

67.65±

**Total Surveyed Acres
in 1 Tract**

Lee County, IL **LAND AUCTION**

**Thursday, May 23, 2024
at 10:00 a.m.**



**67.65± total surveyed acres
63.05± est. Cropland Acres - PI 126.9**

**Virtual Online
Only Auction!**



**Online at:
www.capitalag.com**

No buyer's premium to bid online

**Click on image
to register**



**Click to view video
of the Leo Peterson Tr Farm**



YouTube

Seller: Leo H. Peterson Irrev. Trust, The First National Bank in Amboy as Trustee

Boundary lines are approximate.

For more information, contact:

**Timothy A. Harris, IL Licensed Auctioneer
815-875-7418 timothy.a.harris@pgim.com**

22263 1365 N Ave, Princeton, IL 61356 - IL Licensed Auctioneer #441.001976



Lee County Farm Auction Information

Auction: Thursday, May 23, 2024, at 10:00 a.m.
Online Information: www.capitalag.com
Online Bidding Powered by: Proxibid

Procedure: 67.65± total surveyed acres of farmland offered in 1 tract to be sold based upon total surveyed acres. Bids will be made on a per acre basis. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed. Property is being sold on an "as is/where is" basis.

The property is being sold in one tract and if you wish to split it into smaller parcels, and convey the same to multiple buyers, all expenses related to the division are the sole responsibility of the buyer.

The successful bidder will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 p.m. the day of the auction. A personal or cashier's check or wire transfer for 10% of the purchase price delivered to the Seller's attorney no later than 4:00 p.m. on May 24, 2024. The balance of the purchase price is due at closing, which will occur on or before June 24, 2024.

Financing: Bidders must have arranged financing prior to the auction and should be prepared to enter into purchase contract following the auction, and pay cash at closing.

Terms: Cash. Ten percent (10%) earnest money deposit of contract selling price to be transferred either via wire transfer or by check to account designated by Seller's attorney and delivered no later than 4:00 p.m., May 24, 2024. Balance due upon closing.

Closing & Possession: Closing to occur on or before June 24, 2024, subject to rights of the current tenant.

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer(s) at closing.

Lease: There is a lease in place for 2024. The farm lease will be assigned to the Buyer(s) at closing. The 2024 cash rent will be credited to Buyer at closing.

Survey: The farm is being sold based upon total surveyed acres and will be provided to buyer before closing.

FSA Information: Farm #6463, Tract # 5698*

Crop	Base Ac.	Tract Yield	Program
Corn	101.62	173	PLC
Soybeans	33.88	52	PLC

*Farm #6463, Tract #5698 contains additional acreage not included in this offering. **Base and Cropland Acres will be updated after reconstitution by the Lee County FSA Office.** According to the Lee County FSA EZ form, NHEL fields on tract.

Real Estate Taxes: Seller will pay the 2023 pay 2024 real estate taxes. Buyer will be given a credit at closing for the 2023 real estate taxes payable 2024, based upon the most current and available information, including confirmed multipliers. The 2024 pay 2025 real estate taxes will be paid by the buyer. The 2022 taxes paid in 2023 were:

Parcel Number	Tax Acres*	Total Taxes*	Tax Per/Ac.
15-07-23-200-005	152.34	\$4,768.50	\$31.30

According to the Lee County Treasurer's Office, the farm is located in the Nelson-Harmon MTA drainage district.

*Tax acres & amount include 85.32± acres not part of this offering. Exact tax acres and amounts will be determined after split by the Lee County Assessor's & Treasurer's Offices.

Improvements: None

Easements: Access easement along north property boundary line from Atkinson Road

Seller's Attorney: David Badger, ph. 815-288-4949
Ehrmann Gehlbach Badger & Considine, LLC

Seller: Leo H. Peterson Trust by The First National Bank in Amboy, Trustee

Auctioneer: Timothy A. Harris, Designated Managing Broker
Capital Agricultural Property Services, Inc.
Illinois Auctioneer Lic. #441.001976

Agency: Capital Agricultural Property Services, Inc., and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

For more information, contact:

