



**Leezer**  
FARMLAND SALES



**Online Auction**

**Nov. 15, 2024 @ 9am.**

**Tract 1: Bureau County; 77.8 Acres**

**Tract 2&3: Peoria County; 209 Acres**

**Virtual Online Only: Register at [www.leezerfarmland.com](http://www.leezerfarmland.com)**

**Online Auction**

**November 15, 2024 at  
9:00am**

**Tract 1**

**77.8 M/L Acre Bureau County  
Pattern Tiled Farm**

**Location**: Approx. 7 miles east of Kewanee, IL on the South side of Kentville Rd  
or approx. 9 miles Northwest of Bradford, IL

**Notes:**

Tract  
1(Bureau  
County)  
will sell  
first, then  
Tract 2 and  
3(Peoria  
County)  
will be sold  
as Bidder's  
Choice.

| <b><u>Acreage Info.</u></b>                                                     |              | <b><u>Real Estate Tax Info.</u></b> |                                            |
|---------------------------------------------------------------------------------|--------------|-------------------------------------|--------------------------------------------|
| <b>Total Acres</b>                                                              | <b>77.8</b>  | <b>Parcel ID</b>                    | <b>19-25-400-003<br/>and 19-25-400-007</b> |
| <b>FSA Tillable</b>                                                             | <b>72.52</b> | <b>Acres</b>                        | <b>77.8 Acres</b>                          |
| <b>PI</b>                                                                       | <b>136</b>   | <b>2023 Taxes</b>                   | <b>\$5,178.96</b>                          |
| <b>PT N 1/2 of SE 1/4, Sect. 25, 15N 6E<br/>Neponset Twp, Bureau County, IL</b> |              | <b>Taxes/Acre</b>                   | <b>\$66.57/Acre</b>                        |

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

**Ben Leezer, Broker; Jim Maloof/REALTOR®**

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**127 W. Main St. Toulon, IL**

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 are exclusively representing the seller.



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**Tract 1 Bureau County:**

**Survey:** No survey will be provided. Land will be sold as 77.8 acres based on tax assessor records.

**Lease:** The lease is open for the 2025 crop year.

**Improvements:** Pattern Tiled in 2012(See Map)

**Buildings:** There is an old uninhabited house along with several old grain bins and farm buildings. The pole machine shed is 88x 58 and is in average condition. The well is an old dug well and has not been in use. The building site is a very pleasant setting with a several shade trees; it makes up approx. 4.5 acres. This would be a great place to build a new home, or it could be converted back to tillable land.

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### Online Auction

November 15, 2024 at  
9:00am

**Tract 2 & 3**

**209.66 M/L Acre Peoria County**

**Location:** Peoria County, 1/2 a mile North of Princeville, then East on Streitmatter Rd, located on the North side of the road.

**Survey:** Seller will provide a survey. Acres shown on Flyer are approx. at this time and will be updated when survey is complete.

**Lease:** The lease is open for the 2025 crop year.

**Notes:** FSA Tillable includes water ways.

**Improvements:** None

| <u>Acreage Info.</u>                                        |       |       | <u>Real Estate Tax Info.</u> |                                                              |
|-------------------------------------------------------------|-------|-------|------------------------------|--------------------------------------------------------------|
| Total Acres                                                 | North | South | Parcel ID                    | 03-06-400-002, 03-06-300-004<br>03-06-300-008, 03-06-400-001 |
|                                                             | 104   | 105   |                              |                                                              |
| FSA Tillable(appr.)                                         | 98.05 | 99.77 | Acres                        | 209.66 Acres                                                 |
| PI                                                          | 107.4 | 111.3 | 2023 Taxes                   | \$5,628.08                                                   |
| PT S 1/2 of Sect. 6, 11N 7E<br>Akron Twp, Peoria County, IL |       |       | Taxes/Acre                   | \$26.84/Acre                                                 |

