



VIRTUAL AUCTION

120.05 ACRES (TWO TRACTS) IN HENRY COUNTY

January 27, 2021 - 9 AM

Virtual Auction Only (must register 48 hrs prior to auction)

	WEST TRACT	EAST TRACT
Total Acres	60.02	60.03
PI	141.6	140.8

Note: these tracts are all tillable except for road right of ways.

Brief Legal: Part NE 1/4 Sec 36 14N4E
Galva Township, Henry County, IL

Location 1 mile east of Galva, IL on south side of IL Rt 34

Lease: The lease has been terminated. Full farming rights for 2021.

Survey: Seller has provided a survey

Owner: John Corkill Family Farm Trust

Attorney: Mike Massie
115 NW 3rd Ave., Galva, IL
(309) 932-2168

Parcel No.	Acres	Real Estate Tax
24-36-200-002	120.05	approx. \$48/acre*

GO TO
illinoisfarms4sale.com
[click on Register for Auction box]
Register 48 hours prior to auction

**TO REGISTER
FOR ONLINE
AUCTION**

* Disclaimer: these tracts are being split from a larger farm. Taxes and FSA tillable are approximate only.

**For more info: John A Leezer, Designated Managing Broker;
JimMalloof/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.

VIRTUAL AUCTION



YIELD HISTORY

	2015	2016	2017	2018	2019	2020
CORN		249		236		239
BEANS	59		61		58	

* Disclaimer: these tracts are being split from a larger farm. Taxes and FSA tillable are approximate only.

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T.14N.-R.4E.



VIRTUAL AUCTION

Aerial Map

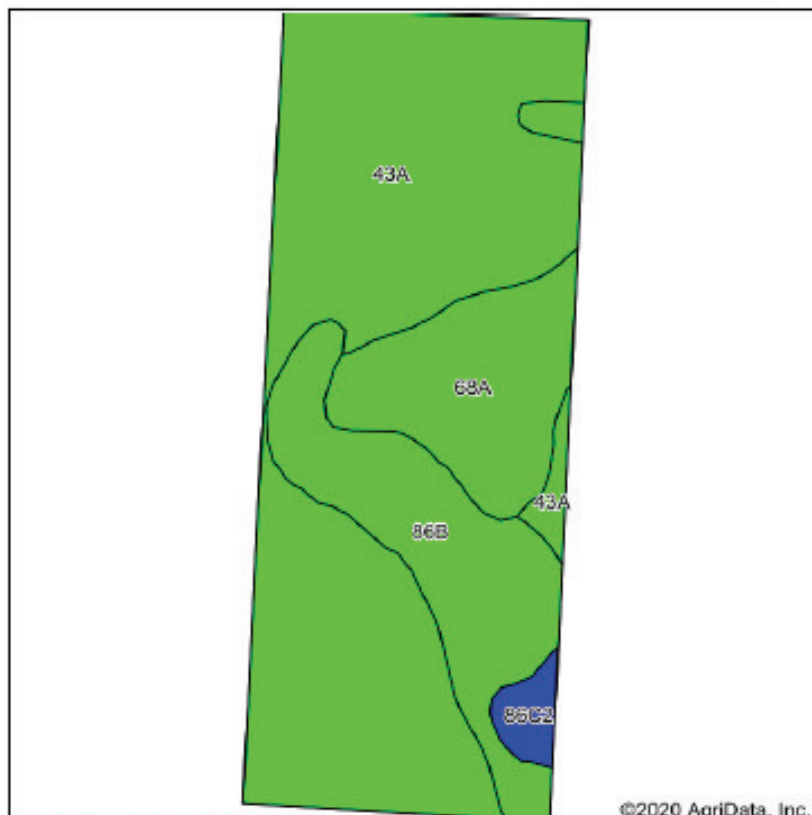
Boundary lines
are approximate



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VIRTUAL AUCTION - TRACT #1 (WEST)

Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois
County: Henry
Location: 36-14N-4E
Township: Galva
Acres: 60
Date: 12/10/2020

