



Online Auction

Nov. 20, 2024 @ 9am.

165.64 Acres Stark County, IL

Virtual Online Only: Register at www.leezerfarmland.com

Whittaker Estate

Online Auction

**November 20, 2024 at
9:00am**

165.64 Acres Stark County, IL

Location : South of West Jersey, IL 1 mile then East on 200N. The farm is 1 mile on the North Side.

Survey: Seller will provide a survey.

Lease: The farm is under a Cash Rent Lease until Nov. 1, 2026. See Broker for details.

<u>Acreage Info.</u>			
	Tract 1: East	Tract 2: West	Total
Total Acres	59	107	165.64
FSA Tillable	50.61	101.68	152.29
PI	135.7	133.1	134
SW 1/4 of Sect. 23, 12N 5E			
West Jersey Twp, Stark County, IL			

John A Leezer, *Designated Managing Broker*;

Ben Leezer, *Broker*;

John@LeezerAgency.com

(309)-286-2221

127 W. Main St. Toulon, IL

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(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 are exclusively representing the seller.



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Notes: The building site goes with Tract 1(East), and has an old uninhabitable house and several other old farm buildings. The metal Quonset shed is 50x 72, has a concrete floor and is in pretty good condition. Due to liability concerns the sellers are not allowing anyone to enter the house. The building site makes up about 3 acres, many of which could be made into tillable.

Important: Survey shows 165.64 total acres, the exact split for each side will follow.

Terms of Sale: Bidder's Choice

Possible Wind Contract

The farm is in the Gold Rush Apple wind project area and should be eligible to be signed up. See separate information in this packet for details, or contact Gold Rush Apple representative.

Rich Moulton

402.939.9349

rich@greenpawconsulting.com

Real Estate Tax Info.

Parcel ID	06-23-300-001
2023 Taxes	\$11,090.02
Taxes/Acre	\$67.21/Acre
The house accounts for about \$2,300 in tax or \$13/acre.	

Seller: Estate of Paul Whittaker; American Cancer Society, American Heart Association, American Kidney Fund and American Diabetes Association

