



## FOR SALE BY PUBLIC AUCTION

169.69 +/- Acres in Two Tracts

Henry County, near Kewanee, IL

**December 17, 2019 - 9:00 AM**

**Kewanee American Legion**

1509 Railroad Ave, Kewanee, IL

### TWO TRACTS

|                       | NORTH                                                                                  | SOUTH | TOTAL  |
|-----------------------|----------------------------------------------------------------------------------------|-------|--------|
| TOTAL ACRES           | 89                                                                                     | 80.69 | 169.69 |
| FSA TILLABLE          | 89                                                                                     | 73.44 | 162.44 |
| PI                    | 119.9                                                                                  | 124.7 | 122    |
| PLAT BOOK<br>LOCATION | Part NW 1/4 Sec 12 & Part NE 1/4 Sec 11<br>T14N - R5E Wethersfield Township, Henry Cty |       |        |

Acres shown are approximate and subject to survey. The split of FSA acres are approximate.

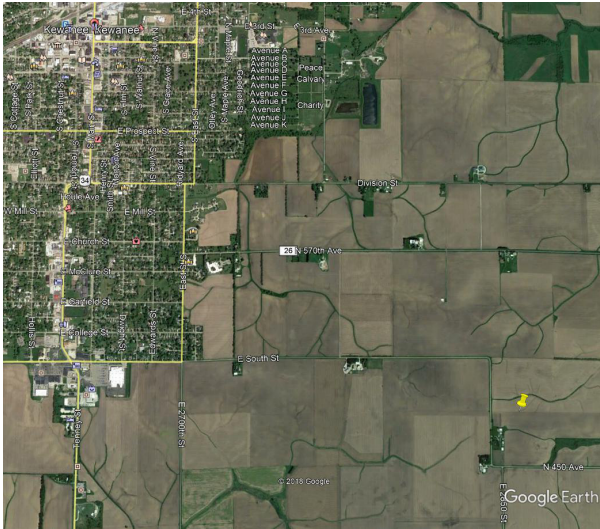
| Parcel No.    | Acres  | 2018 Taxes Pd | Per Acre |
|---------------|--------|---------------|----------|
| 25-11-200-005 | 8.05   | \$213.98      | \$26.58  |
| 25-12-100-002 | 161.64 | \$3,732.82    | \$23.09  |
| TOTAL         | 169.69 | \$3,946.80    | \$23.26  |

**For more info: John A Leezer, Designated Managing Broker;  
Jim Maloof Realtors**

**(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.

**Directions To Property:**

Go East out of Kewanee on South Street, which turns into N500th Ave. Farm is 1.5 miles on the left (East), after road turns to the south.

**Notes:**

169 acre farm with 162 FSA acres tillable.

No improvements

To be sold at public auction.

**Lease:**

Lease is open for 2020.

**Survey:**

Seller will provide a survey and farm will be sold on surveyed acres.

**Terms Of Sale:**

Land will be offered by the **Buyer's Choice and Privilege 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 second highest bidder, the remaining tract will be offered with another round of bidding.

**Sellers reserve the right to reject any and all bids.**

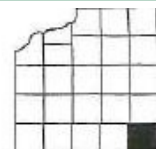
See attached Terms of Sale for details.

**Owner of Property:**  
Gleason Family Trust

**Attorney for Seller**

Mike Massie  
Massie & Quick LLC  
115 NW 3rd Ave  
Galva, IL 61434  
(309) 932-2168

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R-5-E

T-14-N

WETHERSFIELD PLAT

(Landown and

KEWANEE TWP.

BURNS TWP.

GALVA TWP.

STARK CO.

STARK CO.

