



## FOR SALE

### 24 ACRE STARK COUNTY FARM/RECREATIONAL LAND

[www.leezerfarmland.com](http://www.leezerfarmland.com)

#### ACREAGE INFORMATION

Total Acres	24
FSA Tillable	15.86
Timber/Pasture	8
PI (on tillable)	129.8
Part of SW 1/4 of SE 1/4 , Section 30, 13N 6E Toulon Twp, Stark County, IL	

#### REAL ESTATE TAX INFORMATION

Parcel ID	04-30-400-002
Acres	24
2022 Taxes	\$780.58
Taxes/Acre	\$32.52/acre

- Location:** 1 mile south of Toulon at the NE corner of 650E and 700N.
- Survey:** Seller is not providing a survey. It is being sold as 24 acres more or less based on tax assessor records.
- Notes:** Great little acreage with lots of potential. It would be a wonderful building site with tillable income, and hunting and recreational potential. Horses or livestock hobby farm. Farm is operated by seller. Possession of crop land and 2024 rent is negotiable. There is a small notch out of the SE corner.
- Owner:** Kyle & Shea Cantwell

**LISTING PRICE: \$226,800 (\$9,450/acre)**

**John A Leezer, Designated Managing Broker; Jim Maloof/REALTOR®**  
**Ben Leezer, Broker; Jim Maloof/REALTOR®**

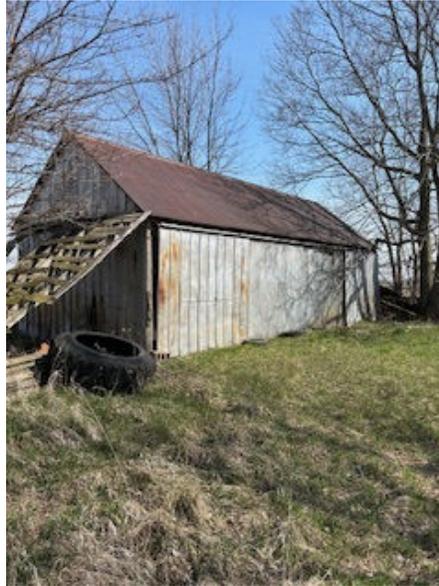
**John@LeezerAgency.com**  
**(309) 286-2221**

