

FOR SALEPrime 96 Acres Stark County Farm For Sale

Location: 1 1/2 miles West of Toulon on the South side of IL Rt 17.

Plat Book Desc: Pt of the SE 1/4 of Section 22

13N 5E Goshen TWP Stark County, IL

Total Acres: 96.448

FSA Tillable Acres: 56.68

Other Acres: 38.57 acres currently in pasture. These acres have good soil types

and would make good tillable land. Subject to FSA approval.

Real Estate Taxes: Parcel ID # 03-22-400-008

2018 Tax \$2,411 or \$25.11/acre

PI: On 55 acres currently tillable : 136.6

On Pasture : 130.3 On entire farm : 134.1

Based on optimum ratings, See attached soil maps.

Possession: The leases have been terminated. Possession is open for 2020 crop

season. Fall possession is subject to the rights of the tenant.

Survey: A survey was done in 2008 and a copy is attached.

Comments: A very productive farm in a good location. This is owned by a dairy

farmer, so it has had manure spread on it for many years. Yerd history & soil test reports are available upon request.

Electric fence in back does not go with the farm.

Asking Price: \$960,000 or \$9,953/acre

Owner: Betty L Murray Trust No 0002

Doug & Jane Murray

Broker for Seller: John Leezer / Designated Managing Broker

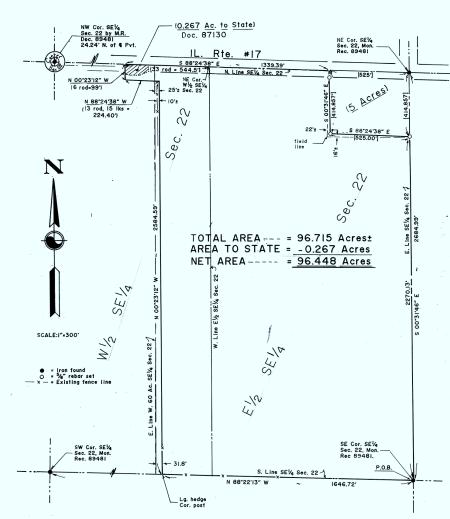
127 W. Main, Toulon, IL 61483

(309) 286-2221

john@leezeragency.com www.johnleezer.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

