



## **FOR SALE**

### **Prime 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.

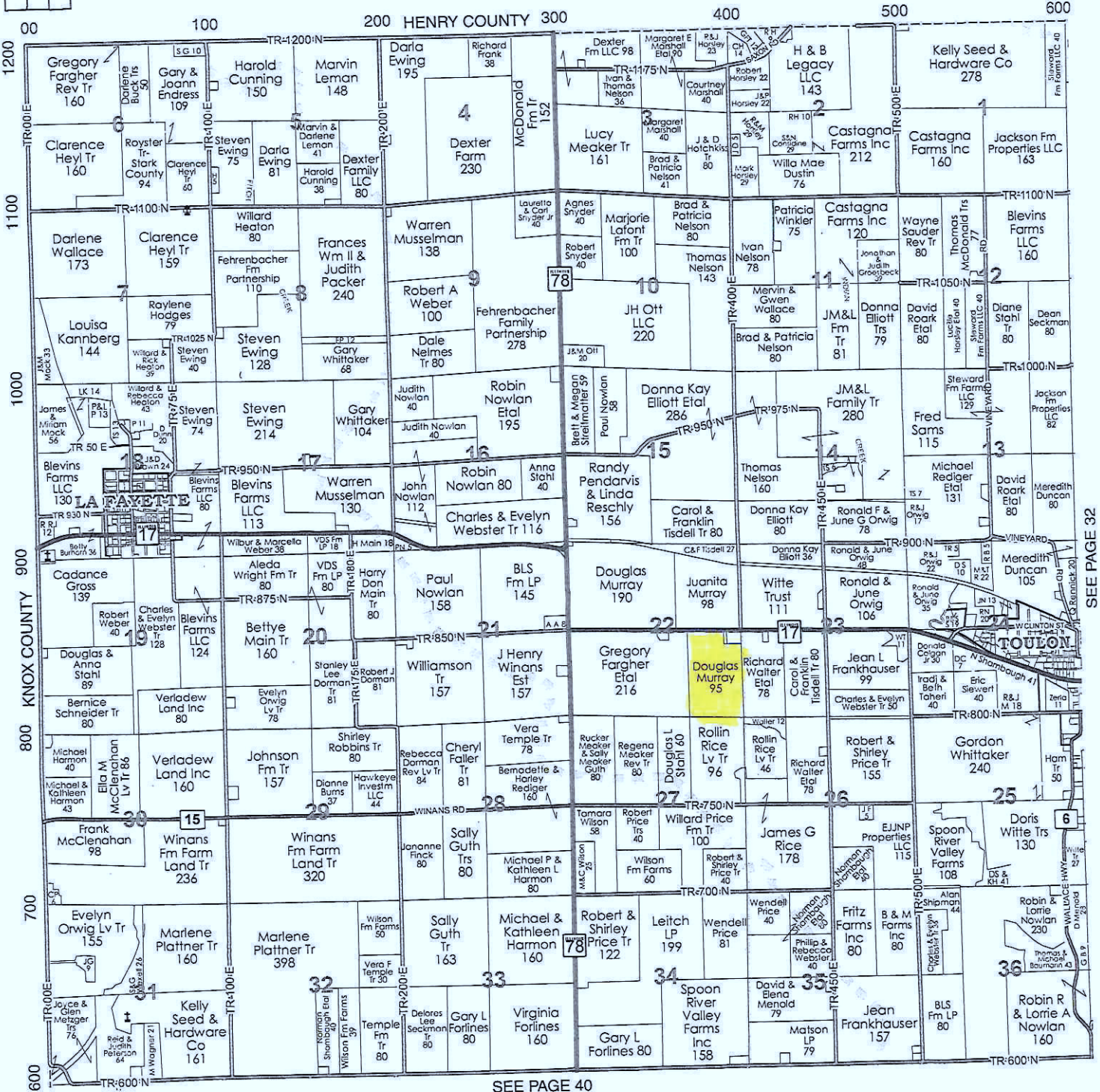
V-15-8-18



Goshen

# Township 13N - Range 5E

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United States  
Department of  
Agriculture

## Stark County, Illinois

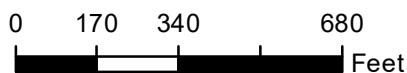


**Common Land Unit**  Tract Boundary

- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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