**Seller: CKA Simons Legacy, LLC**  
**Attorney: Mike Massie; Galva, IL**

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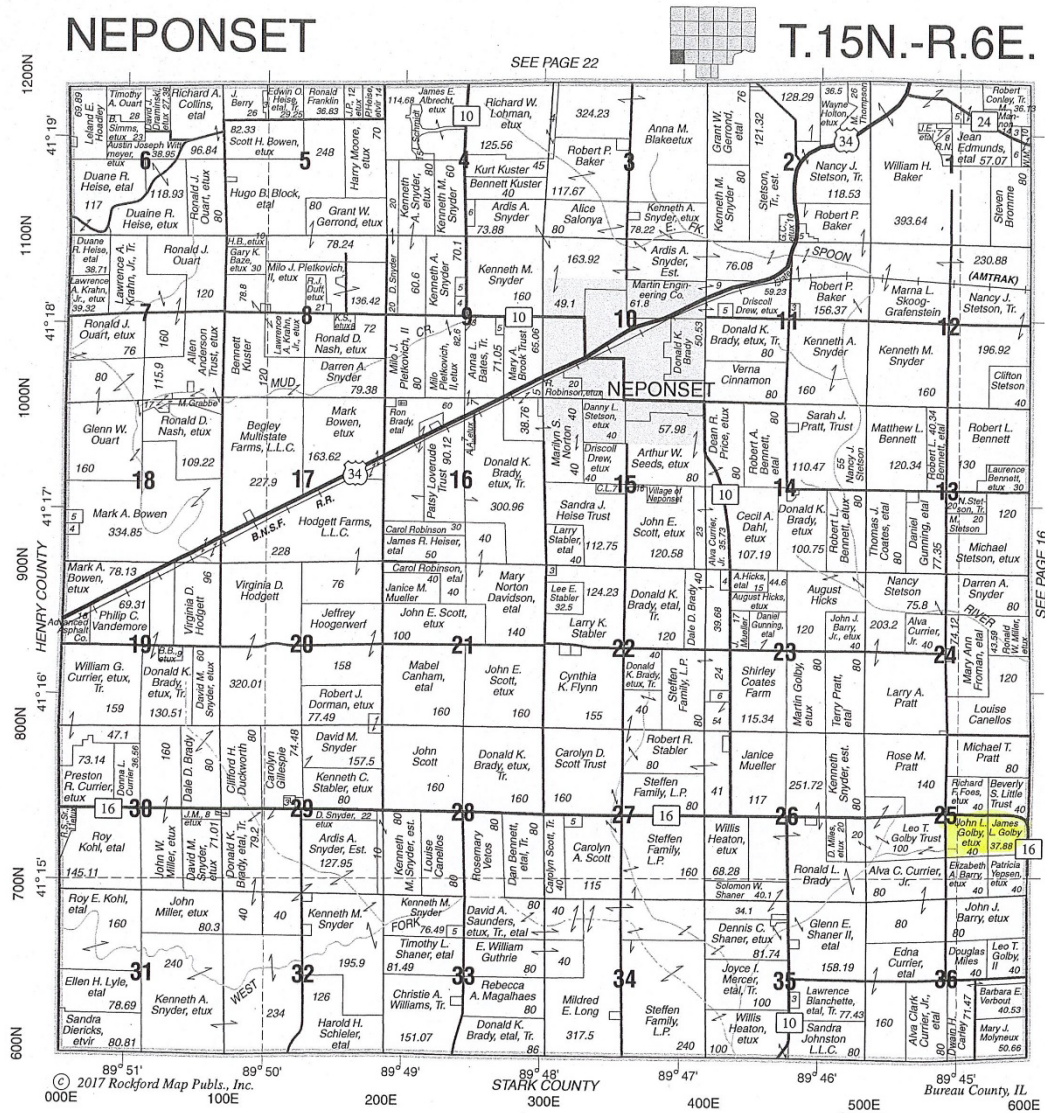