3 COUNTY RD

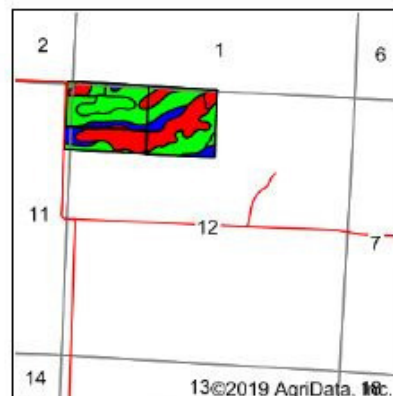
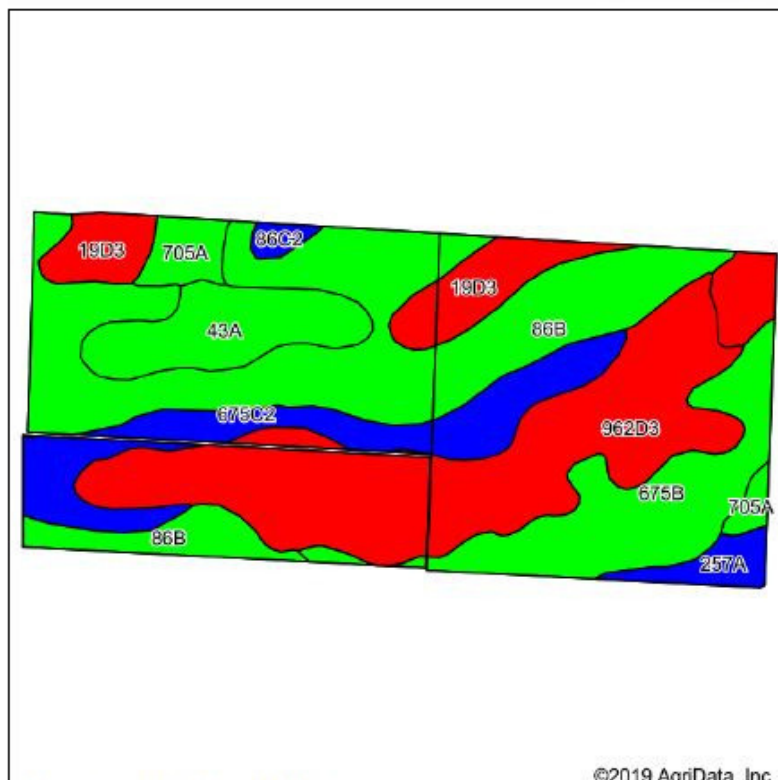
December 2019

| S  | M  | T  | W  | T  | F  | S  |
|----|----|----|----|----|----|----|
| 1  | 2  | 3  | 4  | 5  | 6  | 7  |
| 8  | 9  | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 |    |    |    |    |

Tuesday, Dec 17th 2019

## NORTH TRACT

### Soils Map



State: Illinois  
County: Henry  
Location: 12-14N-5E  
Township: Wethersfield  
Acres: 89.02  
Date: 11/5/2019

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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

| Area Symbol: IL073, Soil Area Version: 16 |                                                                  |       |                  |                                     |           |               |
|-------------------------------------------|------------------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|
| Code                                      | Soil Description                                                 | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A |
| **86B                                     | Osco silt loam, 2 to 5 percent slopes                            | 27.02 | 30.4%            |                                     | **189     | **59          |
| **962D3                                   | Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded    | 22.97 | 25.8%            |                                     | **124     | **38          |
| **675B                                    | Greenbush silt loam, 2 to 5 percent slopes                       | 10.59 | 11.9%            |                                     | **182     | **57          |
| **675C2                                   | Greenbush silt loam, 5 to 10 percent slopes, eroded              | 9.59  | 10.8%            |                                     | **171     | **54          |
| **19D3                                    | Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded | 7.79  | 8.8%             |                                     | **122     | **40          |
| 43A                                       | Ipava silt loam, 0 to 2 percent slopes                           | 6.29  | 7.1%             |                                     | 191       | 62            |
| 705A                                      | Buckhart silt loam, 0 to 2 percent slopes                        | 2.45  | 2.8%             |                                     | 190       | 61            |
| 257A                                      | Clarksdale silt loam, 0 to 2 percent slopes                      | 1.69  | 1.9%             |                                     | 174       | 56            |
| **86C2                                    | Osco silt loam, 5 to 10 percent slopes, eroded                   | 0.63  | 0.7%             |                                     | **178     | **56          |
| Weighted Average                          |                                                                  |       |                  |                                     | 163.4     | 51.3          |
|                                           |                                                                  |       |                  |                                     |           | 119.9         |

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.