Timothy A. Harris, AFM, IL Licensed Auctioneer

815-875-7418

timothy.a.harris@pgim.com



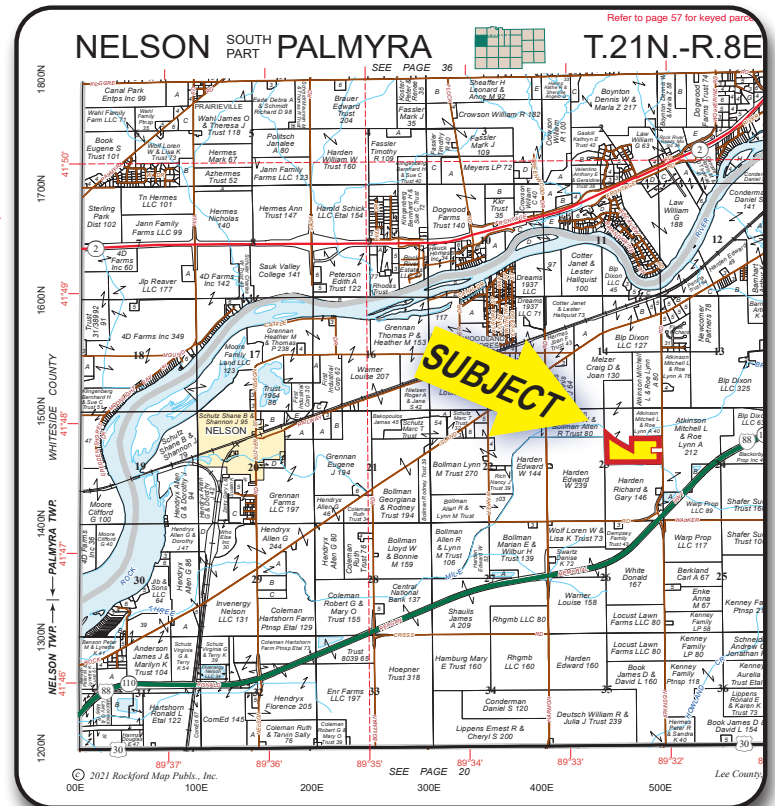
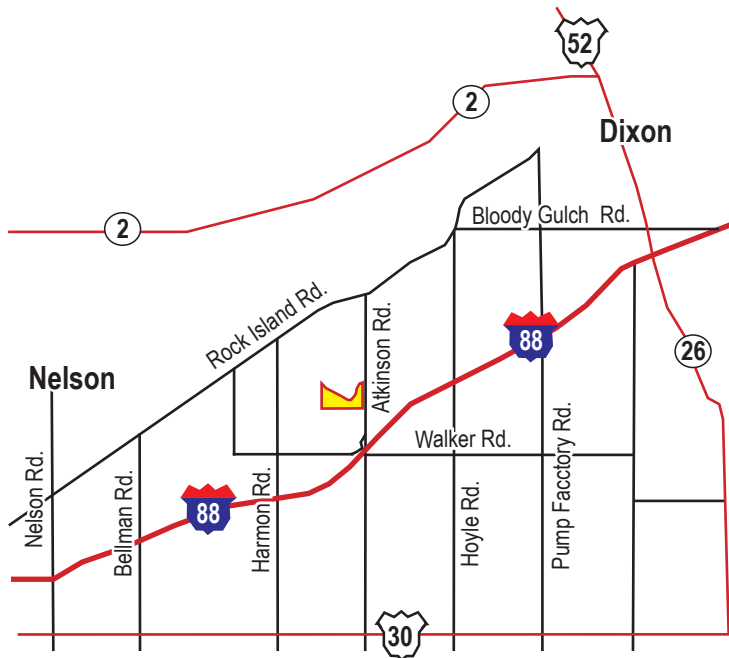
All announcements made the day of auction take precedence over any prior advertising, either written or oral.

Leo Peterson Trust Farm Lee County, IL

1 TRACT

67.65± TOTAL SURVEYED ACRES

63.05± EST. CROPLAND ACRES*



Property Location:

Part of the Northeast Quarter of Sec. 23, Nelson
Twp. T21N, R8E, Lee Co., IL

South and west of Interstate 88 and IL Route 26 Exit

4± miles southeast of Dixon, IL

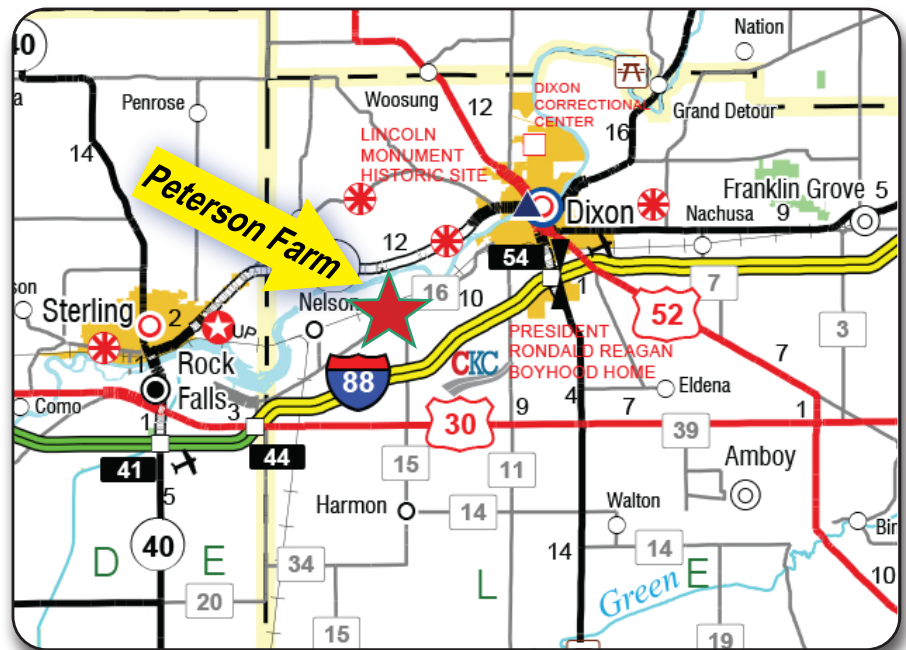
3± miles east of Nelson, IL

8± miles east of Sterling-Rock Falls, IL

16± miles north of Walnut, IL

Directions to Property:

Interstate 88 exit IL Rte. 26 north towards Dixon, IL,
turn west on Bloody Gulch Ave. Turn left onto Rock
Island Road, then turn south on Atkinson Road.



Map courtesy of IDOT.Illinois.gov

All boundary lines are approximate

*Base and Cropland Acres will be updated after reconstitution by the Lee County FSA Office.

Leo Peterson Trust Farm

Lee County, IL

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ILLINOIS LEE Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6463 Prepared : 11/28/23 11:21 AM CST Crop Year : 2024
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Operator Name : ██████████									
CRP Contract Number(s) : None									
Recon ID : None									
Transferred From : None									
ARCPLC G//F Eligibility : Elig ble									

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
149.99	144.24	144.24	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	144.24	0.00			0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	101.62	0.00	173	0
Soybeans	33.88	0.00	52	0
TOTAL	135.50	0.00		

NOTES	

Tract Number : 5698
Description : D 3 SEC 14/23 Nelson Twp
FSA Physical Location : ILLINOIS/LEE
ANSI Physical Location : ILLINOIS/LEE
BIA Unit Range Number :

ILLINOIS LEE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6463 Prepared : 11/28/23 11:21 AM CST Crop Year : 2024
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Tract 5698 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	144.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	101.62	0.00	173
Soybeans	33.88	0.00	52
TOTAL	135.50	0.00	

NOTES	

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-5800 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

