



FOR SALE BY PUBLIC AUCTION
79.48 +/- Acres of Stark County Farm Land
North of Princeville, IL

December 9, 2019 - 9:00 AM
Princeville Heritage Museum
325 Ostrom Ave., Princeville, IL

TOTAL ACRES	79.48
FSA TILLABLE	78.96
PI	143.4
S 1/2 of NW 1/4 of Sec 31, 12N-7E Valley Township, Stark County	

Directions To Property:

North out of Princeville on Route 91.
Located on east side of Route 91 about 2.5
miles north of Princeville.

Note: this is a live auction only. We are

**New Terms
As Of
11/27/19**

Terms of Sale:

The farm will be divided into two tracts: the east half and the west half being 39.74 acres each. Each tract will be sold individually and then combined and sold as one 79.48 acre tract. Sale will be to the highest combined bids subject to seller's reserve amount.

Lease: open for 2020.

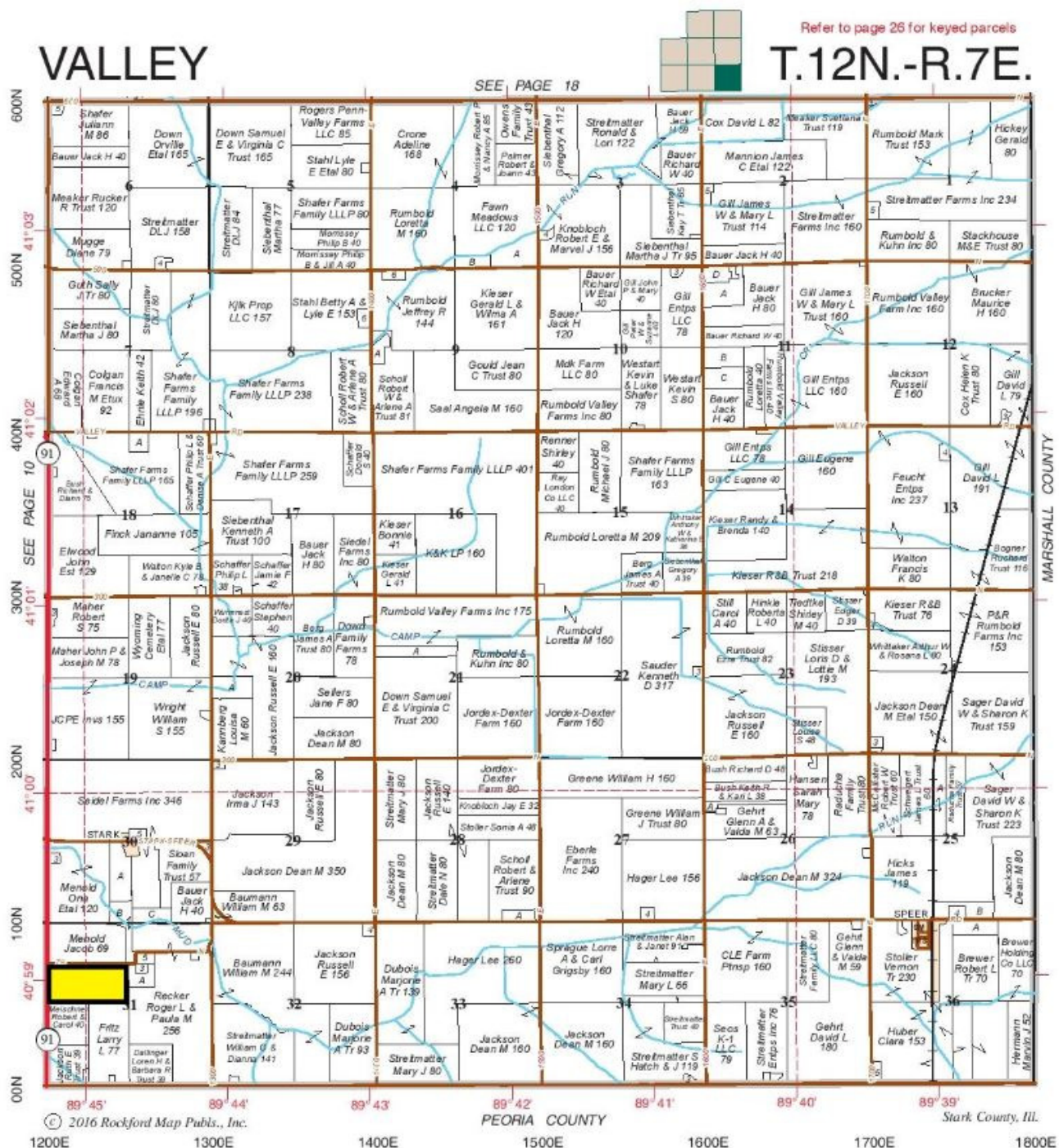
Owner: David Menold

Attorney For Seller: Jennie Cordis Boswell
Cordis and Cordis, Princeville, IL (309) 385-4616

Parcel No.	Acres	2018 Taxes Pd
08-31-100-007	79.48	\$4,123.50

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.