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## Bureau County



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**Bureau County**



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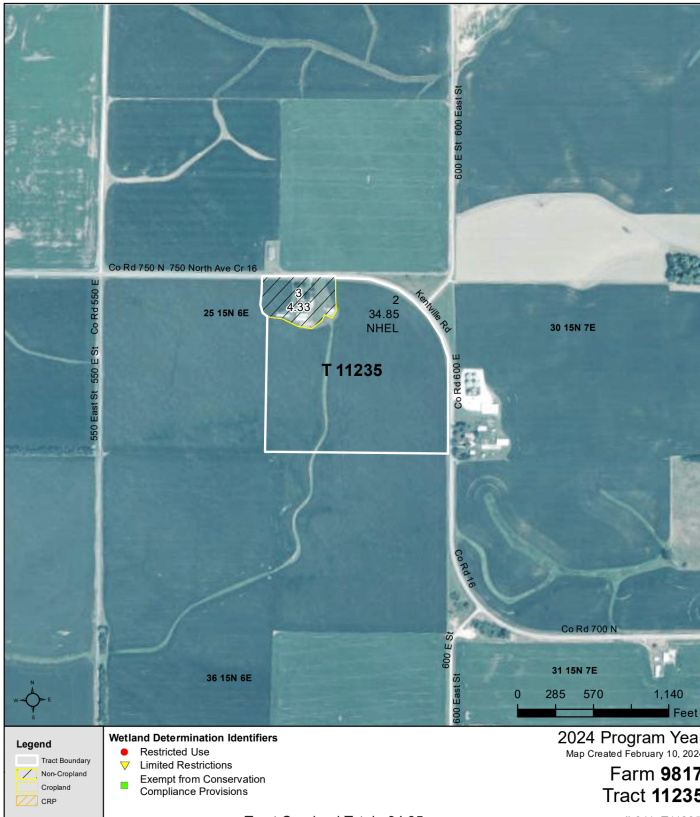
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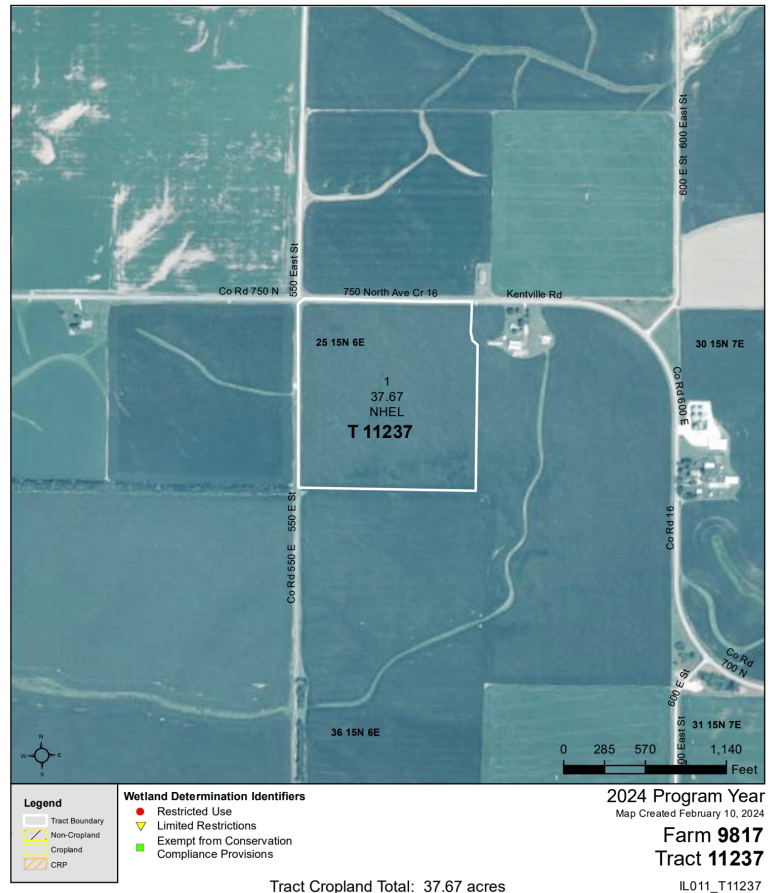
## Bureau County