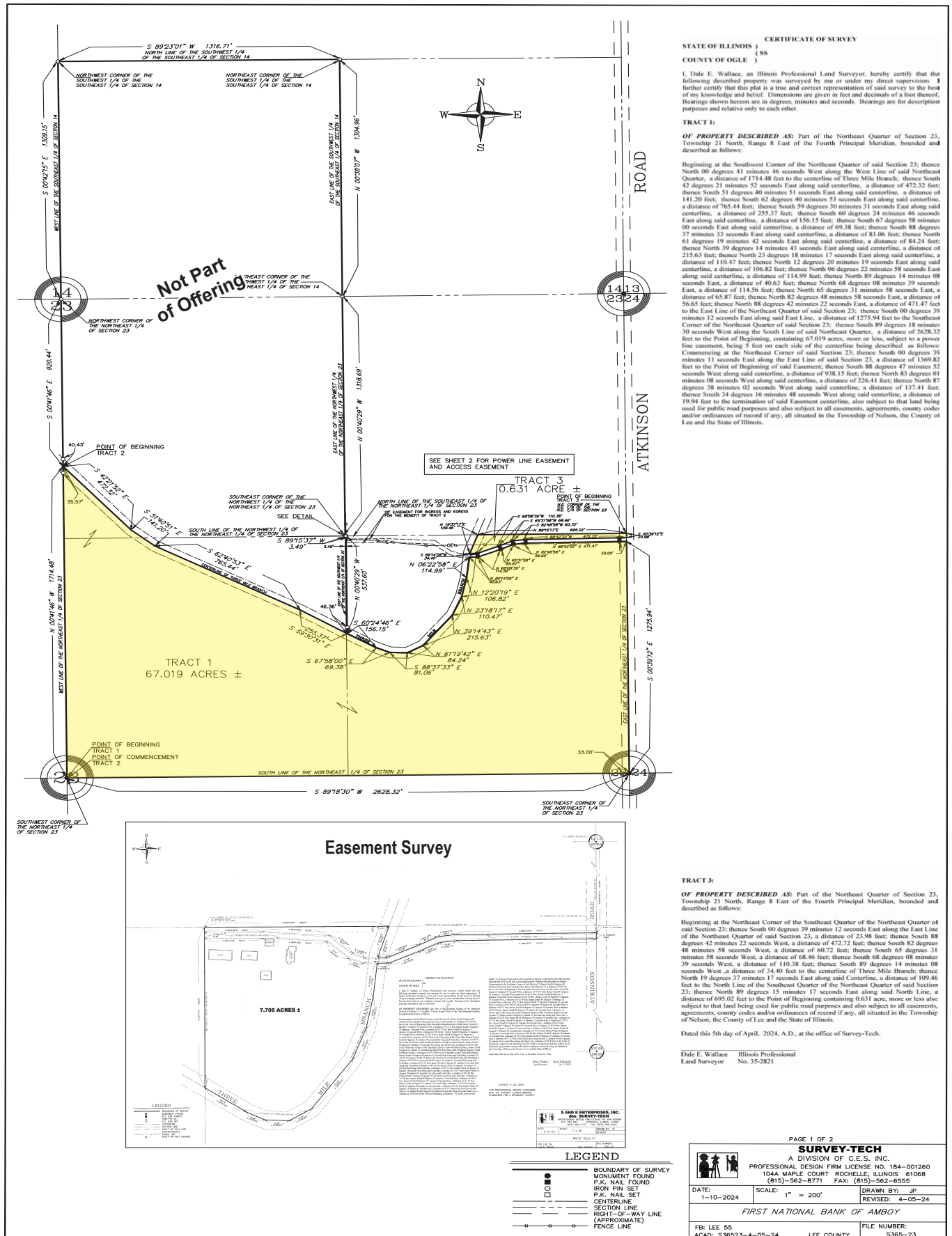
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Leo Peterson Trust Farm Lee County, IL

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United States
Department of
Agriculture

Lee County, Illinois



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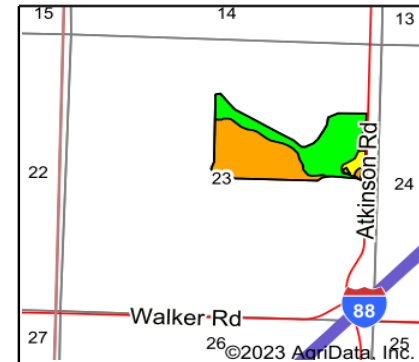
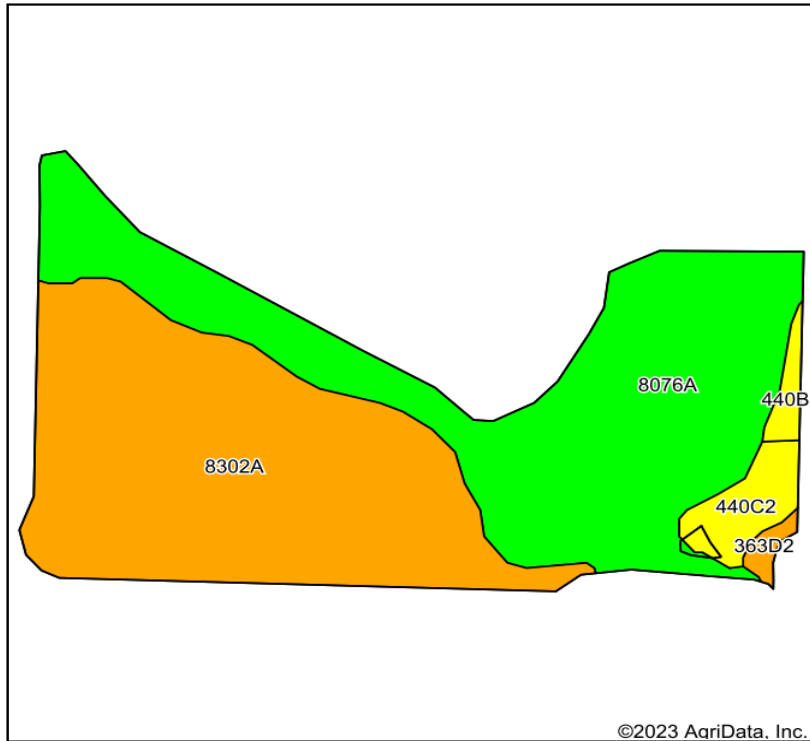
Leo Peterson Trust Farm Lee County, IL