JOHN
Leezer
FARMLAND SALES



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Ill. 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	37.51	62.5%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	11.54	19.2%		**189	**59	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	9.72	16.2%		192	63	143
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.23	2.1%		**178	**56	**131
Weighted Average					190.5	61.5	141.6

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

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

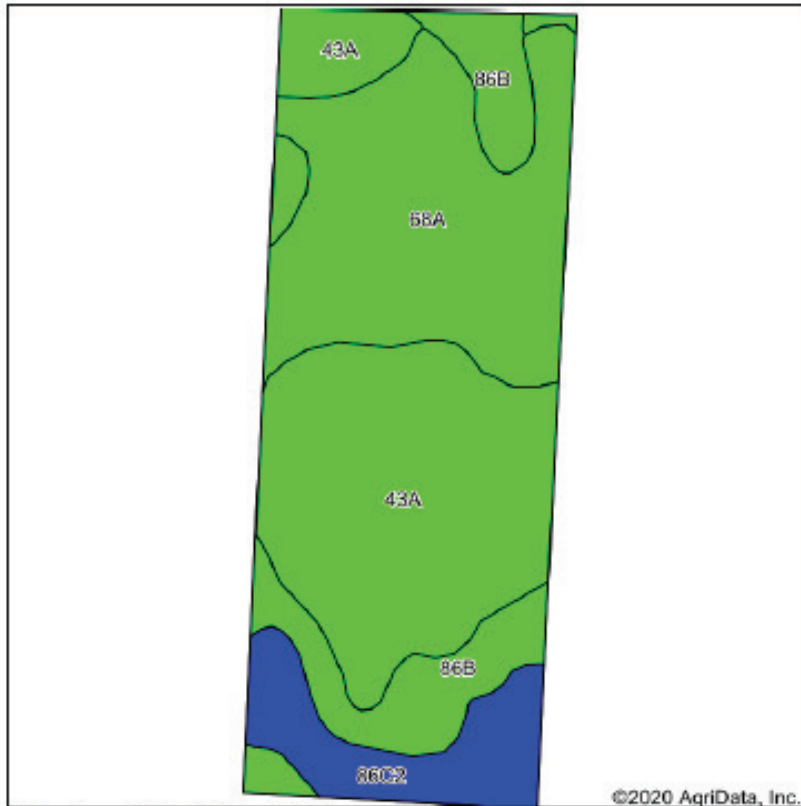
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

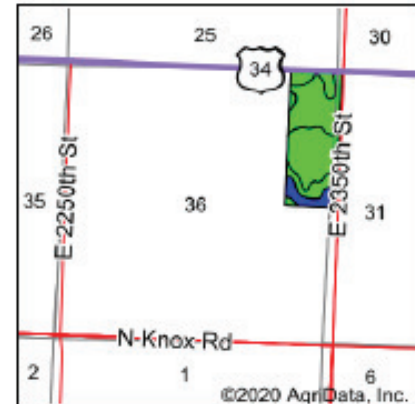
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VIRTUAL AUCTION - TRACT #2 (EAST)

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Henry**
Location: **36-14N-4E**
Township: **Galva**
Acres: **60**
Date: **12/10/2020**

JOHN
Leezer
FARMLAND SALES



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Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	24.48	40.8%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	20.17	33.6%		192	63	143
**86B	Osco silt loam, 2 to 5 percent slopes	8.76	14.6%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	6.59	11.0%		**178	**56	**131
Weighted Average					189.6	61.2	140.8

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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** 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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60.03 Acres ±
36)
5ec.

140.07

20.02 Acres ±

60.02 Acres +

60.03 Acres ±
36)
5ec.

Dated this 23rd day of November, 2020

By: Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/22

WALLACE LAND SURVEYING CO., Ltd.
Professional Design Firm -
#184.005454-0008
Toulon - Illinois