Bureau County, Illinois



Bureau County, Illinois



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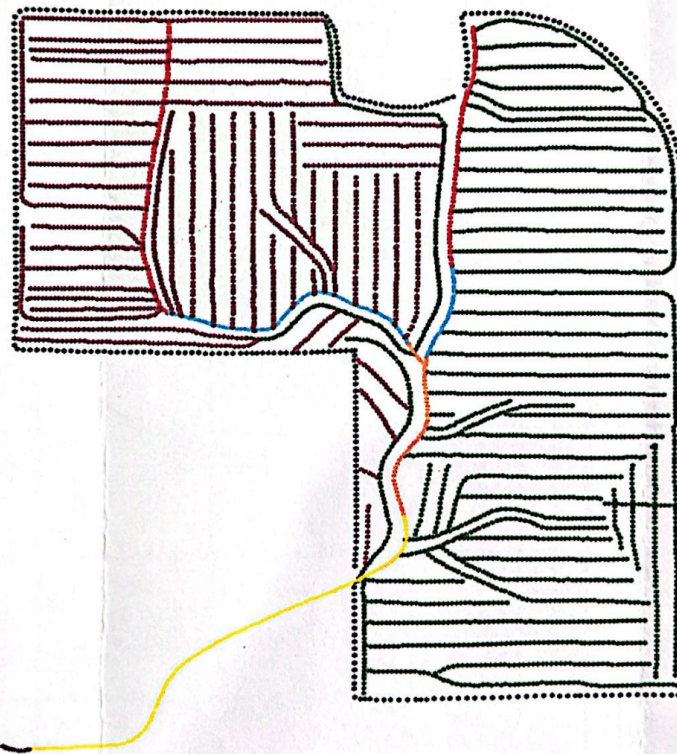
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**Bureau County**

**ELLIOTT FARM DRAINAGE**  
**Bradford, IL**



Golby & Yepson Farm  
Tenant – Ron Elliott  
Tiling 4 - 2012

| Dataset Name |              |
|--------------|--------------|
| BOUNDARY     | ( 10,571 ft) |
| 4" TILE      | ( 38,871 ft) |
| 6" TILE      | ( 2,122 ft)  |
| 8" TILE      | ( 1,434 ft)  |
| 10" TILE     | ( 761 ft)    |
| 12" TILE     | ( 1,853 ft)  |
| 3" TILE      | ( 27,965 ft) |
| 12" DW       | ( 132 ft)    |

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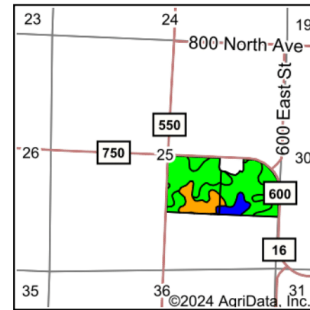
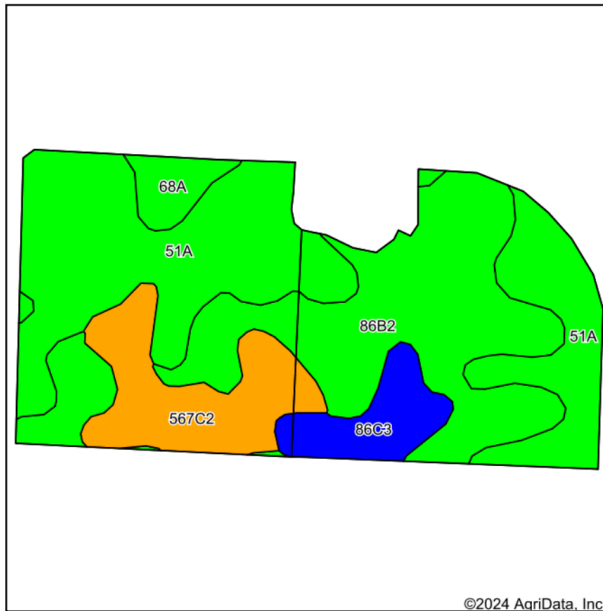
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## Bureau County