Township 13N - Range 5E Goshen Copyright © 2018 Mapping Solutions 400 500 200 HENRY COUNTY 300 100 00 9 P.S.J Horsley 23 Dexter Fm LLC 98 Richard Frank 38 CH 200 Darla Kelly Seed & Slaword Forms LLC SG 10 Ewing 195 Gregory Legacy LLC 143 Hardware Co 278 Harold Marvin Gary & Joann Endress 109 Darlene Buck Trs 50 Fargher Rev Tr 160 Cunning 150 Leman 148 McDonald Fm Tr 152 4 100 mg Castagnar Farms Inc Castagna Farms Inc 160 Jackson Fm & E tch Tr 80 Royster Tr-Stark Dexter Clarence Meaker Tr Properties LLC Darla Ewing 81 Ewing 75 Farm 230 Heyl Tr 160 Dexter Family LLC 80 161 Willa Mae Dustin 76 Harold Cunning 38 TR-1100'N 1100 Agnes Snyder 40 Brad & Patricia Nelson 80 Castagna Farms Inc 120 & Carl Sriyder Ji 40 2 Patricia Winkler 75 Blevins Marjorie Lafont Fm Tr 100 Willard Warren Heaton 80 Farms LLC 160 Rev Tr 80 Clarence Musselman 138 Darlene Frances Wm II & Ivan Nelson 78 Heyl Tr 159 Rober Snyde Wallace 173 Thomas Nelson 143 Fehrenbacher Fm Partnership Judith Packer 78 10 Robert A Weber 240 Slaword Forms LLC 40 tucile sley Eloi 40 Raylene Hodges 79 Donno Elliott Trs 79 JH Ott ehrenbacher Family Partnership 278 JM&L 100 LLC 220 Louisa Fm Tr 81 Gary Whittaker 68 Kannberg 144 Brad & Patricia Steven Dale Nelson 80 JEM OH Stever Ewing 40 Ewing 128 Nelmes Tr 80 00:N= Brett & Megan Streitmatter 59 Steward Fm Farm Nowlan 58 Robin Nowlan Donna Kay Judith Nowlan JM&L Jackson fm Propertie LLC 82 Elliott Etal 286 Family Tr 280 LLC 129 Gary Whittake 104 Steven Etal 195 Fred TR:950:1 Ewing 214 Poul Judith Nowlan Sams 115 Blevins Farms LLC 130 LA Randy Thomas Nelson 160 R:950:N= Robin John Pendarvis & Linda David Roark Etal 80 Warren Nowlan 80 Blevins Meredit Dunca 80 Farms Musselman 130 TS 7 TR 930 N FAYETTE 112 Reschly 156 Ronald F & June G Orwig 78 Carol & Franklin Tisdell Tr 80 Donna Kay Elliott 80 LLC 113 Charles & Evelyn Webster Tr 116 SEE PAGE nald & June Orwig 48 ilbur & Morce Weber 38 H Main 18 Burnorn 36 C&F Tisdell 2 Donna Ka Bliott 36 P.S.J Orwig 22 900 DS 10 Aleda Wright Fm Tr 80 VDS Fm LP 80 BLS Duncan 105 Cadance Gross 139 Harry Don Main Tr 80 Douglas Paul Fm LP Juanita Murray 98 Ronald & Witte Murray 190 Nowlan 158 Trust June Orwig 106 KNOX COUNTY R:875:N Blevins Bettye Main Tr 160 Farms LLC 124 17 TR:850'N STOULO. Gregory Fargher Etal 216 J Henry Winans Est 157 Colgar Jr 30 Douglas & Anna Stahl 89 Carol & Franklin Tisdell Tr 80 Richard Walter Etal 78 Jean L Douglas Murray 95 Williamson Frankhauser 99 Iradj & Belh Taheri 40 Tr 157 Siewer 40 Evelyn Orwig Lv Tr 78 Charles & Evelyr Webster Tr 50 Bernice Schneider Tr 80 E Waller Vera Temple Tr 78 Shirley Robbins Tr 80 Rollin Douglas L Stahl 60 Rollin Rice Lv Tr 46 Robert & Shirley Price Tr 155 Gordon Rice Lv Tr 96 Chery Faller Tr Whittaker 240 Johnson Ella M McClenaho Lv Tr 86 Ham Tr 50 Verladew Richard Waller Etal 78 Bemadette & Harley Rediger Fm Tr 157 Land Inc 160 Hawkey Investm LLC 44 81 Michael & Kalhleen Harmon 43 25 TR-750:N J.F. Price Trs 40 Tamara Wilson 58 Willard Price Fm Tr 100 Doris Witte Trs 130 6 15 EJJNP Frank McClenahan 98 Spoon River Valley James G Sallv Winans Fm Farm Winans Guth Rice 178 Fm Farm Land Tr 320 Michael P & Kathleen L Harmon 80 Wilson Fm Farms 60 Land Tr 236 Farms 108 80 Robin & Lorrie Nowlan 230 00:N Vendell Price 40 Fritz Evelyn Orwig Lv Tr 155 B & IV. Forms Inc 80 Robert & Sally Guth Tr 163 Wilson Fm Fam 50 Michael & Leitch Choese Frein Kathleen Shirley Harmon 160 Price Tr arms Marlene Kathleen LP 199 Marlene Phillip & Rebecco Webster 40 Inc 80 Plattner Tr 160 Plattner Tr 398 Spoon River Valley Vera F Temple Tr 30 David & 35 Con Elena Menold 79 Robin R Elal loyce & Glen Kelly Jean Virginia & Lorrie A mbaygh (Seed & Gary Frankhauser 157 Matson LP 79 Forlin 80 Forlines Nowlan lardware Gary L Forlines 80 160 160 Co 161 Inc 158 600'N= SEE PAGE 40



SURVEYOR'S STATEMENT

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 SE¼ of Section 22, T13N, R5E 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.

Dated this21st day of December, 2006.