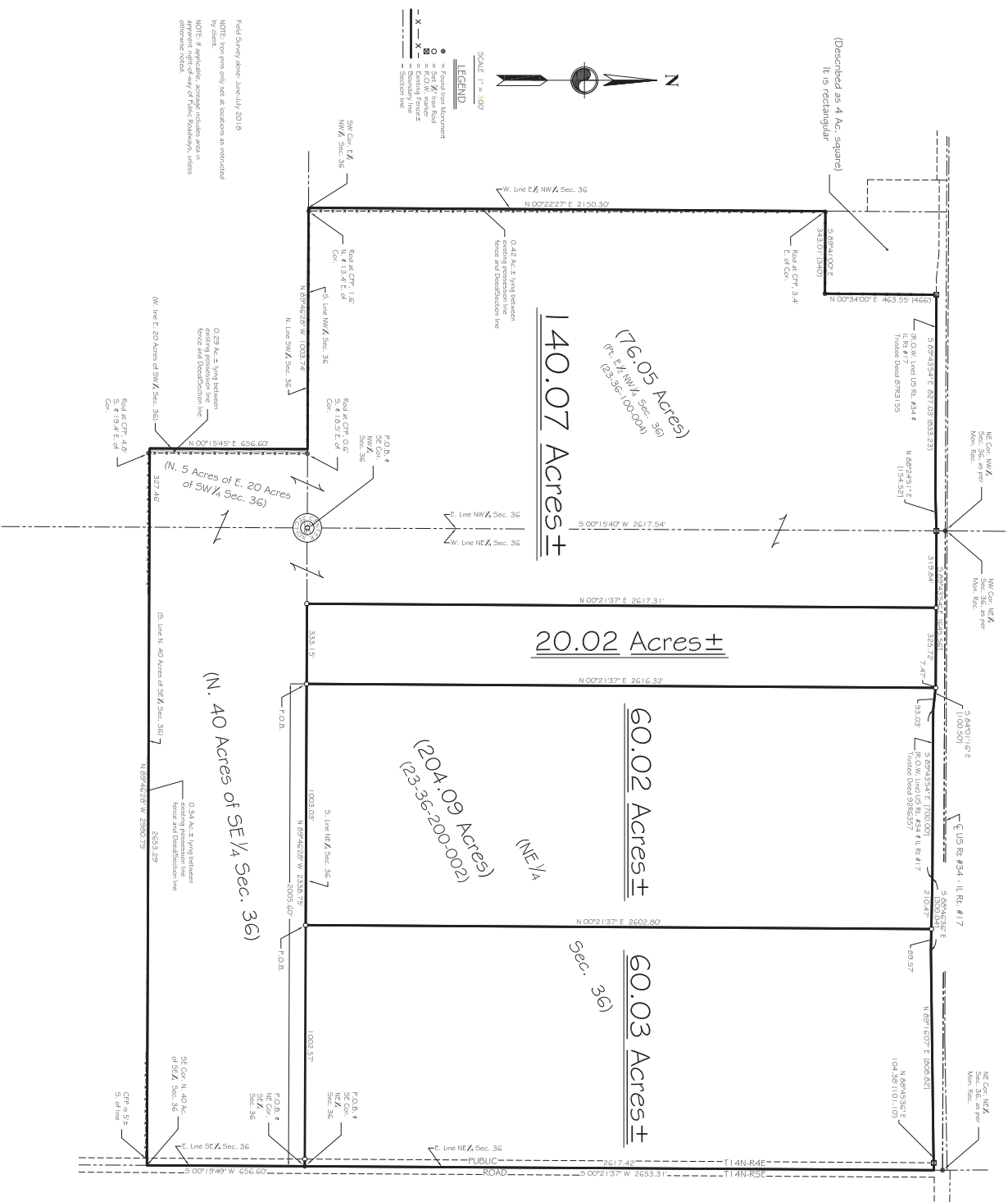
Prepared for

James Corkill
649 Rain Tree Circle
Coppell, TX, 75019

Wallace Land Surveying Co., Ltd.