**2019 Program Year**

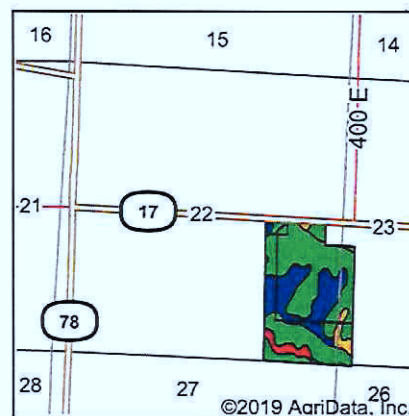
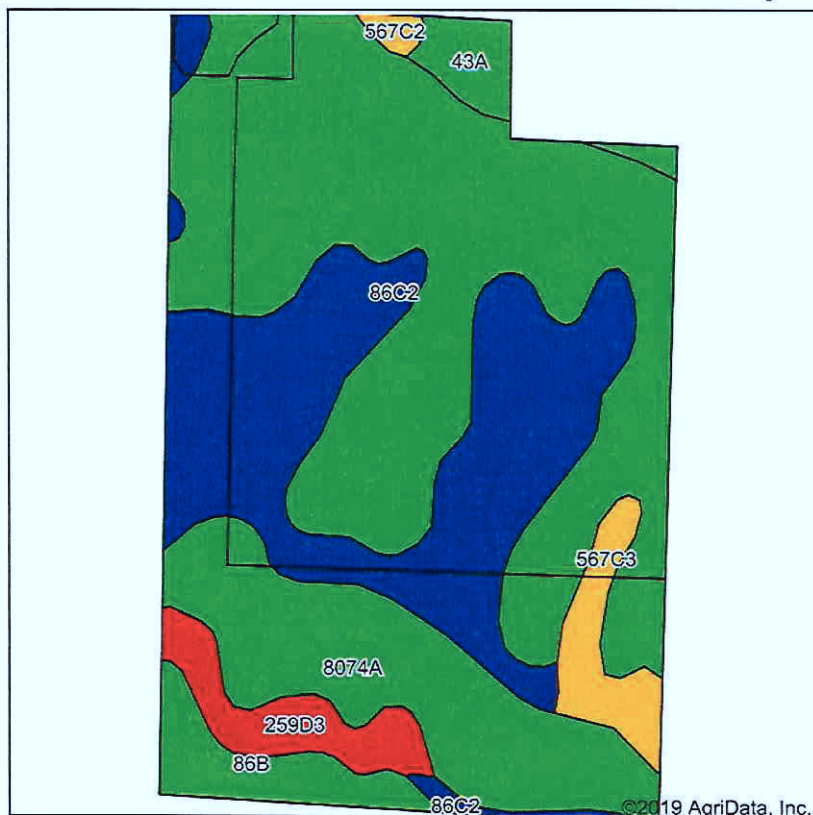
Map Created March 28, 2019

**Farm 149**  
**Tract 878**

**Tract Cropland Total: 56.68 acres**

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## Soils Map



State: **Illinois**  
 County: **Stark**  
 Location: **22-13N-5E**  
 Township: **Goshen**  
 Acres: **95.25**  
 Date: **8/26/2019**

John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com

Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL175, 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	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
<b>Weighted Average</b>					<b>181.8</b>	<b>56.9</b>	<b>134.1</b>

**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/>

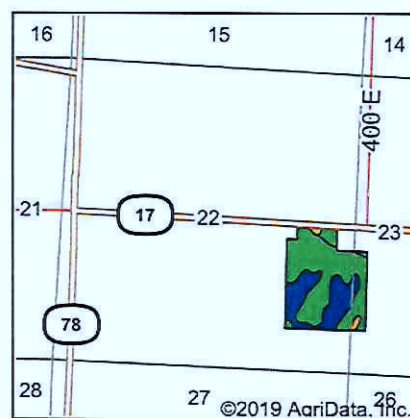
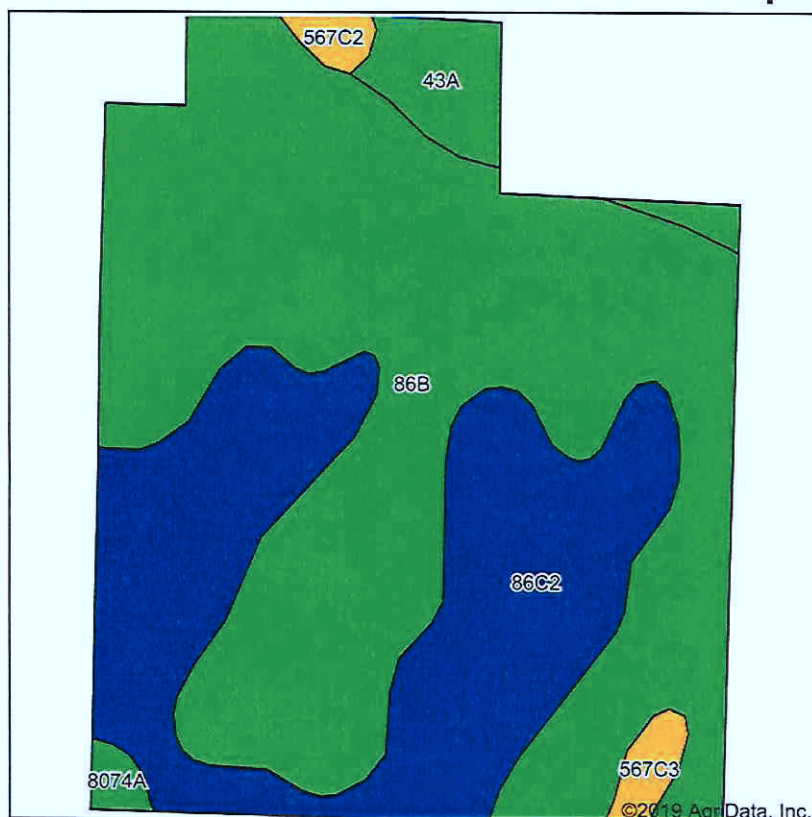
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

