



Online Auction

Nov. 13, 2024 @ 1:30pm.

79.5 Acres Stark County, IL

Virtual Online Only: Register at www.leezerfarmland.com

Kraklow Farm

Online Auction

**November 13, 2024 at
1:30pm**

79.5 Acres Stark County, IL

Location: 3 miles East of West Jersey, IL at the 4-way stop.

Survey:

No survey has been done;
Seller is selling as 79.5 Acres m/l based on tax assessor records.

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

<u>Acreage Info.</u>		<u>Real Estate Tax Info.</u>	
Total Acres	79.5	Parcel ID	07-19-100-001
FSA Tillable	77.68	Acres	79.5
PI	122.8	2023 Taxes	\$3,271
<u>Note:</u> FSA tillable includes waterways.		Taxes/Acre	\$41.15/Acre
Pt W 1/2 of the NW 1/4, Sec. 19, 12N 6E. Essex Twp, Stark County, IL			

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.

Contact:

Rich Moulton Phone: 402.939.9349
rich@greenpawconsulting.com

Seller: Kraklow Family Irrevocable Trust

Attorney: David Cover

Broker is related to seller.

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

John@LeezerAgency.com

(309)-286-2221

127 W. Main St. Toulon, IL

Ben@LeezerAgency.com

(309)-338-1270

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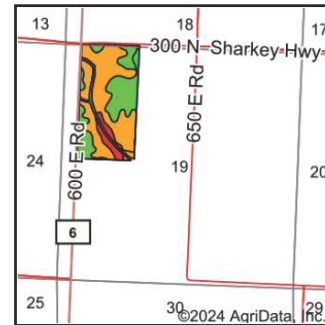
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Soils Map



State: **Illinois**
 County: **Stark**
 Location: **19-12N-6E**
 Township: **Essex**
 Acres: **74.58**
 Date: **10/4/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 16

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
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	42.39	56.9%		**159	**50	**118	71
43A	Ipava silt loam, 0 to 2 percent slopes	21.49	28.8%		191	82	142	77
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	5.02	6.7%		**118	**39	**67	58
**86B	Osco silt loam, 2 to 5 percent slopes	4.77	6.4%		**187	**59	**138	78
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	0.91	1.2%		**142	**45	**104	59
Weighted Average					167	53.2	122.8	*n 72

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: Kraklow 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	Closing is 1/10/2025.
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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