Attorney: Mike Massie; Galva, IL

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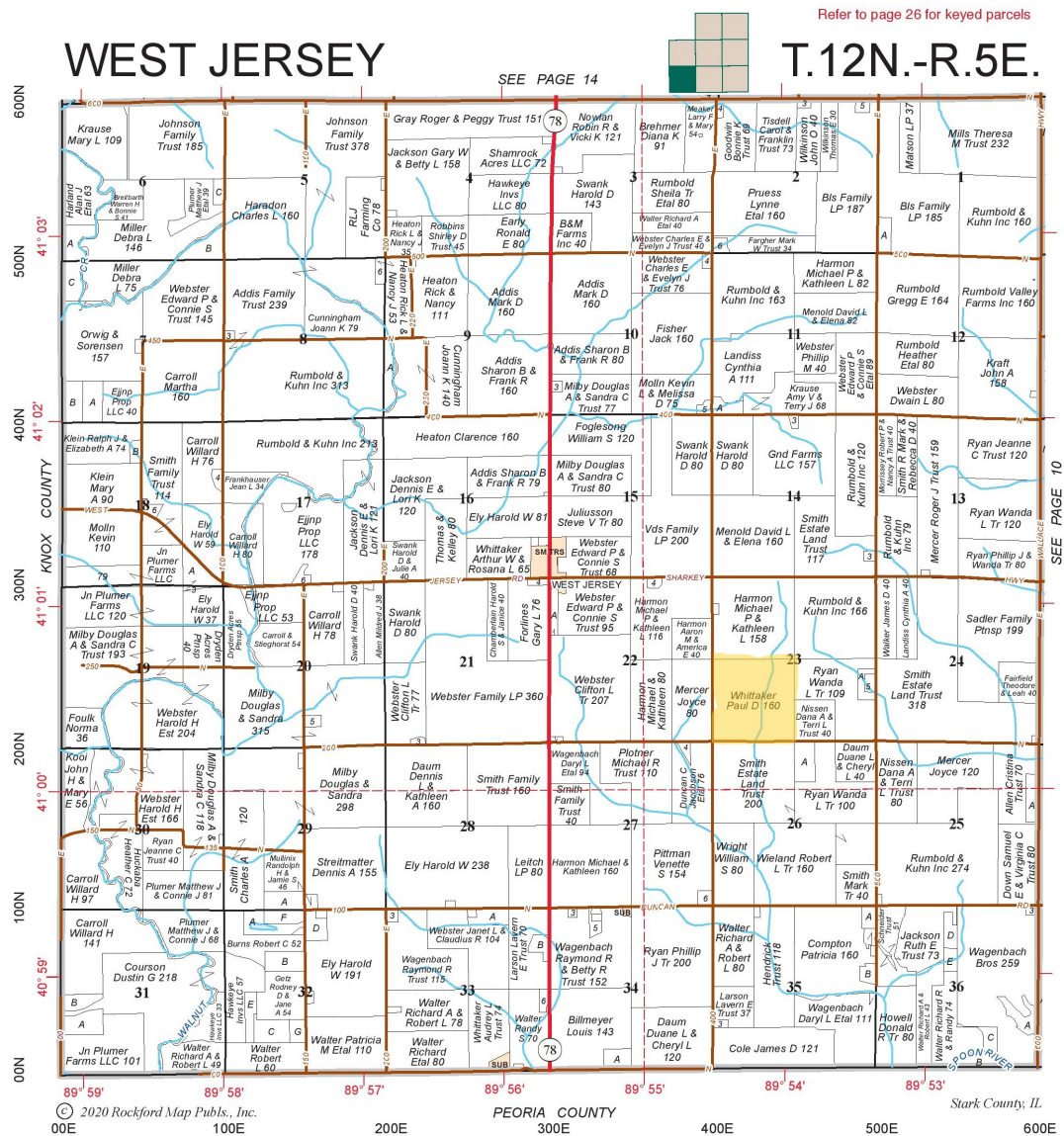


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Disclaimer:
The yellow
is an
approx.
boundary
of the farm.



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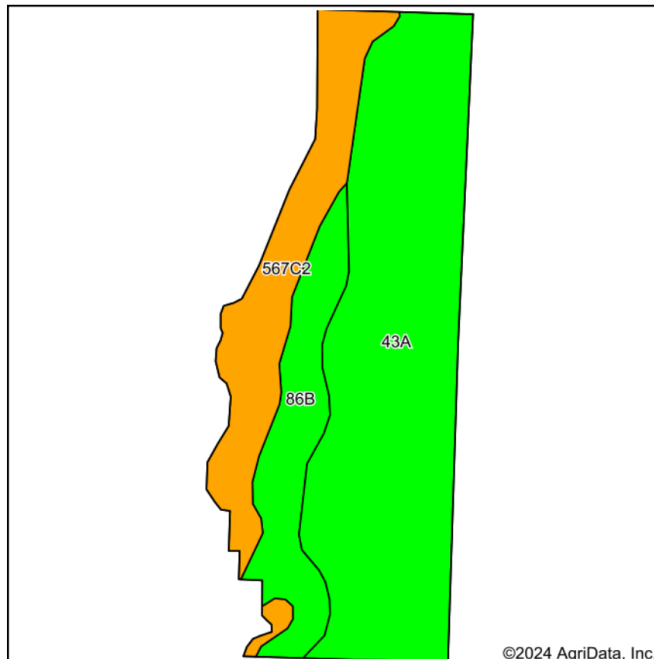
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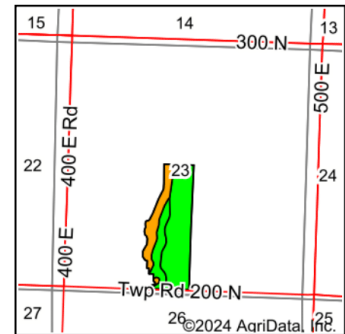
Tract 1: EAST