Soils Map



State: **Illinois**  
County: **Bureau**  
Location: **25-15N-6E**  
Township: **Neponset**  
Acres: **72.52**  
Date: **9/4/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IL011, Soil Area Version: 21

| 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 |
|------------------|---------------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|-------------------|
| 51A              | Muscataine silt loam, 0 to 2 percent slopes                   | 29.95 | 41.3%            |                                     | 200       | 64            | 147                                            | 84                |
| **86B2           | Osco silt loam, 2 to 5 percent slopes, eroded                 | 25.85 | 35.6%            |                                     | **180     | **56          | **133                                          | 65                |
| **567C2          | Elkhart silt loam, 5 to 10 percent slopes, eroded             | 9.69  | 13.4%            |                                     | **159     | **50          | **116                                          | 71                |
| **86C3           | Osco silty clay loam, 5 to 10 percent slopes, severely eroded | 4.71  | 6.5%             |                                     | **163     | **51          | **120                                          | 64                |
| **68A            | Sable silty clay loam, 0 to 2 percent slopes                  | 2.32  | 3.2%             |                                     | **192     | **63          | **143                                          | 75                |
| Weighted Average |                                                               |       |                  |                                     | 184.7     | 58.4          | 136                                            | *n 73.9           |

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: <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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**Peoria County**



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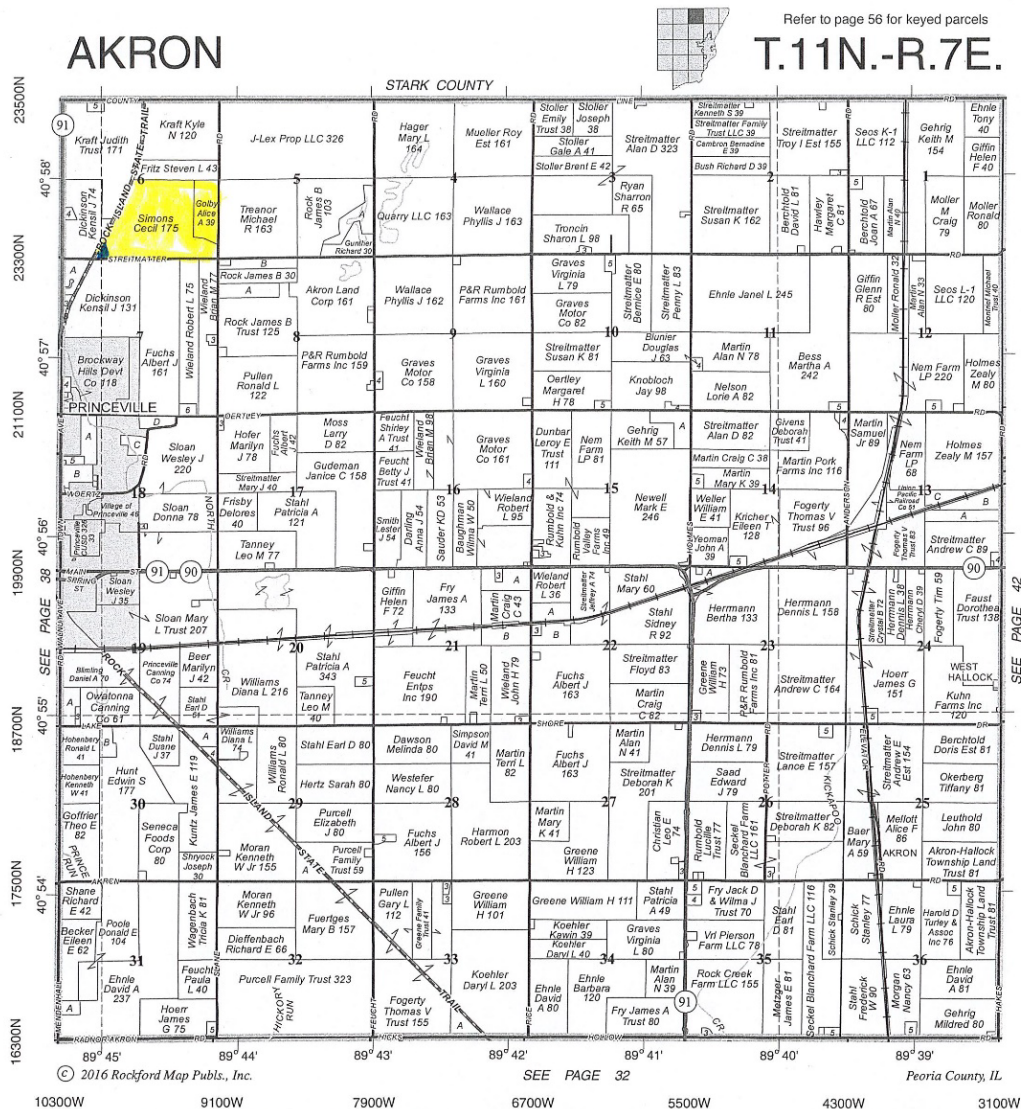
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# Peoria County