**Ben@LeezerAgency.com**  
**(309) 338-1270**

**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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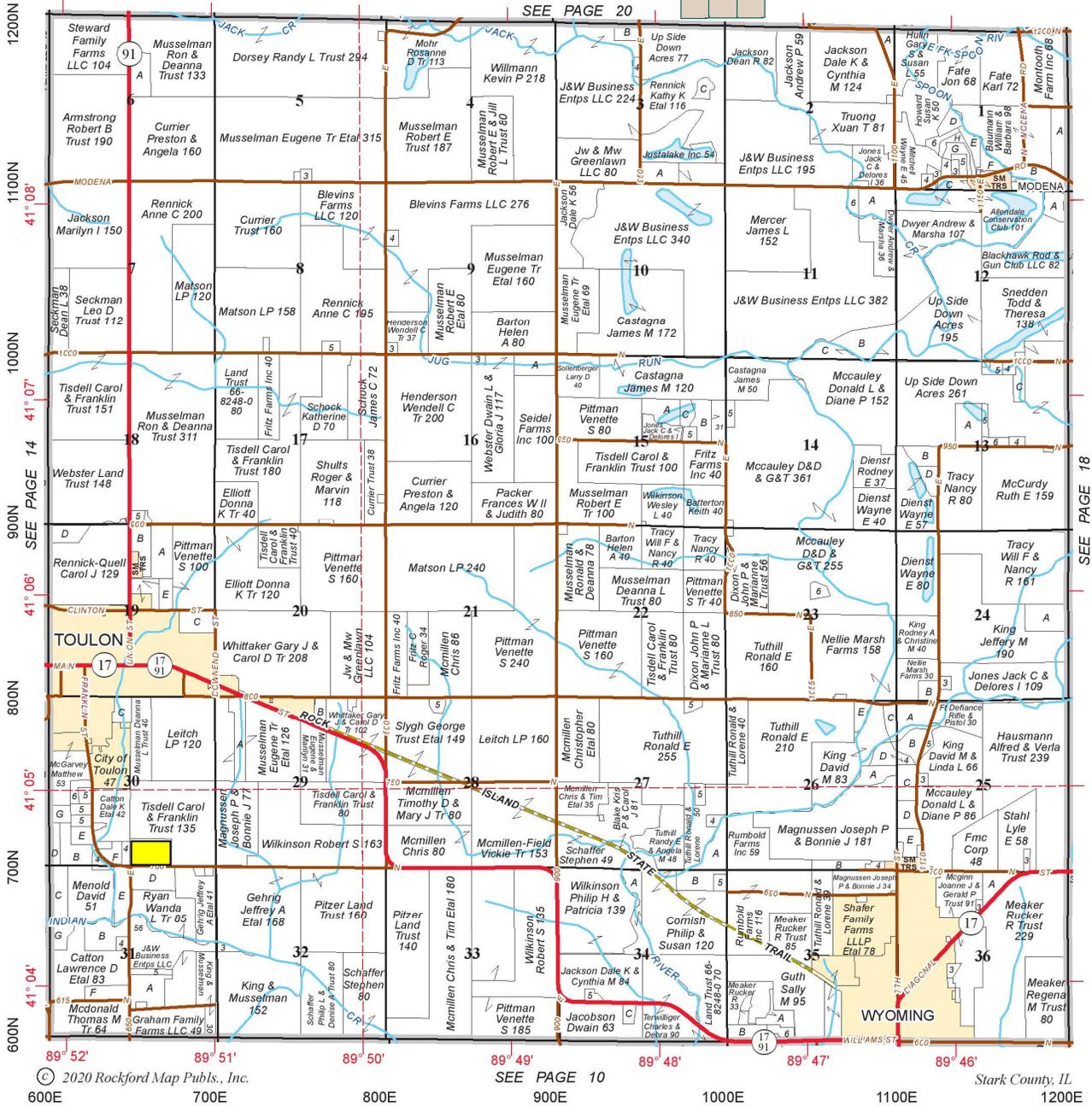
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## FOR SALE

### TOULON

Refer to page 27 for keyed parcels  
T.13N.-R.6E.



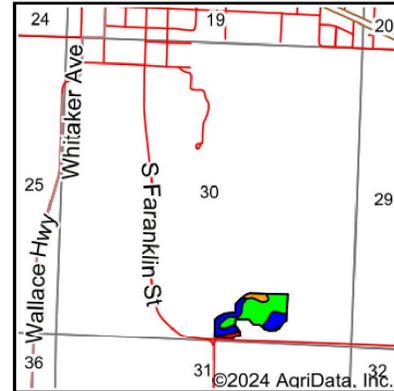
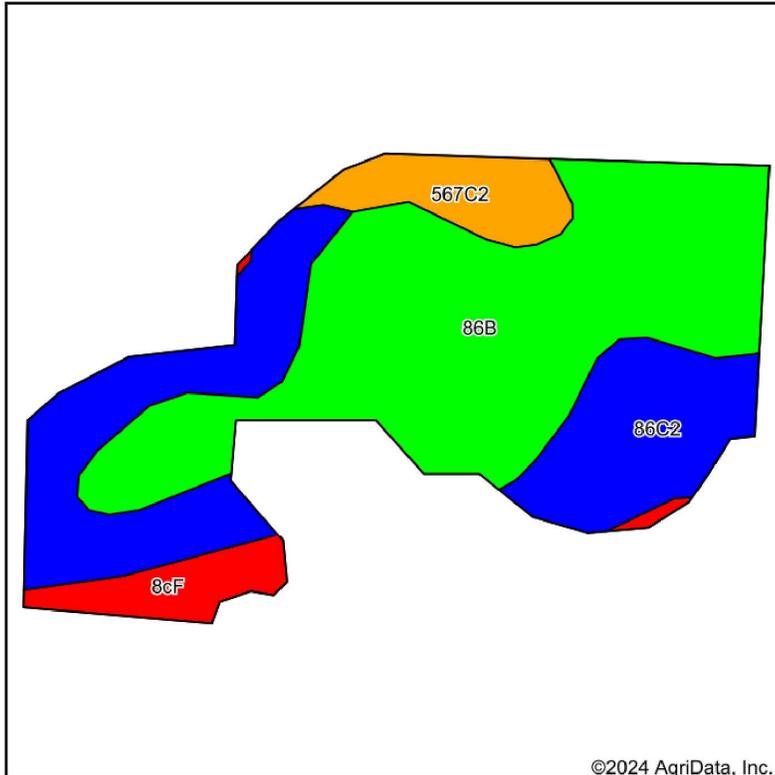
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## FOR SALE

