



**Online Auction**

**Nov. 22, 2024 @ 9am.**

**20 Acres Logan County, IL**

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

**Parrott Farm**

**Online Auction**

**November 22, 2024 at 9am**

**20 M/L Acres Logan County, IL**

**Location:** 4 miles East of San Jose, then South on 400E 2 miles, then East ¼ of a mile on 2500N. Farm is on the South side.

**Survey:** Seller will provide a survey. Acres shown are approx. and will be updated when survey is complete.

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

| <b><u>Acreage Info.</u></b>                                                           |              | <b><u>Real Estate Tax Info.</u></b> |               |
|---------------------------------------------------------------------------------------|--------------|-------------------------------------|---------------|
| Total Acres                                                                           | 20 M/L       | Parcel ID                           | 17-014-002-60 |
| FSA Tillable                                                                          | approx. 19.6 | Acres                               | 20 M/L        |
| PI                                                                                    | 143.5        | 2023 Taxes                          | \$8,711.12    |
| <b><u>Note:</u> Taxes reflect 175 Acre Parcel to be split.</b>                        |              | Taxes/Acre                          | \$49.78/Acre  |
| <b>Pt NE 1/4 of the NW 1/4 Sec 14; 21N 2W<br/>Prairie Creek Twp, Logan County, IL</b> |              |                                     |               |

**Seller: Linda Parrott**

**Attorney: Mike Massie; Galva, IL**

**John A. Leezer, Designated Managing Broker;  
Ben Leezer, Broker;**

**[John@LeezerAgency.com](mailto:John@LeezerAgency.com)**

**(309)-286-2221**

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

**[Ben@LeezerAgency.com](mailto:Ben@LeezerAgency.com)**

**(309)-338-1270**

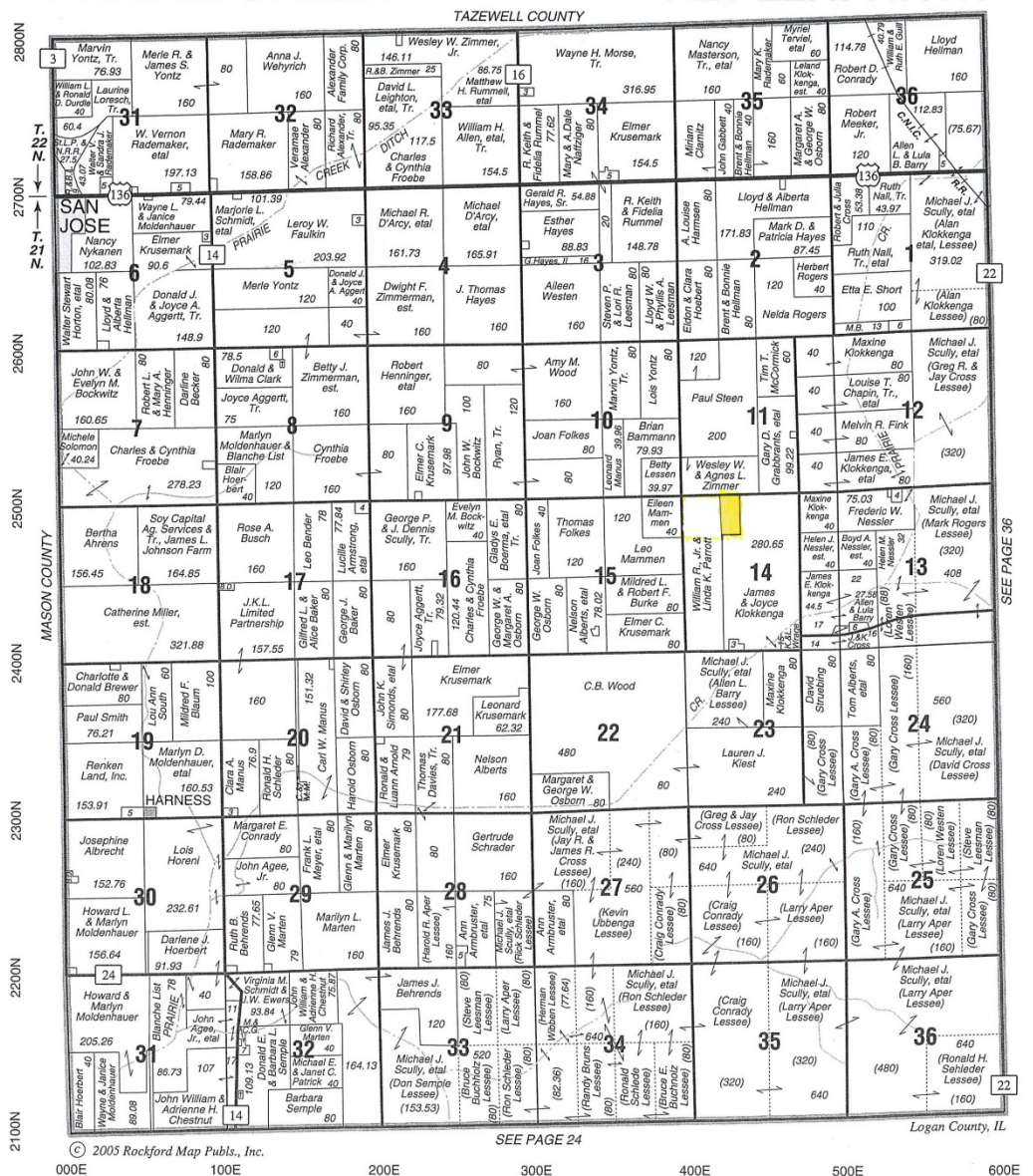
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### Disclaimer:

The yellow highlight is an approx. representation of the farm boundaries.

### PRAIRIE CREEK

T.21-22N.-R.4W.



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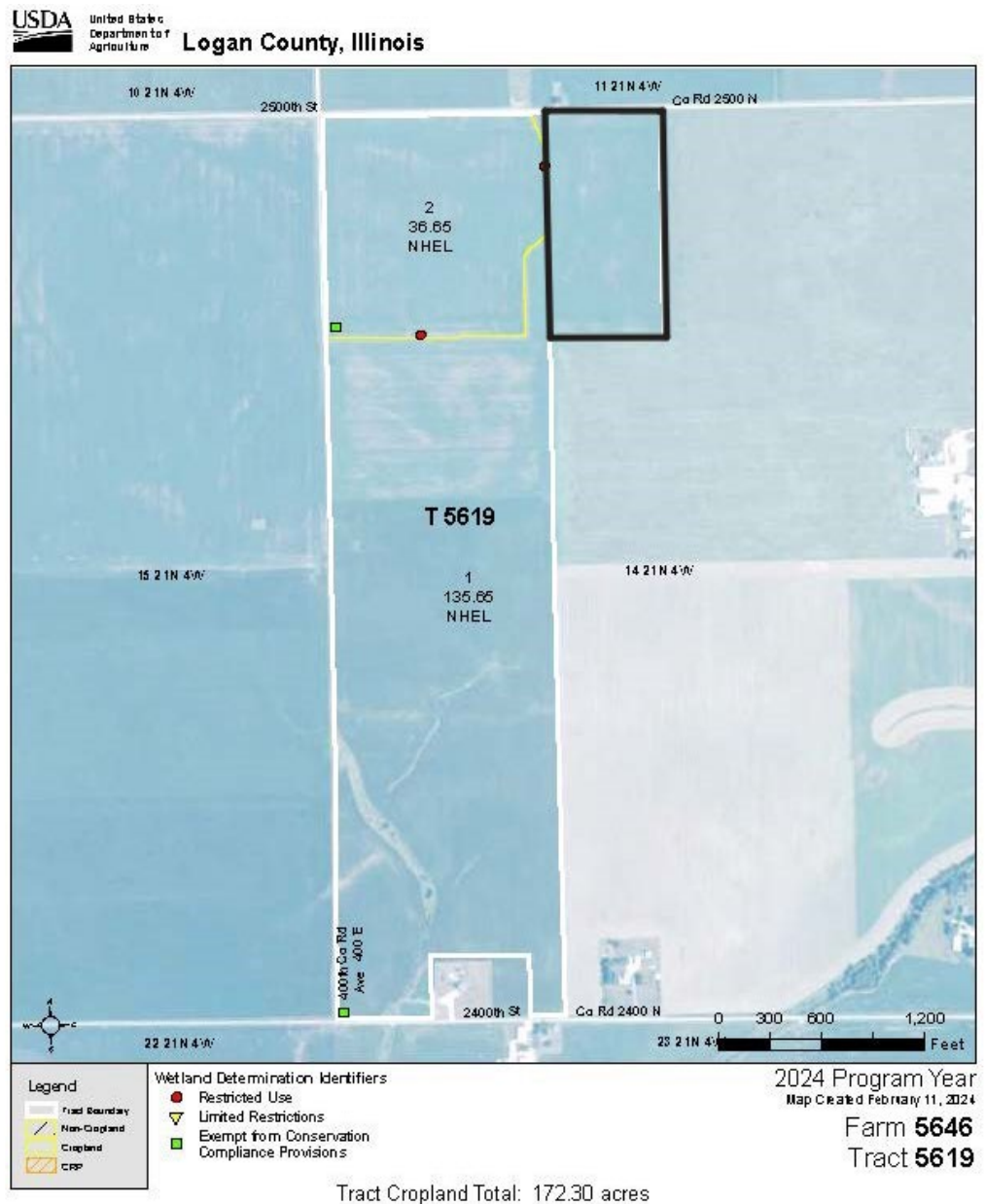
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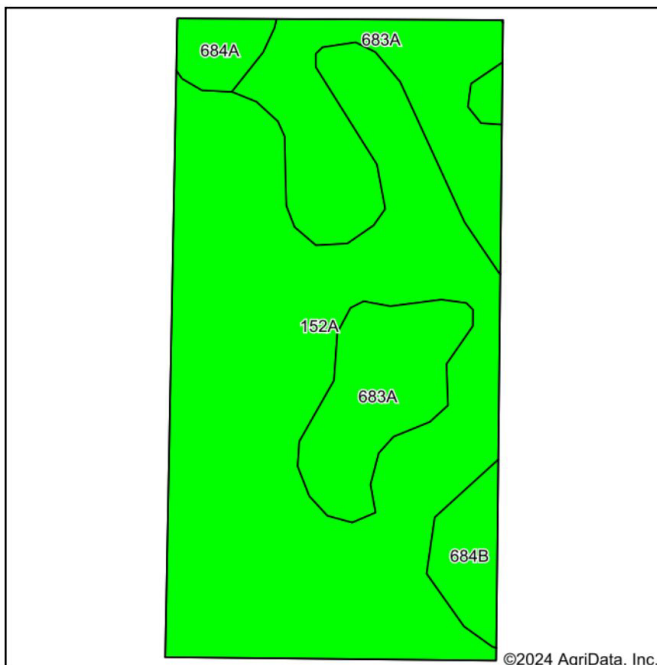
The black line is an approx. representation of the farm boundaries.