PO Box 42
Tadon, Illinois 61483
Illinois Design Firm #184-005454-0008
Office: 309-266-7333
E-mail: walt@edmg@gmail.com

Ka: j08n
DATE: 11-23-2011
J08: 18114-002



REPORT NUMBER
15-0900399

REPORT DATE
Apr 2, 2015
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Mar 31, 2015

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TODAY'S DATE
Apr 02, 2015

**RIVER VALLEY COOPERATIVE
GRID SAMPLING PROJECT/ILLINOIS
108 PROGRESS LN
GENESEO IL 61254-1400**

**BA FARMS
HOME
SOUTH**

**RIVER VALLEY COOP
MASTER ACCOUNT**

*DIDNT TEST THE 120 A
IN 2020 CAUSE IT WILL
BE SOLD*

*LOCATIONS IN ORANGE HIGHLIGHT
ARE THE 120 ACRE.*

Lab	Sample	OM	Phosphorus			K	Mg	Ca	Na	pH	Buff	CEC	Percent Base					Nitrate			S	Zn	Mn	Fe	Cu	B	Excess Lime	Soluble Salts	NH3-N	MP3	
			P1	P2	Bic								Saturation					Surface		Total											
													K	Mg	Ca	H	Na	ppm	lbs/A												depth
Number	ID	%	ppm	ppm	ppm	ppm	ppm	ppm	ppm		Index	meq/100	K	Mg	Ca	H	Na	ppm	lbs/A	depth	lbs/A	ppm	ppm	ppm	ppm	ppm	ppm	Rate	number/cm	ppm	ppm
27952549	1	4.9	30	54		190	777	3393		6.7		23.9	2.0	27.1	70.9	0.0				0-6											
27952550	2	4.9	59	75		184	718	3108		6.6	6.8	23.4	2.0	25.6	66.4	6.0				0-6											
27952551	3	5.0	22	31		207	744	3461		6.9		24.0	2.2	25.8	72.0	0.0				0-6											
27952552	4	4.6	27	40		250	579	3196		6.6	6.8	22.8	2.8	21.2	70.1	5.9				0-6											
27952553	5	4.2	49	66		259	563	2695		6.8		18.8	3.5	25.0	71.5	0.0				0-6											
27952554	6	4.1	43	68	30	203	644	2767		7.0		19.7	2.6	27.2	70.2	0.0				0-6											
27952555	7	4.2	47	69	26	179	504	2982		7.0		19.6	2.3	21.4	76.3	0.0				0-6											
27952556	8	4.1	40	53		219	513	2783		6.4	6.7	20.7	2.7	20.7	67.2	9.4				0-6											
27952557	9	4.1	31	55		254	517	2945		6.6	6.8	21.0	3.1	20.5	70.1	6.3				0-6											
27952558	10	4.5	32	52	22	262	563	2629		7.2		18.5	3.6	25.4	71.0	0.0				0-6											
27952559	11	4.4	89	95		469	563	2362		6.6	6.8	18.8	6.4	25.0	62.8	5.8				0-6											
27952560	12	4.4	22	34		262	555	2642		6.6	6.8	19.7	3.4	23.5	67.1	6.0				0-6											
27952561	13	5.4	25	49		239	528	3463		6.2	6.6	25.3	2.4	17.4	68.4	11.8				0-6											
27952562	14	4.6	73	118		299	409	2437		6.1	6.7	19.1	4.0	17.8	63.8	14.4				0-6											
27952563	15	4.0	106	140		473	519	2575		6.9		18.4	6.6	23.5	69.9	0.0				0-6											
27952564	16	4.1	18	28		200	549	2417		6.0	6.6	20.2	2.5	22.6	59.8	15.1				0-6											
27952565	17	4.6	18	28		196	554	2627		6.5	6.8	19.8	2.5	23.3	66.3	7.9				0-6											
27952566	18	4.0	15	27		190	531	3092		6.5	6.7	22.1	2.2	20.0	70.0	7.8				0-6											
27952567	19	4.3	35	60		196	565	2821		6.8		19.3	2.6	24.4	73.0	0.0				0-6											
27952568	20	5.9	36	71		217	806	3587		6.9		25.2	2.2	26.7	71.1	0.0				0-6											
27952569	21	5.8	22	59		210	936	4330		6.8		30.0	1.8	26.0	72.2	0.0				0-6											
27952570	22	5.3	42	81		230	784	3619		6.6	6.8	26.8	2.2	24.4	67.5	5.9				0-6											
27952571	23	4.7	21	38		193	666	3297		6.9		22.5	2.2	24.7	73.1	0.0				0-6											
27952573	24	5.0	37	60		216	624	3567		6.9		23.6	2.3	22.0	75.7	0.0				0-6											
27952574	25	4.6	23	38		246	469	2965		6.5	6.8	21.0	3.0	18.6	70.6	7.8				0-6											
27952575	26	4.0	26	49	17	199	599	2974		7.0		20.4	2.5	24.5	73.0	0.0				0-6											
27952576	27	4.3	19	40		198	575	2775		6.9		19.2	2.6	25.0	72.4	0.0				0-6											
27952577	28	4.0	17	22		153	580	2715		6.7		18.8	2.1	25.7	72.2	0.0				0-6											
27952578	29	4.5	26	31	17	174	553	2948		7.0		19.8	2.3	23.3	74.4	0.0				0-6											
27952579	30	4.4	28	62		200	558	3030		6.5	6.8	21.9	2.3	21.2	69.2	7.3				0-6											
27952580	31	5.3	61	125		277	575	3484		6.7		22.9	3.1	20.9	76.0	0.0				0-6											
27952581	32	4.3	20	43		203	611	2757		6.7		19.4	2.7	26.2	71.1	0.0				0-6											