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Stark**
Location: **23-12N-5E**
Township: **West Jersey**
Acres: **50.61**
Date: **9/10/2024**



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
43A	Ipava silt loam, 0 to 2 percent slopes	31.40	62.0%		191	62	142	77
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	10.93	21.6%		**159	**50	**116	71
**86B	Osco silt loam, 2 to 5 percent slopes	8.28	16.4%		**187	**59	**138	78
Weighted Average					183.4	58.9	135.7	*n 75.9

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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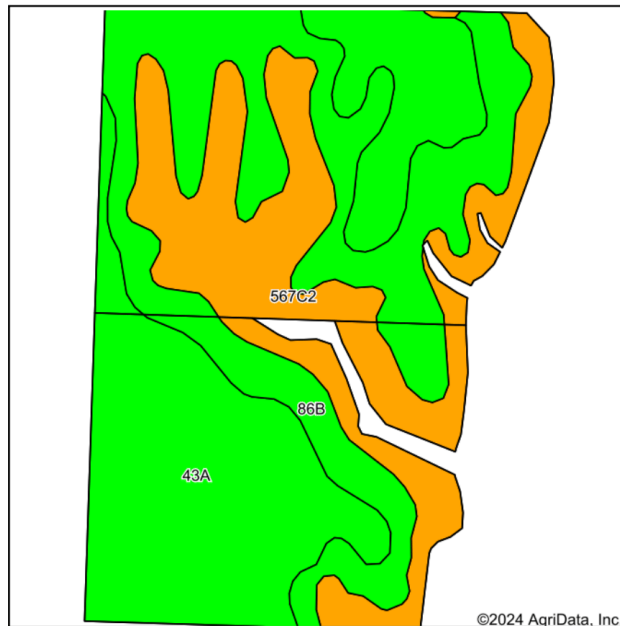
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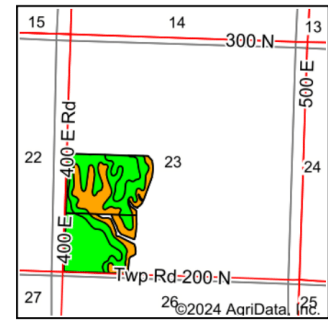
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Tract 2: WEST

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **23-12N-5E**
Township: **West Jersey**
Acres: **101.68**
Date: **9/10/2024**



Area Symbol: IL175, Soil Area Version: 16

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43A	Ipava silt loam, 0 to 2 percent slopes	38.21	37.5%		191	62	142	77
**86B	Osco silt loam, 2 to 5 percent slopes	34.02	33.5%		**187	**59	**138	78
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	29.45	29.0%		**159	**50	**116	71
Weighted Average					180.4	57.5	133.1	*n 75.6