### Soils Map



State: **Illinois**  
 County: **Stark**  
 Location: **30-13N-6E**  
 Township: **Toulon**  
 Acres: **15.13**  
 Date: **4/2/2024**

Soils data provided by USDA and NRCS.

Area Symbol: IL175, 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	*n NCCPI Soybeans
**86B	Osco silt loam, 2 to 5 percent slopes	7.94	52.5%		**187	**59	**138	78
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	5.18	34.2%		**178	**56	**131	65
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	1.11	7.3%		**159	**50	**116	71
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.90	5.9%		**89	**30	**68	13
<b>Weighted Average</b>					<b>176</b>	<b>55.6</b>	<b>129.8</b>	<b>*n 69.2</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"

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## FOR SALE



United States  
Department of  
Agriculture

Stark County, Illinois



### Legend

-  Tract Boundary
-  Non-Cropland
-  Cropland
-  CRP

### Wetland Determination Identifiers

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

2024 Program Year

Map Created March 25, 2024

**Farm 4521**  
**Tract 4274**

Tract Cropland Total: 19.25 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



ILLINOIS  
STARK



United States Department of Agriculture  
Farm Service Agency

FARM : 4521

Prepared : 4/2/24 8:26 AM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : KYLE MARTIN CANTWELL  
 CRP Contract Number(s) : None  
 Recon ID : 17-175-2016-59  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
25.28	19.25	19.25	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	19.25	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.92	0.00	47	
Corn	8.19	0.00	178	
Soybeans	0.91	0.00	46	0
<b>TOTAL</b>	<b>11.02</b>	<b>0.00</b>		

**NOTES**

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Tract Number : 4274

Description : Section 30 Toulon  
 FSA Physical Location : ILLINOIS/STARK  
 ANSI Physical Location : ILLINOIS/STARK  
 BIA Unit Range Number :  
 HEL Status : HEL determinations not completed for all fields on the tract  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : KYLE MARTIN CANTWELL, SHEA ELIZABETH CANTWELL  
 Other Producers : None  
 Recon ID : 17-175-2016-58

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
25.28	19.25	19.25	0.00	0.00	0.00	0.00	0.0



ILLINOIS  
STARK  
Form: FSA-156EZ

**USDA** United States Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM : 4521**  
Prepared : 4/2/24 8:26 AM CST  
Crop Year : 2024

**Tract 4274 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	19.25	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.92	0.00	47
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**NOTES**

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*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