The above analytical results apply only to the sample(s) submitted. Samples are retained a maximum of 30 days.
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REPORT NUMBER

15-090-0399REPORT DATE
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GRID SAMPLING PROJECT/ILLINOIS
108 PROGRESS LN
GENESEO IL 61254-1400**

BA FARMS

HOME

SOUTH

**RIVER VALLEY COOP
MASTER ACCOUNT**

Lab	Sample	OM	Phosphorus			K	Mg	Ca	Na	pH	Buff	CEC	Percent Base					Nitrate			S	Zn	Mn	Fe	Cu	B	Excess Lime	Soluble Salts	NH3-N	MP3		
			P1	P2	Bic								Saturation					Surface		Total												
			%	ppm	ppm								ppm	%	%	%	%	%	ppm	lbs/A											depth	lbs/A
27952582	33	4.3	41	96		308	524	2490		6.4	6.7	19.3	4.1	22.6	64.5	8.8				0-6												
27952583	34	4.6	36	68		248	540	2584		6.2	6.7	20.6	3.1	21.8	62.7	12.4				0-6												
27952584	35	4.6	18	31		180	620	2791		6.3	6.7	21.9	2.1	23.6	63.7	10.6				0-6												
27952585	36	4.9	14	44	12	223	580	3274		7.0		21.8	2.6	22.2	75.2	0.0				0-6												
27952586	37	4.2	22	48		214	526	2827		6.4	6.7	21.0	2.6	20.9	67.3	9.2				0-6												
27952587	38	4.2	31	39		188	645	3143		6.8		21.6	2.2	24.9	72.9	0.0				0-6												
27952588	39	4.4	23	26		164	527	2376		6.0	6.6	19.6	2.1	22.4	60.6	14.9				0-6												
27952589	40	4.2	14	16		179	516	2384		6.0	6.6	19.6	2.3	21.9	60.8	15.0				0-6												
27952590	41	4.3	25	42		170	512	2584		6.1	6.6	20.5	2.1	20.8	63.0	14.1				0-6												
27952591	42	4.7	14	23		189	649	3232		6.2	6.6	25.1	1.9	21.5	64.4	12.2				0-6												
27952592	43	4.2	18	22		166	479	2671		6.1	6.6	20.7	2.1	19.3	64.5	14.1				0-6												
27952593	44	4.2	18	22		206	552	2805		6.2	6.7	21.8	2.4	21.1	64.3	12.2				0-6												
27952594	45	4.4	14	20		178	568	2824		6.4	6.7	21.2	2.2	22.3	66.6	8.9				0-6												
27952595	46	4.3	19	29		172	597	2903		6.8		19.9	2.2	25.0	72.8	0.0				0-6												
27952596	47	3.8	50	91		162	609	2948		6.9		20.2	2.1	25.1	72.8	0.0				0-6												
27952597	48	4.9	13	24		196	791	3584		6.7		25.0	2.0	26.4	71.6	0.0				0-6												
27952598	49	4.8	42	72		225	755	3646		6.6	6.8	26.7	2.2	23.6	68.3	5.9				0-6												
27952599	50	3.7	24	36	18	167	541	2526		7.1		17.6	2.4	25.6	72.0	0.0				0-6												
27952600	51	4.1	22	29		192	604	2755		6.8		19.3	2.6	26.1	71.3	0.0				0-6												
27952601	52	4.6	42	50		258	627	2852		6.3	6.7	22.5	2.9	23.2	63.4	10.5				0-6												
27952602	53	4.7	22	28		192	579	2898		6.6	6.8	21.1	2.3	22.9	68.7	6.1				0-6												
27952603	54	4.9	44	84		231	487	2747		6.6	6.8	19.6	3.0	20.7	70.1	6.2				0-6												
27952604	55	5.7	13	45	13	185	660	3541		7.1		23.7	2.0	23.2	74.8	0.0				0-6												
27952605	56	4.9	16	35		208	613	2585		6.7		18.6	2.9	27.5	69.6	0.0				0-6												
27952606	57	4.1	15	24		254	498	2251		5.9	6.6	19.4	3.4	21.4	58.0	17.2				0-6												
27952607	58	4.3	9	22		214	671	2562		6.4	6.7	20.9	2.6	26.8	61.3	9.3				0-6												
27952608	59	4.7	35	74	30	193	790	3709		7.2		25.6	1.9	25.7	72.4	0.0				0-6												
27952609	60	4.5	7	18	7	200	610	3026		7.0		20.7	2.5	24.6	72.9	0.0				0-6												
27952610	61	4.8	7	17		152	547	2951		6.3	6.7	22.0	1.8	20.7	67.1	10.4				0-6												
27952612	62	5.1	18	28	13	176	619	3253		7.1		21.9	2.1	23.6	74.3	0.0				0-6												
27952613	63	4.6	8	11		170	637	2875		6.7		20.1	2.2	26.4	71.4	0.0				0-6												
27952614	64	4.3	10	12		150	512	2199		6.5	6.8	16.9	2.3	25.2	65.1	7.4				0-6												