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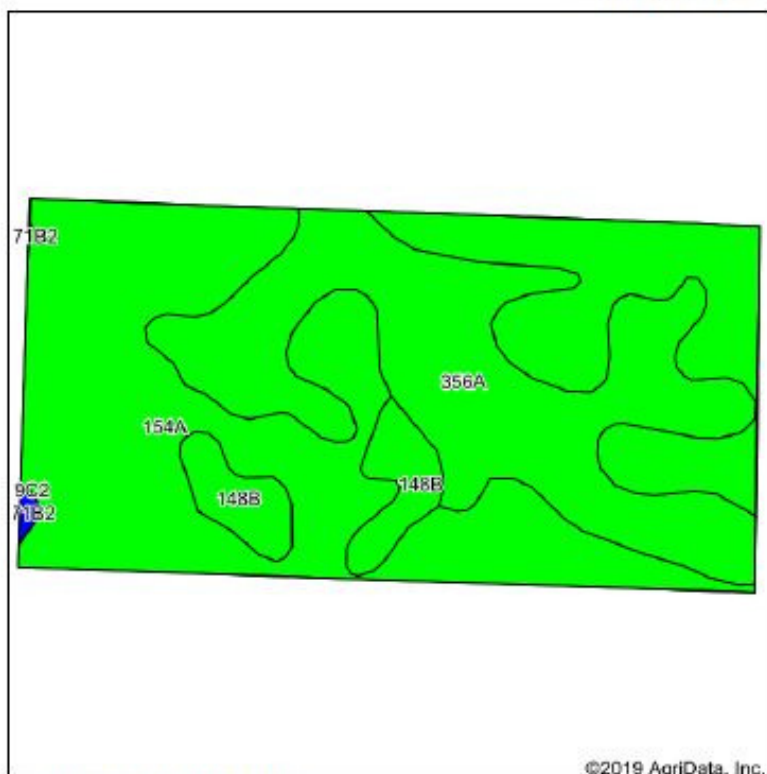
December 2019

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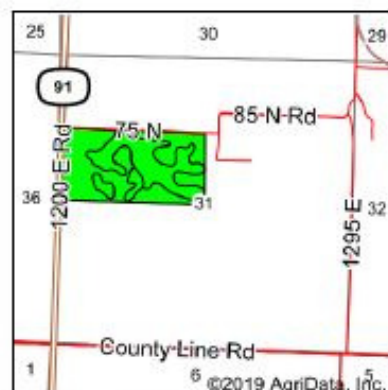
Monday, Dec 9th 2019

MENOLD SINGLE TRACT

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **31-12N-7E**
Township: **Valley**
Acres: **78.96**
Date: **11/5/2019**

Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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Area Symbol: IL175, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	47.65	60.3%		194	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	26.34	33.4%		195	63	144
**148B	Proctor silt loam, 2 to 5 percent slopes	4.75	6.0%		**183	**57	**134
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	0.22	0.3%		**178	**56	**131
Weighted Average					193.6	62.6	143.4

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.

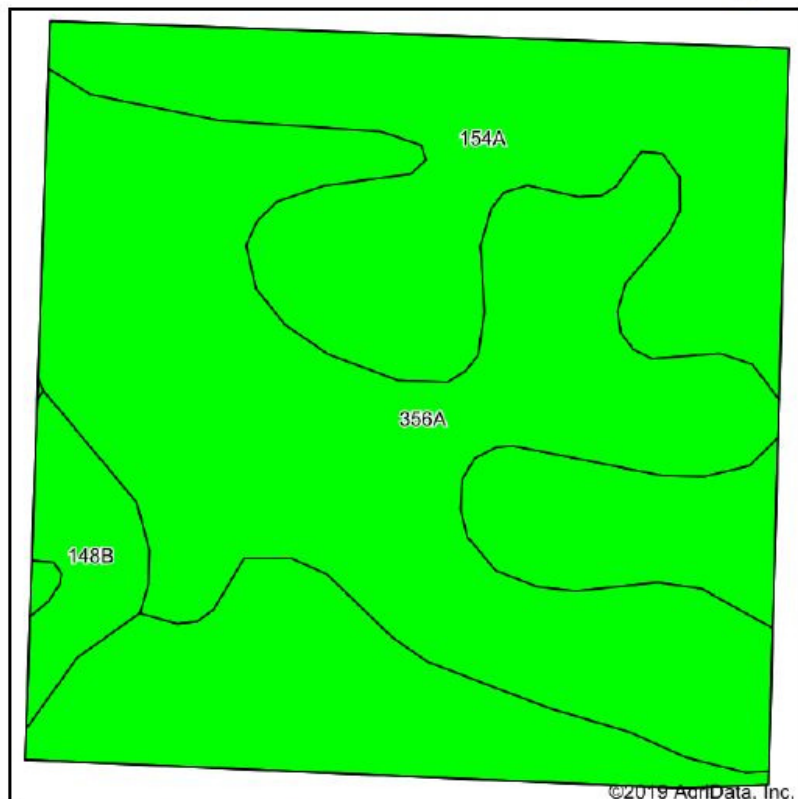
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MENOLD EAST TRACT

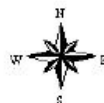
Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **31-12N-7E**
Township: **Valley**
Acres: **39.48**
Date: **11/27/2019**



Area Symbol: IL175, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	19.43	49.2%		194	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	18.42	46.7%		195	63	144
**148B	Proctor silt loam, 2 to 5 percent slopes	1.63	4.1%		**183	**57	**134
Weighted Average					194	62.8	143.6

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

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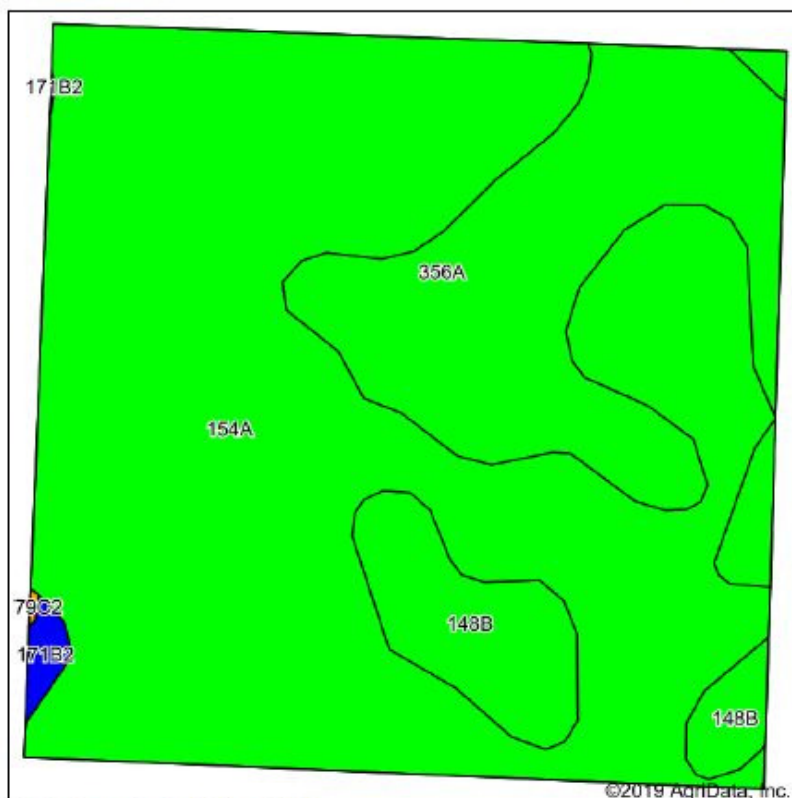
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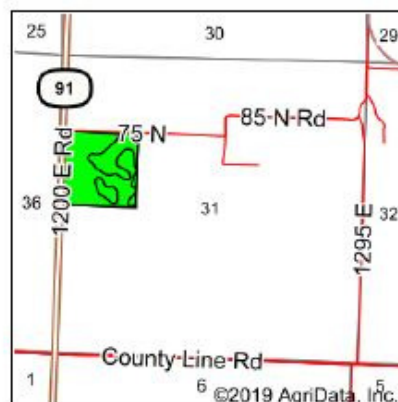
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MENOLD WEST TRACT

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **31-12N-7E**
Township: **Valley**
Acres: **39.48**
Date: **11/27/2019**



Area Symbol: IL 175, Soil Area Version: 12							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	28.06	71.1%		194	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	7.93	20.1%		195	63	144
**148B	Proctor silt loam, 2 to 5 percent slopes	3.24	8.2%		**183	**57	**134
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	0.25	0.6%		**178	**56	**131
Weighted Average					193.2	62.5	143.1

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

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Menold FSA - Aerial



United States
Department of
Agriculture

Stark County, Illinois

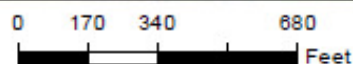


Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



2019 Program Year

Map Created March 28, 2019

Farm 3517

Tract 1372

Tract Cropland Total: 78.96 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



Menold FSA 156

Tract Number: 1372 **Description:** 7J-2 SEC 31 VALLEY TWP
FSA Physical Location : Stark, IL **ANSI Physical Location:** Stark, IL
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
78.96	78.96	78.96	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	78.96	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	42.1		189	0.0
SOYBEANS	36.4		53	0.0
Total Base Acres:	78.5			

Owners: MENOLD, DAVID L

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TERMS OF SALE FOR: David Menold

LOCATION	South 1/2 of NW 1/4 of Sec 31, T12N - R7E, Valley Township, Stark 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	Upon payment of deposit or conclusion of harvest, whichever is later.
LEASE	Lease is open for 2020 crop year.
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/Jim Maloof Realtors are acting as agent for the seller only. 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, owner's policy and Warranty Deed.
REAL ESTATE TAXES	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.
SURVEY	No survey is being offered if sold as one tract.. Survey will be provided if tracts are sold to separate owners.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
TERMS OF SALE	The farm will be divided into two tracts: the east half and the west half being 39.74 acres each. Each tract will be sold individually and then combined and sold as one 79.48 acre tract. Sale will be to the highest combined bids subject to seller's reserve amount.

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