\*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.



## Soils Map



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

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Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING



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Soils data provided by USDA and NRCS.

Area Symbol: IL175, 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	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
<b>Weighted Average</b>					<b>184.8</b>	<b>57.9</b>	<b>136.6</b>

**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:

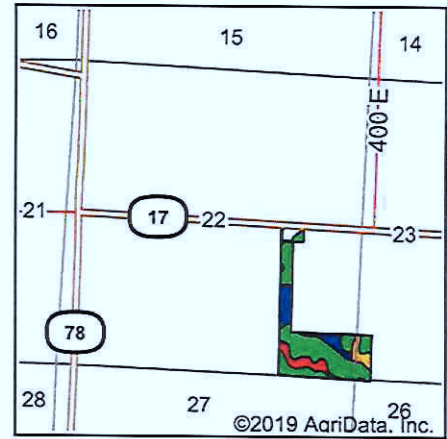
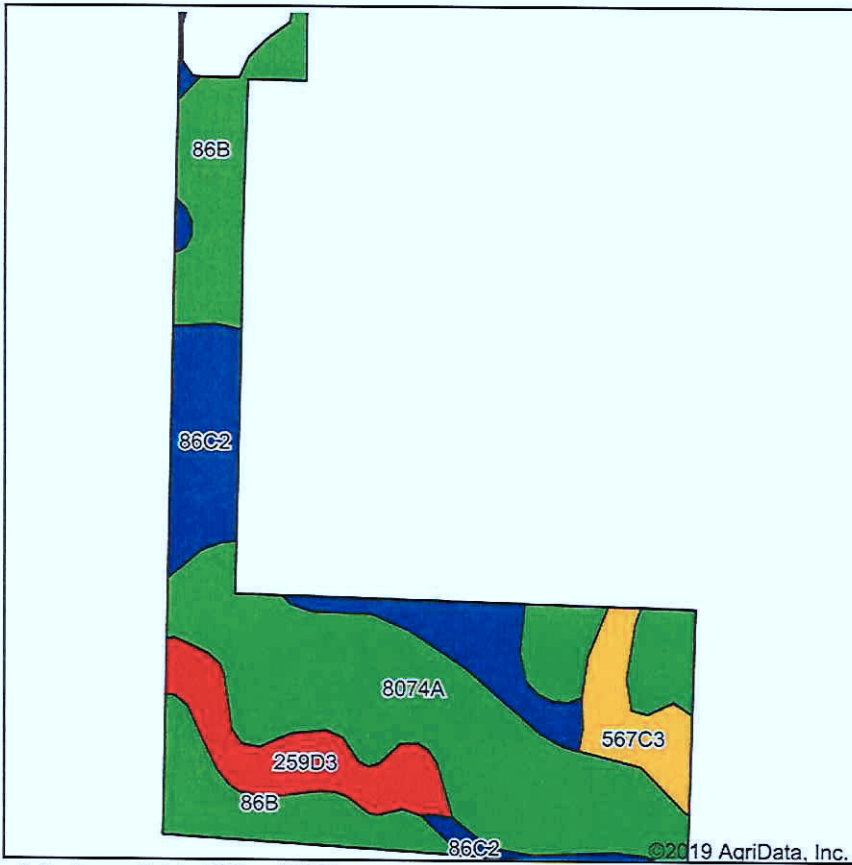
<http://soilproductivity.nres.illinois.edu/>

\*\* 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.