The above analytical results apply only to the sample(s) submitted. Samples are retained a maximum of 30 days.

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10-030 0339

REPORT DATE
Apr 2, 2015
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**BA FARMS
HOME
SOUTH**

**RIVER VALLEY COOP
MASTER ACCOUNT**

Lab	Sample	OM	Phosphorus			K	Mg	Ca	Na	pH	Buff	CEC	Percent Base					Nitrate			S	Zn	Mn	Fe	Cu	B	Excess	Soluble	NH3-	MP3			
			P1	P2	Bic								Saturation					Surface		Total													
			%	ppm	ppm								ppm	K	Mg	Ca	H	Na	ppm	lbs/A											depth	lbs/A	
Number	ID	%	ppm	ppm	ppm	ppm	ppm	ppm	ppm		Index	meq/100	K	Mg	Ca	H	Na		ppm	lbs/A	depth	lbs/A		ppm	ppm	ppm	ppm	ppm	ppm	Rate	Salts	N	Color
27952615	65	4.0	30	43	26	207	645	2807		7.0		19.9	2.7	27.0	70.3	0.0																	
27952616	66	3.8	12	26	9	142	505	2557		7.0		17.4	2.1	24.2	73.7	0.0																	
27952617	67	4.0	20	28		185	581	2893		6.6	6.8	21.1	2.2	22.9	68.6	6.3																	
27952618	68	3.9	20	25		188	632	2785		6.8		19.7	2.4	26.7	70.9	0.0																	
27952619	69	3.9	17	23		168	627	2784		6.9		19.6	2.2	26.7	71.1	0.0																	
27952620	70	4.0	11	16	8	199	488	3013		7.1		19.6	2.6	20.7	76.7	0.0																	
27952621	71	4.5	29	45		215	525	3019		6.6	6.8	21.3	2.6	20.5	70.9	6.0																	
27952622	72	4.1	9	12	7	183	499	3032		7.3		19.8	2.4	21.0	76.6	0.0																	
27952623	73	4.6	20	27		196	561	3107		6.7		20.7	2.4	22.6	75.0	0.0																	
27952624	74	4.1	13	19		220	589	3372		6.6	6.8	23.7	2.4	20.7	71.1	5.8																	
27952625	75	5.2	16	28		228	741	3805		6.9		25.8	2.3	23.9	73.8	0.0																	
27952626	76	5.1	19	33		205	822	3789		6.9		26.3	2.0	26.0	72.0	0.0																	
27952627	77	4.2	13	16		182	579	2900		6.5	6.8	21.4	2.2	22.5	67.8	7.5																	
27952628	78	4.6	11	31		177	636	3318		6.9		22.3	2.0	23.8	74.2	0.0																	
27952629	79	4.4	12	20		181	408	2638		6.5	6.8	18.5	2.5	18.4	71.3	7.8																	
27952630	80	4.5	26	41		233	564	2626		6.5	6.8	19.9	3.0	23.6	66.0	7.4																	
27952631	81	4.5	13	27		214	636	2703		6.7		19.4	2.8	27.3	69.9	0.0																	
27952632	82	4.8	40	79		260	559	2861		6.0	6.6	23.1	2.9	20.2	61.9	15.0																	
27952633	83	4.4	25	48		286	626	2860		6.6	6.8	21.6	3.4	24.2	66.2	6.2																	
27952634	84	4.4	15	40		220	593	3389		6.7		22.5	2.5	22.0	75.5	0.0																	
27952635	85	4.7	15	34		181	556	3070		6.8		20.4	2.3	22.7	75.0	0.0																	