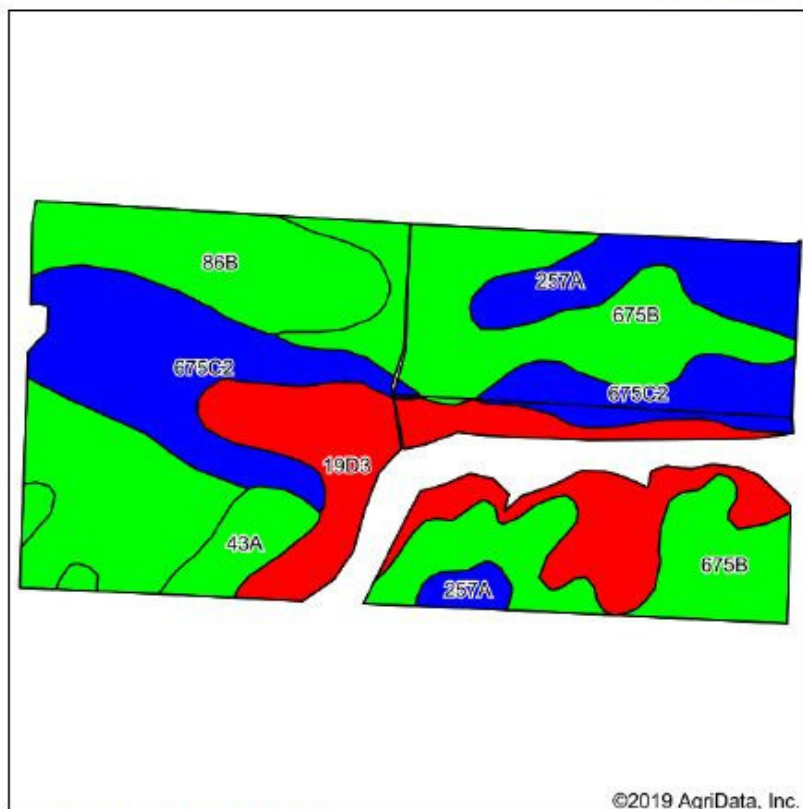
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**Jim Maloof Realtors**  
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| December 2019 |    |    |    |    |    |    |
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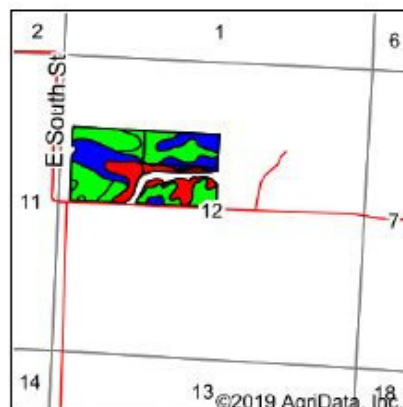
Tuesday, Dec 17th 2019

## SOUTH TRACT

### Soils Map



Soils data provided by USDA and NRCS.



State: Illinois  
County: Henry  
Location: 12-14N-5E  
Township: Wethersfield  
Acres: 72.68  
Date: 11/5/2019

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL073, Soil Area Version: 16

| Code             | Soil Description                                                 | Acres | Percent of field | IL State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|------------------------------------------------------------------|-------|------------------|------------------------------------|-----------|---------------|------------------------------------------------|
| **675B           | Greenbush silt loam, 2 to 5 percent slopes                       | 19.65 | 27.0%            |                                    | **182     | **57          | **133                                          |
| **86B            | Osco silt loam, 2 to 5 percent slopes                            | 15.75 | 21.7%            |                                    | **189     | **59          | **140                                          |
| **675C2          | Greenbush silt loam, 5 to 10 percent slopes, eroded              | 14.38 | 19.8%            |                                    | **171     | **54          | **125                                          |
| **19D3           | Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded | 13.87 | 19.1%            |                                    | **122     | **40          | **90                                           |
| 257A             | Clarksdale silt loam, 0 to 2 percent slopes                      | 6.09  | 8.4%             |                                    | 174       | 56            | 128                                            |
| 43A              | Ipava silt loam, 0 to 2 percent slopes                           | 2.94  | 4.0%             |                                    | 191       | 62            | 142                                            |
| Weighted Average |                                                                  |       |                  |                                    | 169.6     | 53.7          | 124.7                                          |

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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Tuesday, Dec 17th 2019