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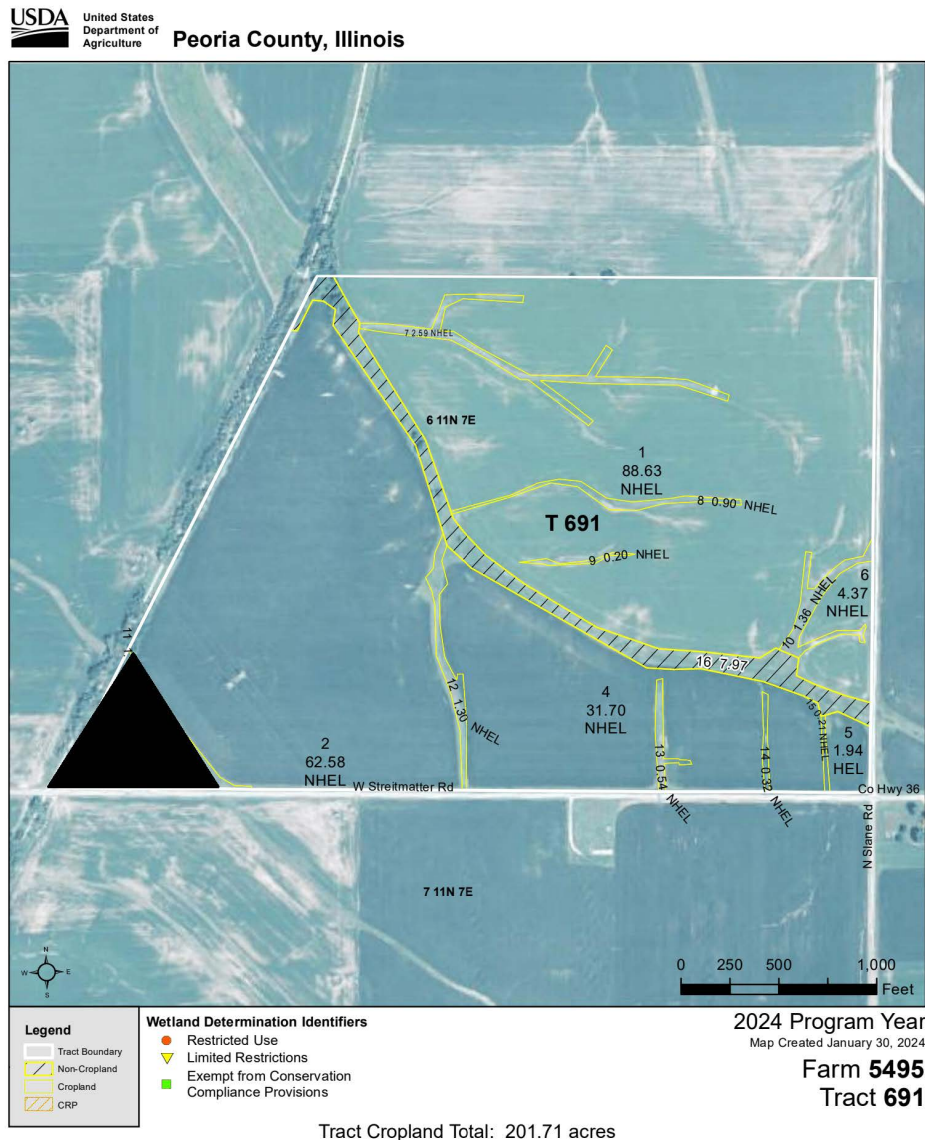
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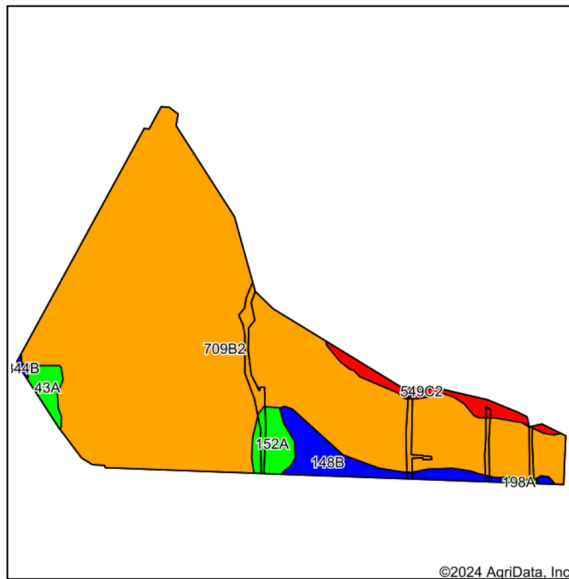