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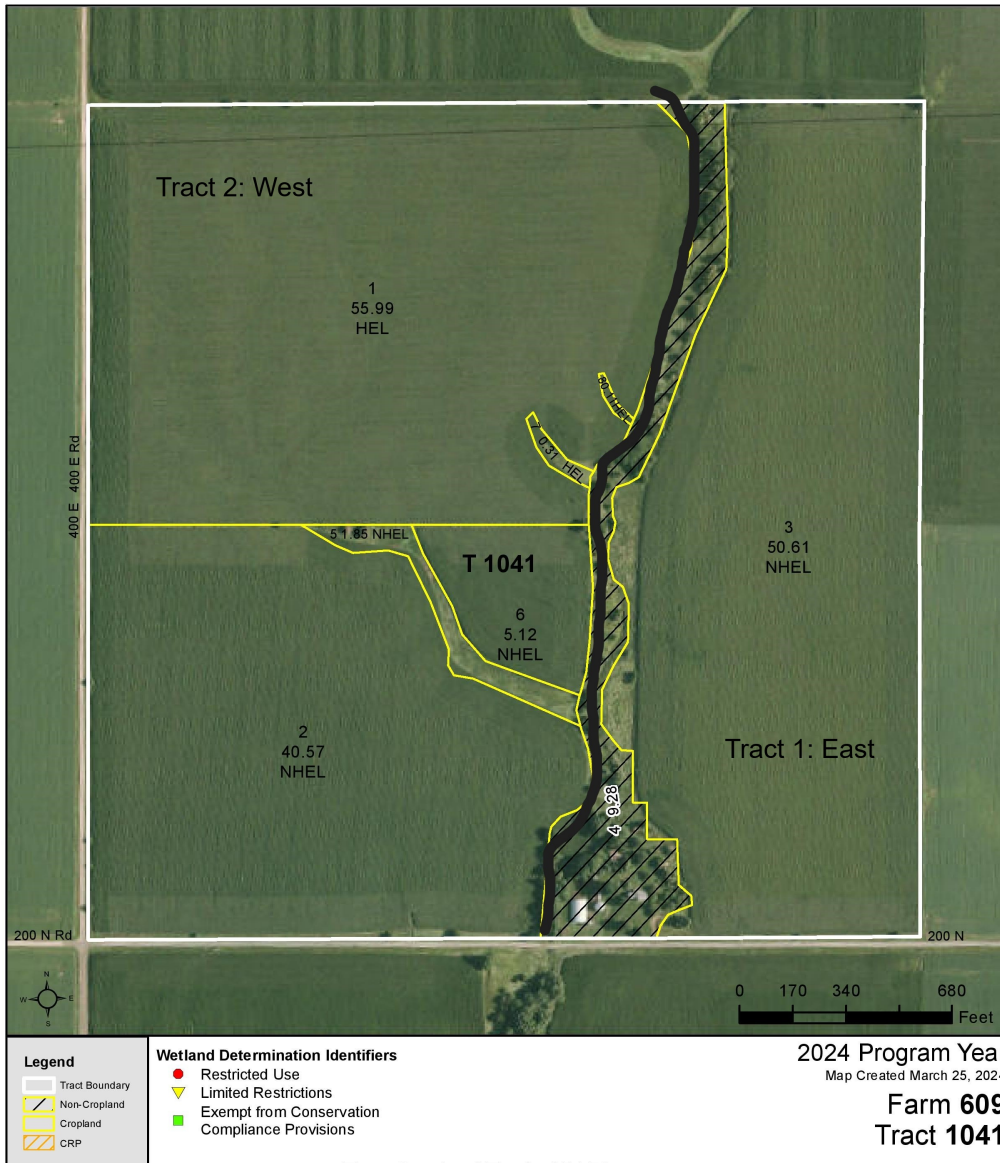
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USDA United States Department of Agriculture Stark County, Illinois



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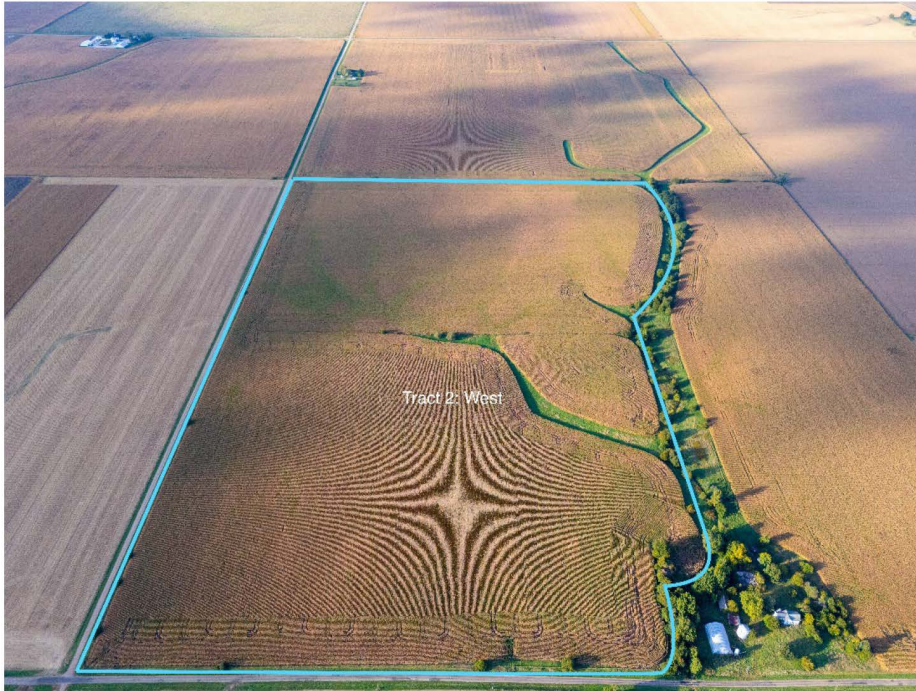
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Disclaimer: The Boundary lines shown are approximate.