## Gleason FSA - Aerial



United States  
Department of  
Agriculture

Henry County, Illinois

W=Wheat, SWR, GR

SB, S, B=Soybeans, Com, GR

Alf=Alfalfa, FG

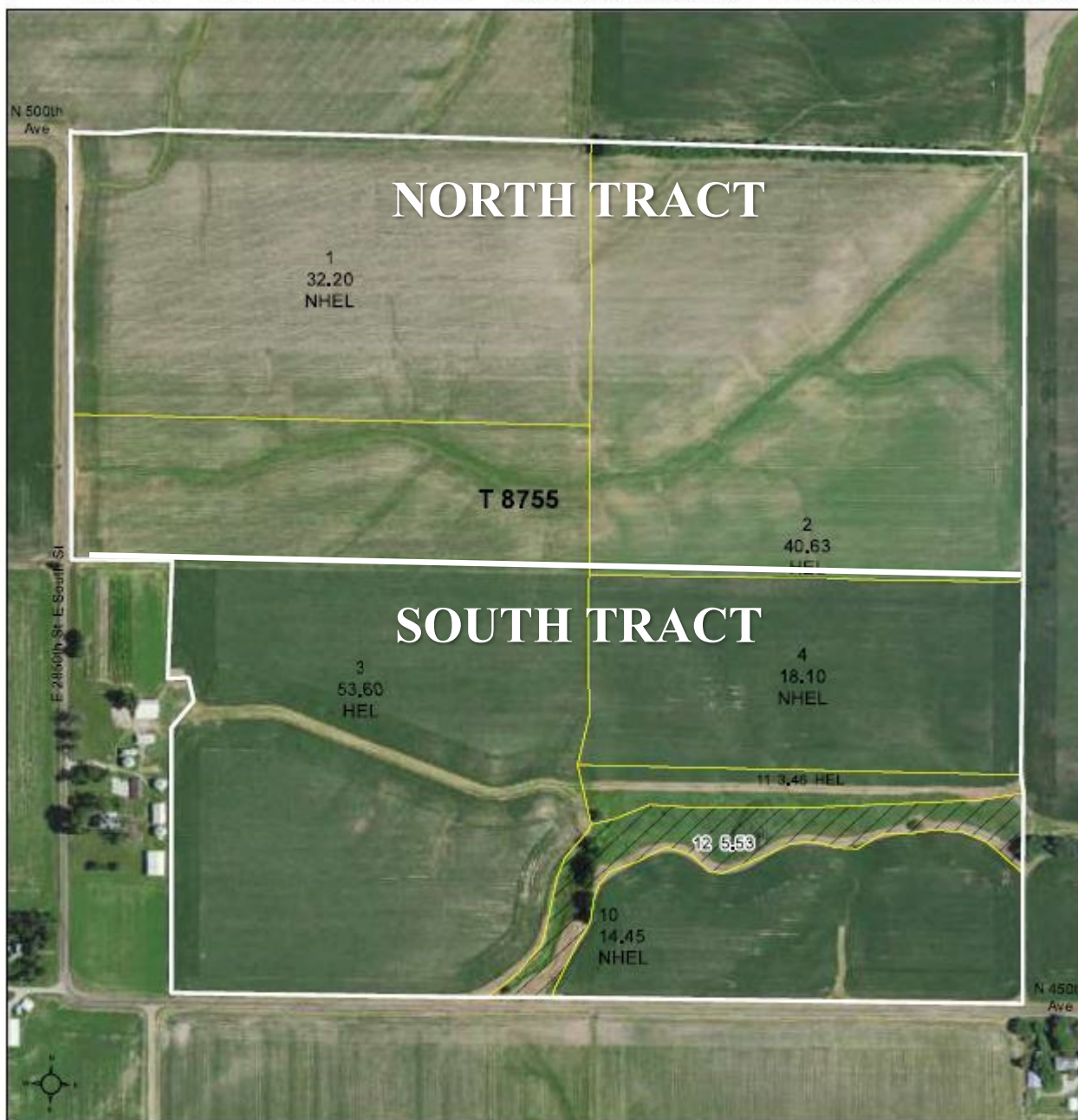
Pasture, Past=MixFG, LGM, GZ

C=Corn, Yel, GR

Hay=MixFG, LGM, FG

VW=MixFG, LGM, LS

\*Non-Irrigated unless noted on the map



### Common Land Unit

- Non-Cropland
- Cropland

### Wetland Determination Identifiers

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

Tract Boundary

0 175 350 700 Feet

2019 Producer Shares: \_\_\_\_\_

Tract Cropland Total: 162.44 acres

2019 Program Year

Map Created March 12, 2019

**Farm 7149**  
**Tract 8755**

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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Illinois  
Henry