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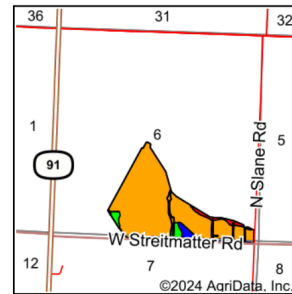
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## Peoria County-South

Soils Map



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State: **Illinois**  
County: **Peoria**  
Location: **6-11N-7E**  
Township: **Akron**  
Acres: **98.59**  
Date: **9/4/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 18

| Code             | Soil Description                                     | Acres | Percent of field | II. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management | *n NCCPI Soybeans |
|------------------|------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|-------------------|
| **709B2          | Osceola silt loam, 2 to 5 percent slopes, eroded     | 87.25 | 88.6%            |                                     | **149     | **48          | **109                                          | 56                |
| **148B           | Proctor silt loam, 2 to 5 percent slopes             | 4.56  | 4.6%             |                                     | **181     | **57          | **132                                          | 78                |
| **549C2          | Marseilles silt loam, 5 to 10 percent slopes, eroded | 2.60  | 2.6%             |                                     | **130     | **42          | **96                                           | 32                |
| **152A           | Drummer silty clay loam, 0 to 2 percent slopes       | 2.51  | 2.5%             |                                     | **195     | **63          | **144                                          | 74                |
| 43A              | Ipava silt loam, 0 to 2 percent slopes               | 1.41  | 1.4%             |                                     | 191       | 62            | 142                                            | 77                |
| 198A             | Elburn silt loam, 0 to 2 percent slopes              | 0.15  | 0.2%             |                                     | 197       | 61            | 143                                            | 78                |
| **344B           | Harvard silt loam, 2 to 5 percent slopes             | 0.11  | 0.1%             |                                     | **169     | **53          | **124                                          | 74                |
| Weighted Average |                                                      |       |                  |                                     | 151.8     | 48.9          | 111.2                                          | *n 57.2           |