MLS #: PA1249289    St: Active    Cat: Lots/Acres/Farms    LP: \$226,800  
 Addr: 00 Township Road 700 N    # of Lots:  
 City: Toulon    IL    Zip Code: 61483  
 County: Stark    Subdivision Toulon  
 Type: FARMS    Ann Taxes: \$780.58    Tax Yr: 2022  
 Parcel ID: 04-30-400-002    Add'l Parcel  
 Apprx. 24.000    Apprx Lot Size: 1300 X 840  
 Legal: PT SW 1/4 OF SE 1/4 SEC 30 13N 6E STARK COUNTY    Virtually Stage Y/N:

# F Baths:    # Bedrooms:    Year Built:    Source  
 # Stories:    # 1/2 Baths:  
 Approx Above-Grade    Approx Fin Bsmt SqFt:  
 Approx Total Fin SqFt:    Approx Bsmt SqFt:

Schedule a Showing

Directions: 1 mile South of Toulon, Corner of 650E and 700N

Apprx Tillable	15.860	Apprx. Pasture	3.390	Apprx. # Wooded Acres:	6.00
Section	30	Township	13N	Range:	6E
Principle Meridian #:	4	FSA Farm #:	4521	FSA Cropbase:	
Cropshare Lease:	No	Quiet Ten Farm	No	Corn Suitability Rating:	130
CRP:	No	Soil Type:	Osco, Elkhart	Production Index:	
Soil Index:		Mineral Rights:	Yes	Tenant/Operator Name:	Owner Operated
# Yield/Acre - Corn:		# Yield/Acre - Milo:		# Yield/Acre - Soybeans:	
# Yield/Acre -		# Yield/Acre - Oats:		# Yield/Acre - Other:	
Corn Suitability Rating/PI:	130				

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

**Agent Remarks**

**Public Remarks** Great Acreage with lots of potential. Has a wonderful building site. Tillable income, Hunting, Recreation Potential. Hobby Farm - horses or livestock. Farm is operated by the seller. Cash Rent/or ownership of 2024 crop is negotiable. See Associated Doc's for yield history, soil maps, FSA maps.

INFORMATION ON FILE	Aerial View/FSA, Soil Type
ROAD/ACCESS	Gravel
UTILITIES AVAILABLE	Electricity/Lot Line
LOT DESCRIPTION	Agricultural, Timber/Partial
TAX EXEMPTIONS	None
WATER/SEWER	No Sewer, No Water
AMENITIES	None
POSSIBLE FINANCING	Cash
SHOWING INSTRUCTIONS	Showing Time

<b>Owner:</b>		<b>Also Ref MLS #:</b>	
LO: Jim Maloof/REALTOR - Phone: 309-286-2221		Off License # 477011919	
LA: Ben Leezer - Pref: 309-338-1270	<b>List Team:</b>	Agt License # 475159261	
LA Email: ben@leezeragency.com	<b>Appointment Desk Phone:</b>		
CLA: John A Leezer - Pref: 309-286-2221		<b>Expiration Date:</b> 1/1/2025	
OLA:		<b>Agent Designated MB:</b> Yes	
Comp: 2.5%	Dual/Var: No	<b>Agent Related to Owner:</b> N	
	<b>Listing Type:</b> Exclusive Right to Sell	<b>Agent Owned:</b> N	

OLP: \$226,800	<b>Selling Agent:</b>	<b>Co-Sell Office:</b>	
<b>Sold Price:</b>	<b>Selling Office:</b>	<b>Co-Sell Agent:</b>	
<b>Closing Date:</b>	<b>Selling Team:</b>	<b>How Sold:</b>	
<b>Conc. \$:</b>	<b>Sold Conc. Info:</b>	DOM: 0	CDOM: 0
		<b>List</b> 4/3/2024	<b>Active Date (if applicable):</b>



ILLINOIS 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 Ben leezer, ("Licensee"), (insert name(s) of Licensee undertaking dual representation) may 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 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.

WHAT 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: \_\_\_\_\_

Document presented on \_\_\_\_\_
By: \_\_\_\_\_
(Broker/Licensee Initials)

LICENSEE: [Signature]

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