Report ID: FSA-156EZ

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

FARM: 7149  
Prepared: 10/4/19 12:45 PM  
Crop Year: 2019  
Page: 1 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.

|               |                 |               |
|---------------|-----------------|---------------|
| Operator Name | Farm Identifier | Recon Number  |
|               | Not Applicable  | 2007 17073 49 |

Farms Associated with Operator:  
3584, 6035, 6278, 6281

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 167.97             | 162.44             | 162.44                 | 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                | 162.44                 | 0.0            | 0.0     |              |     |             |                  |

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

| Crop              | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------|-----------------------|
| CORN              | 118.07       | 152       | 0.0                   |
| SOYBEANS          | 39.33        | 50        | 0.0                   |
| Total Base Acres: | 157.4        |           |                       |

Tract Number: 8755      Description P14 Sec 12 Wetherfield  
FSA Physical Location : Henry, IL      ANSI Physical Location: Henry, IL  
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 |
|--------------------|--------------------|------------------------|----------------|-----------------------|--------------|-----|
| 167.97             | 162.44             | 162.44                 | 0.0            | 0.0                   | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP               |              |     |
| 0.0                | 0.0                | 162.44                 | 0.0            | 0.0                   |              |     |
| Crop               | Base Acreage       | CTAP Tran Yield        | PLC Yield      | CCC-505 CRP Reduction |              |     |
| CORN               | 118.07             |                        | 152            | 0.0                   |              |     |
| SOYBEANS           | 39.33              |                        | 50             | 0.0                   |              |     |
| Total Base Acres:  | 157.4              |                        |                |                       |              |     |

Owners: GLEASON FAMILY TRUST



## TERMS OF SALE FOR:

## Gleason Family Trust

NORTH: Pt of NW 1/4 of Sec 12 and Pt NE 1/4 Sec 11, T14N - R5E, Wethersfield Township, Henry County, IL

SOUTH: Pt of NW 1/4 of Section 12, T14N - R5E, Wethersfield Township, Henry County, IL

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|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AS IS</b>             | Property is being sold in AS-IS Condition with no warranties expressed or implied. Buyer is advised to make a thorough inspection.                                                                                                                                                                                                                                                                                                                                             |
| <b>DEPOSIT</b>           | 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.                                                                                                                                                                                                                                                                                                           |
| <b>CLOSING</b>           | Within 30 days of auction day.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>POSSESSION</b>        | Upon payment of deposit or conclusion of harvest, whichever is later.                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>LEASE</b>             | Lease has been terminated for 2020 crop year.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>CONTINGENCY</b>       | There are no contingencies including those for inspections or financing.                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>CONTRACT</b>          | 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.                                                                                                                                                                                                                                                                                         |
| <b>AGENT</b>             | Agents/Brokers/Auctioneers/Maloof Farm & Land are acting as agent for the seller only. There is no agency relationship with the buyer.                                                                                                                                                                                                                                                                                                                                         |
| <b>ANNOUNCEMENTS</b>     | All announcements made on day of sale supersede all other prior written or verbal announcements.                                                                                                                                                                                                                                                                                                                                                                               |
| <b>RESERVE</b>           | Seller reserves the right to reject all bids. This is not an absolute auction.                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>EVIDENCE OF TITLE</b> | Seller will provide merchantable title in the form of a title insurance commitment, owner's policy and Trustee's Deed.                                                                                                                                                                                                                                                                                                                                                         |
| <b>REAL ESTATE TAXES</b> | SELLER to pay 2019 Real Estate taxes payable in 2020, settled at closing. The 2020 Real Estate Taxes, payable in 2021 to be paid by BUYER.                                                                                                                                                                                                                                                                                                                                     |
| <b>SURVEY</b>            | Seller will provide a survey.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>MINERAL RIGHTS</b>    | All mineral rights owned by SELLER, if any, will be transferred to BUYER.                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>BUYER'S PREMIUM</b>   | There is no buyers' premium on this sale.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>BUYERS CHOICE</b>     | Land will be offered by the <b>Buyer's Choice and Privilege Method</b> 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 second highest bidder, the remaining tract will be offered with another round of bidding. <b>Sellers reserve the right to reject any and all bids.</b> |

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