale. The earnest money deposit will be forfeited by buyer in the event of a default in the terms of the Real Estate Purchase Agreement. The balance of the purchase price shall be paid by bank certified or cashier's check, or wire transfer as may be required by the Title Company at the time of closing.
7. Seller retains full rights of rescission in the event the terms of the Real Estate Purchase Agreement are violated.
8. Seller reserves the right to reject all bids submitted at the auction.
9. The Buyer shall execute the Real Estate Purchase Agreement on the date of the auction immediately following the declaration of the winning bid. No changes to the terms of the Real Estate Purchase Agreement will be accepted and the terms of such Real Estate Purchase Agreement are incorporated herein. Final bid is subject to Board approval at the next available Board meeting.
10. Closing shall occur on or before November 21, 2019.

Board of Education of Stark County
Community Unit School District No. 100