1 TRACT

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Soils Map



State: **Illinois**
County: **Lee**
Location: **23-21N-8E**
Township: **Nelson**
Acres: **63.26**
Date: **10/25/2023**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**8302A	Ambrow loam, 0 to 2 percent slopes, occasionally flooded	30.25	47.8%		**157	**51	**116
8076A	Otter silt loam, 0 to 2 percent slopes, occasionally flooded	29.32	46.3%		186	61	139
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	2.39	3.8%		**163	**53	**121
**440B	Jasper loam, 2 to 5 percent slopes	0.79	1.2%		**170	**55	**126
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	0.51	0.8%		**143	**48	**108
Weighted Average					170.7	55.7	126.9

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

** Base indexes from Bulletin 811 adjusted for slope and erosion according to the IL Soils EFOTG

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

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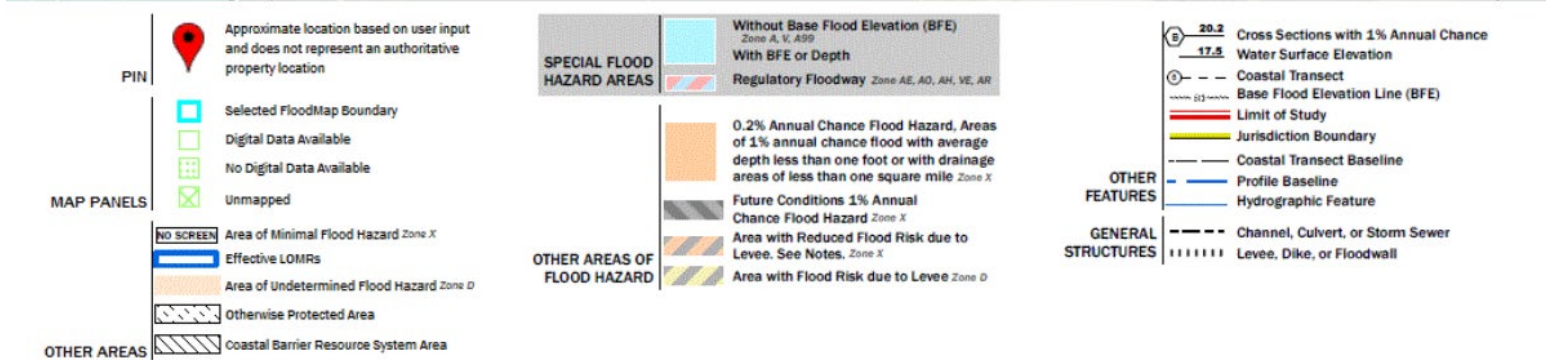
Leo Peterson Trust Farm Lee County, IL

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FEMA Flood Map Information



All boundary lines are approximate
Source: FEMA Flood Map Service Center (<https://msc.fema.gov>)

Farmland Auction in 1 Tract 67.65+/- total surveyed acres of Lee Co., IL Farmland

Thursday, May 23, 2024, at 10:00 a.m.

Online: www.capitalag.com - follow link to register at proxibid.com

*Virtual Online Only Auction!
No buyer's premium to bid online*

May						
			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	



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CALENDAR

Further Information
and Auction Services by:

Timothy A. Harris, AFM
Designated Managing Broker

Licensed Illinois Auctioneer #441.001976

timothy.a.harris@pgim.com

Call: 815-875-7418

22265 1365 North Ave.
Princeton, IL 61356



Click on image to register

DISCLAIMER

All acres noted in this brochure are +/-.

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