27952636	86	4.7	16	19		281	517	2898		6.4	6.7	21.4	3.4	20.1	67.7	8.8																	
27952637	87	5.1	12	20		191	679	3325		6.6	6.8	24.3	2.0	23.3	68.4	6.3																	
27952638	88	5.0	15	24		198	599	3251		6.5	6.7	23.6	2.2	21.2	68.9	7.7																	
27952639	89	4.9	14	22		211	623	3375		6.5	6.7	24.4	2.2	21.3	69.2	7.3																	
27952640	90	4.4	17	22		232	546	2910		6.4	6.7	21.6	2.8	21.1	67.4	8.7																	
27952641	91	3.9	21	29		346	570	3316		6.7		22.2	4.0	21.4	74.6	0.0																	
27952642	92	3.7	13	16		252	502	2820		6.7		18.9	3.4	22.1	74.5	0.0																	
27952643	93	4.1	34	44		259	480	2638		6.7		17.9	3.7	22.3	74.0	0.0																	
27952644	94	4.2	32	47		165	415	2792		6.8		17.8	2.4	19.4	78.2	0.0																	
27952645	95	4.9	54	73		270	467	3421		6.9		21.7	3.2	17.9	78.9	0.0																	
27952646	96	4.7	14	22		197	517	3233		6.8		21.0	2.4	20.5	77.1	0.0																	

The above analytical results apply only to the sample(s) submitted. Samples are retained a maximum of 30 days.

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VIRTUAL AUCTION TERMS

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 RE-FUNDABLE</u> and will be applied to the purchase price at closing.
CLOSING	Within 30 days of auction day.
POSSESSION	Upon payment of deposit.
LEASE	Lease has been terminated; full farming rights for 2021.
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/Maloof Farm & Land 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 Trustee's Deed.
REAL ESTATE TAXES	SELLER to pay 2020 Real Estate taxes payable in 2021, settled at closing. The 2021 Real Estate Taxes, payable in 2022 to be paid by BUYER.
SURVEY	Seller will provide a survey.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
BUYER'S PREMIUM	There is no buyers' premium on this sale.
BUYERS CHOICE	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.
TECHNOLOGY DISCLAIMER	John Leezer Farmland Sales, Jim Maloof/REALTOR®, and their affiliates, partners, and vendors, make no warranty or guarantee that the phone, internet service provider, or online bidding system will function as designed on the day of the sale. If a technical problem occurs on the day of the sale that limits you in your ability to place your bid, John Leezer Farmland Sales, Jim Maloof/REALTOR®, and their affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during the auction over the internet or phone.
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