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 II. Soils EFOTG

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

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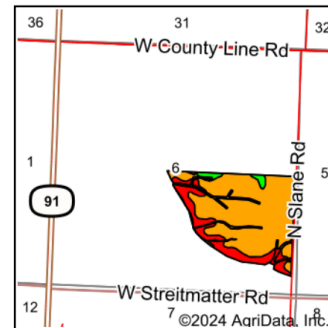
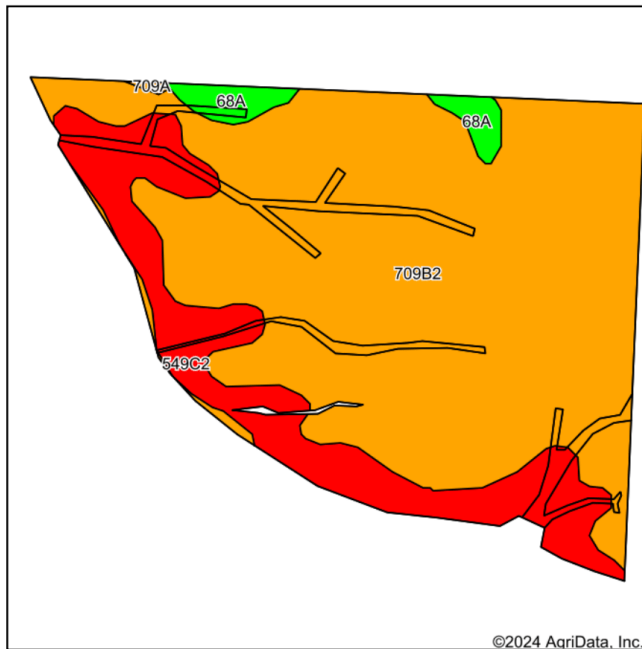
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## Peoria County-North

**Soils Map**



State: **Illinois**  
County: **Peoria**  
Location: **6-11N-7E**  
Township: **Akron**  
Acres: **97.85**  
Date: **9/4/2024**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 18

| Code             | Soil Description                                     | Acres | Percent of field | II. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management | *n NCCPI Soybeans |
|------------------|------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|-------------------|
| **709B2          | Osceola silt loam, 2 to 5 percent slopes, eroded     | 75.53 | 77.2%            |                                     | **149     | **48          | **109                                          | 56                |
| **549C2          | Marseilles silt loam, 5 to 10 percent slopes, eroded | 19.43 | 19.9%            |                                     | **130     | **42          | **96                                           | 32                |
| **68A            | Sable silty clay loam, 0 to 2 percent slopes         | 2.76  | 2.8%             |                                     | **192     | **63          | **143                                          | 75                |
| 709A             | Osceola silt loam, 0 to 2 percent slopes             | 0.13  | 0.1%             |                                     | 157       | 50            | 115                                            | 75                |
| Weighted Average |                                                      |       |                  |                                     | 146.5     | 47.2          | 107.4                                          | *n 51.8           |

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 II. Soils EFOTG

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### Leezer Farmland Sales

TERMS OF SALE FOR: CKA Simons Legacy Farm Bureau and Peoria County

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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        | Possession will be delivered at closing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| LEASE             | Leases have been terminated for 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 and there is no agency relationship with the buyer.                                                                                                                                                                                                                                                                                                                                                                                         |
| ANNOUNCEMENTS     | All announcements made on day of sale supercede 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 and a warranty deed (or equivalent).                                                                                                                                                                                                                                                                                                                                                                                                           |
| REAL ESTATE TAXES | Seller will pay 100% of the 2024 real estate taxes payable in 2025 by giving the buyer a credit at closing.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ORDER OF SALE     | Bureau County will sell first and then Peoria County will be offered by the <b>Buyer's Choice and Privilege Method</b> with Choice to the high bidder to take one or both of 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. <b>Sellers reserve the right to reject any and all bids.</b> |
| SURVEY            | Bureau County has not been surveyed and will be sold as 77.8 acres m/l based on tax assessor records. Seller will provide a survey for Peoria County; acres shown in this matter are approximate and will be updated when the survey is complete.                                                                                                                                                                                                                                                                                 |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Disclaimer: All information contained herein is taken from sources believed to be accurate. However, BROKER and SELLER make no warranties as to the accuracy. BUYERS are advised to make a thorough inspection.

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