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

Toulon - Illinois

Kevin R. Wallace Illinois Professional Land Surveyor #2814

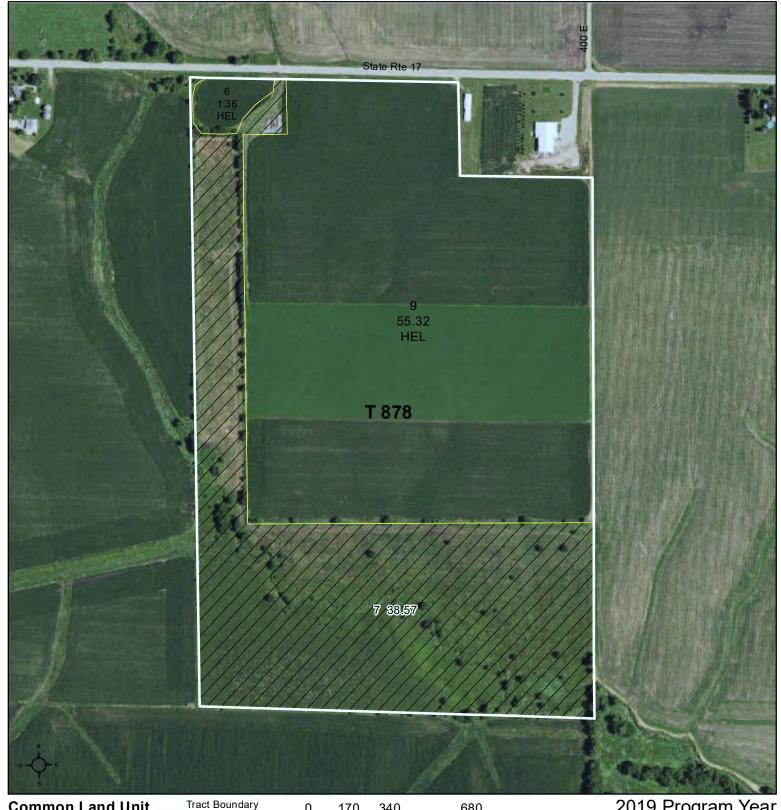
Expires: 11/30/2008

#06486-002

Prepared for: Doug Murray R.R. #2 Toulon, IL. 61483



Stark County, Illinois



Common Land Unit

Non-Cropland Cropland

680 170 340

2019 Program Year
Map Created March 28, 2019

Farm **149 Tract 878**

Wetland Determination Identifiers

Restricted Use

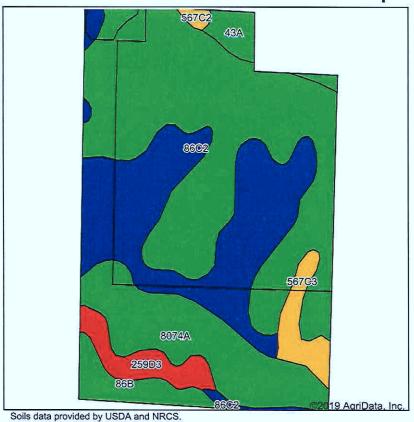
Limited Restrictions

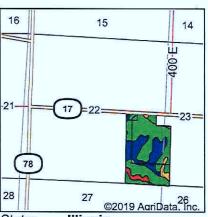
Exempt from Conservation Compliance Provisions

Tract Cropland Total: 56.68 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: Stark Location: 22-13N-5E Township: Goshen 95.25 Acres: Date: 8/26/2019

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





Area Symbol: IL175, Soil Area Version: 11							
Code	Soil Description	Acres	Percent of field	II. 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	45.94	48.2%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	25.08	26.3%		**178	**56	**131
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	14.41	15.1%		186	58	136
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	3.89	4.1%	_	**132	**42	**96
**567C3	Elkhart silty clay loam, 5 to 10 percent slopes, severely eroded	3.23	3.4%	_	**147	**46	**108
43A	Ipava silt loam, 0 to 2 percent slopes	2.22	2.3%		191	62	142
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	0.48	0.5%		**159	**50	**116
				Weighted Average	181.8	56.9	134.1

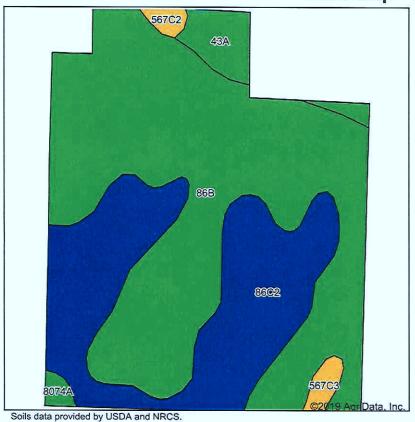
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

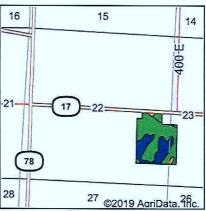
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: http://soilproductivity.nres.illinois.edu/
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

Soils Map





State: Illinois County: Stark Location: 22-13N-5E Township: Goshen Acres: 55.32 Date: 8/26/2019

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Area Symbol: IL175, Soil Area Version: 11							
Code	Soil Description	Acres	Percent of field	II. 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	34.22	61.9%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	17.32	31.3%		**178	**56	**131
43A	Ipava silt loam, 0 to 2 percent slopes	2.22	4.0%		191	62	142
**567C3	Elkhart silty clay loam, 5 to 10 percent slopes, severely eroded	0.68	1.2%		**147	**46	**108
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	0.48	0.9%		**159	**50	**116
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	0.40	0.7%		186	58	136
				Weighted Average	184.8	57.9	136.6