# Soils Map Pasture



State: **Illinois**  
 County: **Stark**  
 Location: **22-13N-5E**  
 Township: **Goshen**  
 Acres: **38.57**  
 Date: **9/9/2019**

**John Leezer, ALC**  
 (309) 286-2221  
[www.illinoisfarms4salc.com](http://www.illinoisfarms4salc.com)

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Area Symbol: IL175, 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
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**

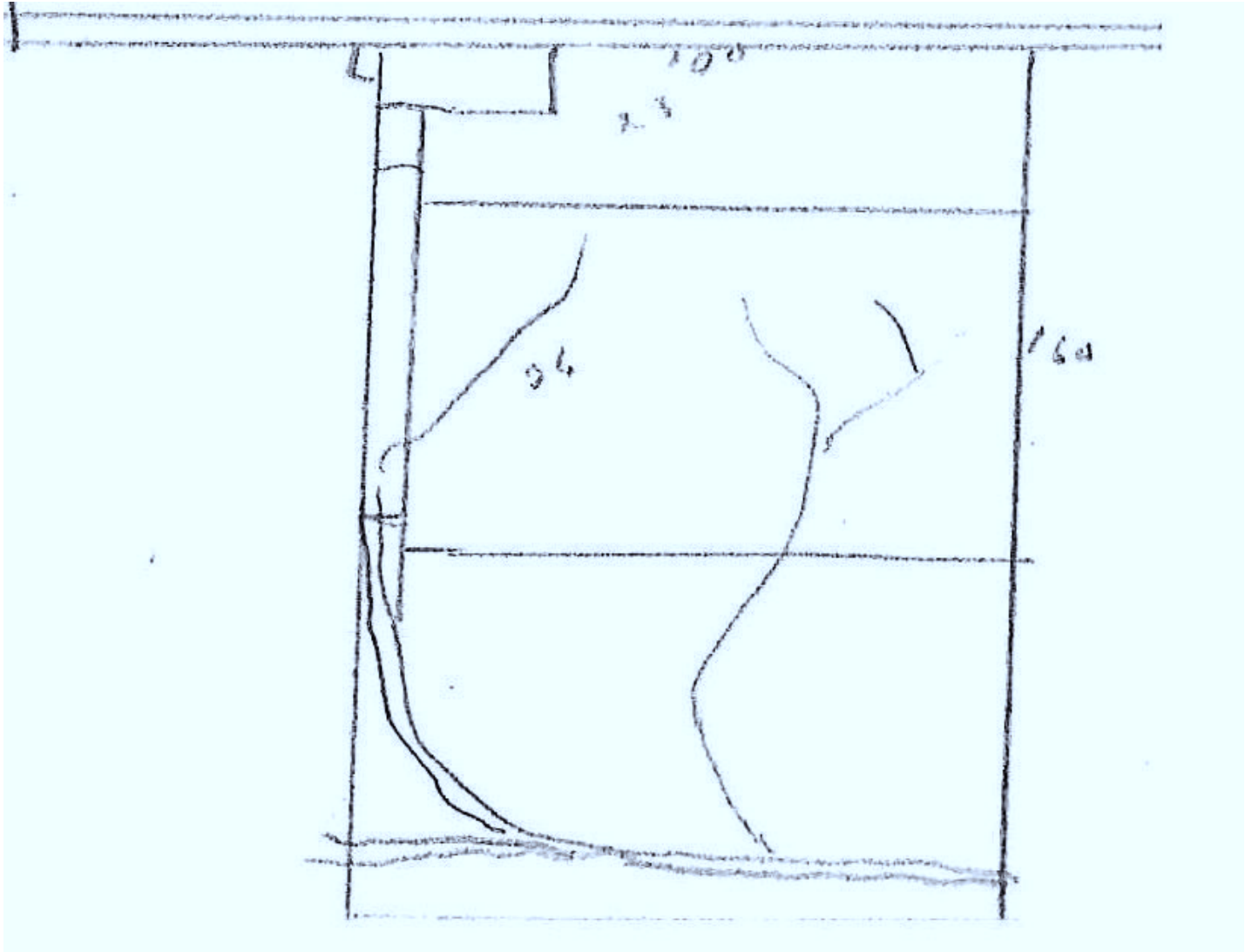
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* 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







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Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

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### **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.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

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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 \_\_\_\_\_

By: \_\_\_\_\_  
(Broker/Licensee Initials)

**LICENSEE:** \_\_\_\_\_

Date: \_\_\_\_\_