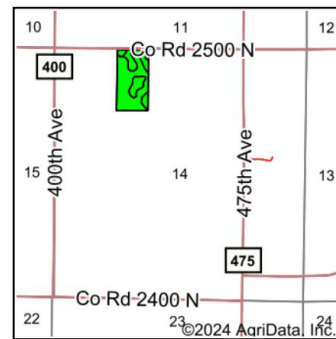
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## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Logan**  
Location: **14-21N-4W**  
Township: **Prairie Creek**  
Acres: **19.65**  
Date: **10/1/2024**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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| Area Symbol: IL107, Soil Area Version: 19 |                                                |       |                  |                                     |           |               |                                                |                   |
|-------------------------------------------|------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|-------------------|
| 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 |
| **152A                                    | Drummer silty clay loam, 0 to 2 percent slopes | 12.98 | 66.1%            |                                     | **195     | **63          | **144                                          | 74                |
| 683A                                      | Lawndale silt loam, 0 to 2 percent slopes      | 5.33  | 27.1%            |                                     | 197       | 62            | 144                                            | 83                |
| **684B                                    | Broadwell silt loam, 2 to 5 percent slopes     | 0.81  | 4.1%             |                                     | **186     | **58          | **137                                          | 83                |
| 684A                                      | Broadwell silt loam, 0 to 2 percent slopes     | 0.53  | 2.7%             |                                     | 188       | 59            | 138                                            | 84                |
| Weighted Average                          |                                                |       |                  |                                     | 195       | 62.4          | 143.5                                          | *n 77.1           |

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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### Leezer Farmland Sales

TERMS OF SALE FOR: Parrott Farm

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                 | Lease is open for the 2025 Crop year.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 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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