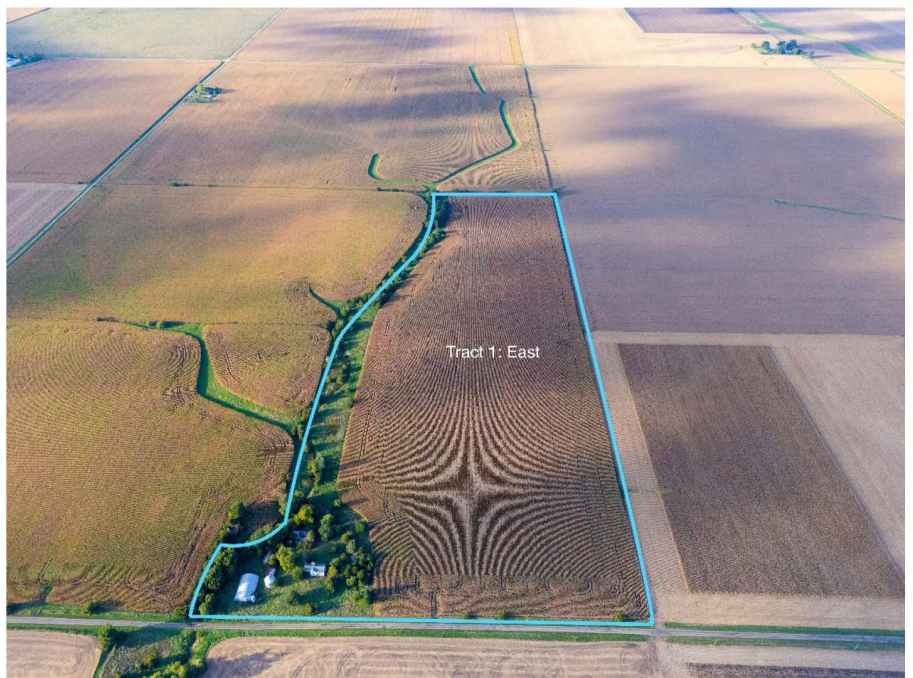


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Leezer Farmland Sales

TERMS OF SALE FOR: Estate of Paul Whittaker

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 NON REFUNDABLE and will be applied to the purchase price at closing.
CLOSING	Within 30 days of auction day.
LEASE	Farm is under Cash Rent Lease until November 1, 2026.
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 to pay 100% of the 2024 Real Estate taxes payable in 2025 by giving the BUYER a credit at closing.
SURVEY	Seller will provide Survey at time of sale.
BIDDING	Bidding dollar amount is on a per-acre basis.
BUYER'S PREMIUM	No buyers' premium on this sale.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
TECHNOLOGY DISCLAIMER	Leezer Farmlands Sales, 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 sale. If a technical problem occurs on the day of sale that limits you in your ability to place a bid, Leezer Farmland Sales, 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.
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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