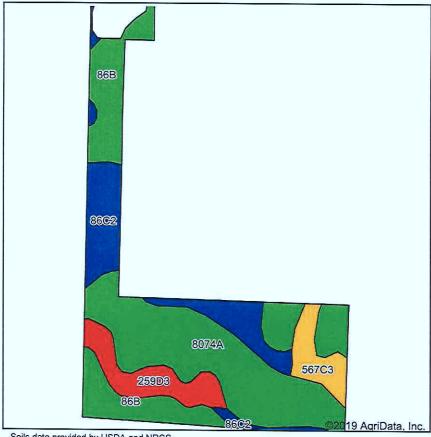
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES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

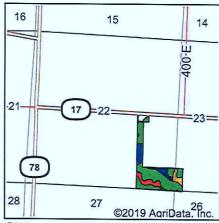
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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 Map Pasture





State: Illinois County: Stark Location: 22-13N-5E Township: Goshen Acres: 38.57

Date: 9/9/2019

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Soils data provided by USDA and NRCS.

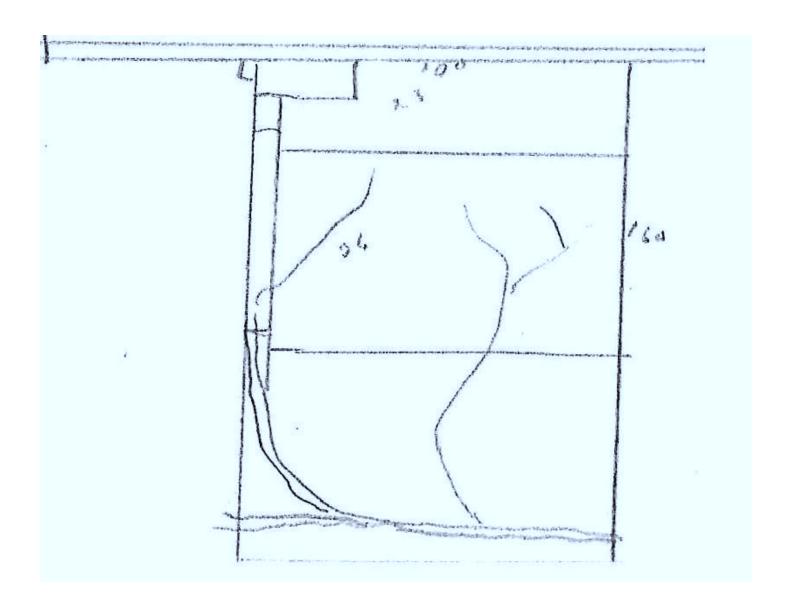
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	14.01	36.3%		186	58	136
**86B	Osco silt loam, 2 to 5 percent slopes	10.85	28.1%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	7.27	18.8%		**178	**56	**131
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	3.89	10.1%		**132	**42	**96
**567C3	Elkhart silty clay loam, 5 to 10 percent slopes, severely eroded	2.55	6.6%		**147	**46	**108
				Weighted Average	177.3	55.5	130,3

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

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.

Tile Map





ILLINOIS REALTORS® DISCLOSURE AND CONSENT TO DUAL AGENCY (DESIGNATED AGENCY)



NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOU ARE CONSENTING TO DUAL

AGENCY REPRESENTATION.	
The undersigned,	("Licensee"), (insert
name(s) of Licensee undertaking dual representation)	
may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) property. The undersigned acknowledge they were informed of the possibility of this type of representa document please read the following:	
Representing more than one party to a transaction presents a conflict of interest since both clients madvice and the client's respective interests may be adverse to each other. Licensee will undertake this the written consent of ALL clients in the transaction.	
Any agreement between the clients as to a final contract price and other terms is a result of negotiati acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained representation, including the risks involved, and understand that you have been advised to seek independent or attorneys before signing any documents in this transaction.	the implications of dual

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1. Treat all clients honestly.
- 2. Provide information about the property to the buyer or tenant.
- 3. Disclose all latent material defects in the property that are known to the Licensee.
- 4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
- Explain real estate terms.
- 6. Help the buyer or tenant to arrange for property inspections.
- Explain closing costs and procedures. 7.
- 8. Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1. Confidential information that Licensee may know about a client, without that client's permission.
- 2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
- 3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
- 4. A recommended or suggested price or terms the buyer or tenant should offer.
- 5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT:	CLIENT:
Date:	Date:
Document presented on	LICENSEE:
By:(Broker/Licensee Initials)	Date: