



FOR SALE

PRIME 20 ACRES IN STARK COUNTY

10052 State Route 78 LaFayette, IL 61449

Total Acres: 20 acres (seller does not guarantee number of acres)
FSA Tillable Acres: 17.4 acres (approximate)
PI (Tillable Acres): 140.4

Brief Legal: South 1/2 of SW 1/4 of the SW 1/4
Sec 10, 13N 5E Goshen Twp., Stark County

Improvements: 2 story Farm House with approximately 1962 square feet of living area. 3-4 bedrooms, 1 bath, kitchen/dining area, living room, den. The house needs some work and is being sold as is.

Lease: The tillable land is cash rented for 2020.

Survey: No survey has been done. Being sold as 20 acres +/- based on Stark County Tax Assessor Records.

Owner: Marilyn Ott

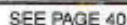
LISTING PRICE
\$230,000
(\$11,500/ac)

Parcel No.	Acres	2019 Taxes Pd	Per Acre
03-10-300-003	20	\$862.36*	\$43.12
* Senior and Homestead Exemptions apply			

**For more info: John A Leezer, Designated Managing Broker;
JimMaloof/REALTOR®**

(309) 286-2221 John@LeezerAgency.com
www.JohnLeezer.com

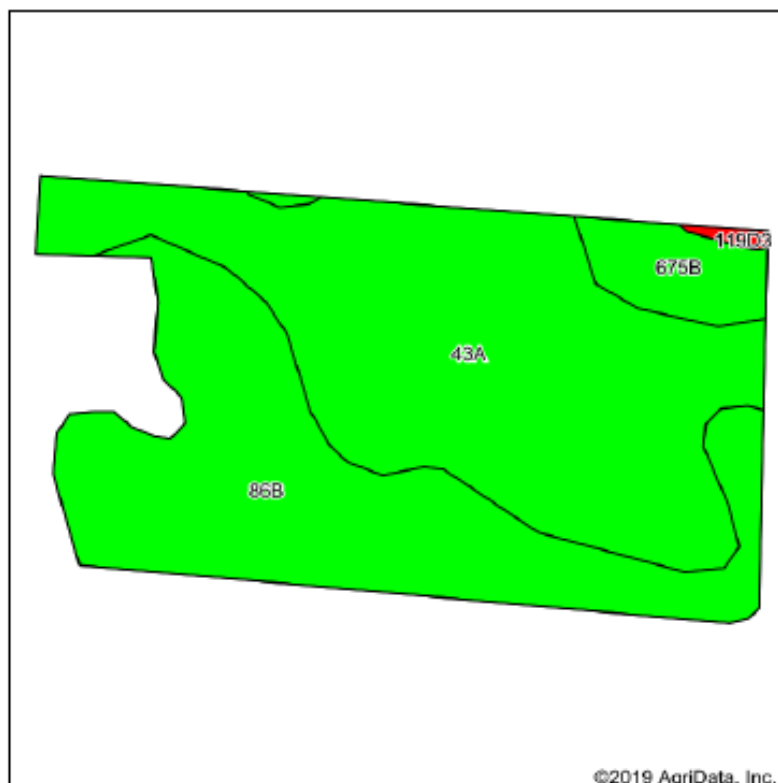
Disclaimer: The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the sale are exclusively representing the seller.



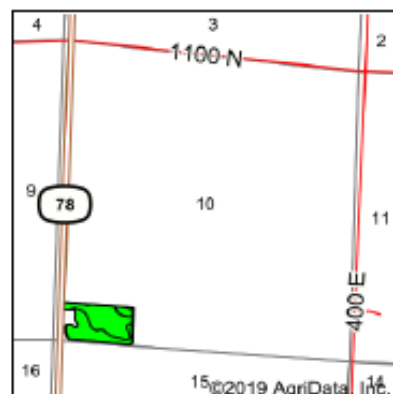
John@LeezerAgency.com www.JohnLeezer.com

FOR SALE

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **10-13N-5E**
Township: **Goshen**
Acres: **17.41**
Date: **6/30/2020**

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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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
43A	Ipava silt loam, 0 to 2 percent slopes	9.28	53.3%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	7.01	40.3%		**189	**59	**140
**675B	Greenbush silt loam, 2 to 5 percent slopes	1.04	6.0%		**182	**57	**133
**119D3	Elco silty clay loam, 10 to 18 percent slopes, severely eroded	0.08	0.5%		**122	**40	**91
Weighted Average					189.3	60.4	140.4

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.

John A Leezer, Designated Managing Broker
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Aerial Map



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50 YEARS
1970 - 2020

Leezer
INSURANCE AGENCY, INC.
127 W. Main St. PO Box 129 Toulon IL 61483
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Map Center: 41° 7' 20.2, -89° 55' 24.03

0ft 239ft 477ft

10-13N-5E
Stark County
Illinois



7/13/2020

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



D

MLS #: PA1216663 **St:** Active **Cat:** Lots/Acres/Farms **LP:** \$230,000
Addr: 10052 State Route 78 **# of Lots:**
City: Lafayette IL **Zip Code:** 61449
County: Stark **Subdivision:** Goshen
Type: FARMS **Ann Taxes:** \$865.36 **Tax Yr:** 2019
Parcel ID: 03-10-300-003 **Add'l Parcel IDs:**
Apprx. Acres: 20.000 **Apprx Lot Size:** 660x1320
Legal: Pt of the SW 1/4 of the SW 1/4 of sec 10 13N 5E Goshen Twp, Stark County, IL
Virtually Stage Y/N: N

M

F Baths: 1 **# Bedrooms:** 4 **Year Built:** 1900 **Source:** Unable
Stories: 2 **# 1/2 Baths:** 0
Approx Above-Grade SF: 1,962 **Approx Fin Bsmt SqFt:** 0
Approx Total Fin SqFt: 1,962 **Approx Bsmt SqFt:** 749

Unbranded V Tour

Directions: On the East side of Rt 78 about 1 mile North of Rt 17/78 junction

Apprx Tillable Acres: 17.400	Apprx. Pasture Acres: 0.000	Apprx. # Wooded Acres: 0.00
Section: SW10	Township: 13N	Range: 5E
Principle Meridian #: 4	FSA Farm #:	FSA Cropbase:
Cropshare Lease: No	Quiet Ten Farm Rights: Yes	Corn Suitability Rating: 189
CRP: No	Soil Type: Ipava, Osco	Production Index: 140.4
Soil Index:	Mineral Rights: Yes	Tenant/Operator Name: Cash Rented
# Yield/Acre - Corn:	# Yield/Acre - Milo:	# Yield/Acre - Soybeans:
# Yield/Acre - Wheat:	# Yield/Acre - Oats:	# Yield/Acre - Other:
Corn Suitability Rating/PI: 189		

Mo Assn Fee:	Ann Assoc Fee:	Zoning: Agricultural	100-Yr Flood Plain: Unknown	High Schl: Stark County
Repo: No	Short Sale: N	Elem School:		Mid Schl: Stark County

Agent Remarks
Office Remarks

Excellent piece of good tillable farmland. Appox 17.4 tillable acres with a PI of 140.4 The farm is currently cash rented. There is a 2 story farm house which needs work. Also small garden Shed. Property is being sold as is. All measurements and dimentions are approx.

Info on File	Aerial View/FSA, Soil Type	Financing: Cash, Conventional
Road/Access:	Paved	Show Instr: Combination Box, Showing Time
Miscellaneous:		
Utilities Avail:	Electricity/Lot Line, Propane Tank/Owned	
Lot Description:	Level, Agricultural	
Tax Exemptions:	Homestead/Owner Occupied, Senior Homestead	
Water/Sewer:	Individual Well, Septic System	
Amenities	Residence, Other Building Imprvmnts	
Assn Fee Incl:		

Owner:	Also Ref MLS #:
LO: Jim Maloof/REALTOR - Phone: 309-286-2221	Off License # 477011919
LA: John A Leezer - Phone: 309-335-2221	Agt License # 471003305
LA Email: john@leezeragency.com	List Team:
CLA:	Appointment Desk Phone: 309-690-4262
OLA:	LD: 7/3/2020
Comp: 2.5	XD:
Dual/Var: No	Agent Designated MB: Yes
Listing Type: Exclusive Right to Sell	Agent Owned: N
	Agent Related to Seller: N

OLP: \$230,000	Selling Agent:	Co-Sell Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Sell Agent:	Type of Sale
		DOM: 5
		CDOM: 5

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Illinois
Stark

U.S. Department of Agriculture
Farm Service Agency

FARM: 1286
Prepared: 7/7/20 6:16 AM
Crop Year: 2020
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

RUMBOLD, RICK L

Farm Identifier

Not Applicable

Farms Associated with Operator:

1998, 4190

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
19.66	15.01	15.01	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	15.01	0.0	0.0				

Tract Number: 2161

Description 3E-1 SEC 10 GOSHEN 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
19.66	15.01	15.01	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	15.01	0.0	0.0		

Owners: OTT, JOHN C

Other Producers: None



PEORIA AREA ASSOCIATION OF 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 John Leezer ("Licensee"), may
(insert name(s) of Licensee undertaking dual representation)
undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

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.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

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 qualifications 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.

WHAT A 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: _____

LICENSEE _____

Date: _____

DOCUMENT PRESENTED:

Date: _____

Broker/Licensee Initials: _____

Client Initials: _____