



Leezer

FARMLAND SALES, LLC

Online Auction

April 4, 2025 @ 9:00am.

Virtual Online Only: Register at www.leezerfarmland.com

Tornquist Farm~40.38 Acres

LOCATION: 2 miles South of Kewanee on IL Rt. 34, then 1 mile East on 300 N on the North side of the road.

LEASE: The lease has been terminated for 2025.

SURVEY: Seller will provide a survey.

Seller: Jane A. Tornquist Revocable Living Trust
Attorney for Seller: Mike Massie; Galva, IL

<u>Acreage Info.</u>		<u>Real Estate Tax Info.</u>	
Total Acres	40.38	Parcel ID	25-15-400-004
FSA Tillable	40.38	2023 Taxes	\$2,228.38
PI	139.1	Taxes	\$55.70/Acre
SE 1/4 of the SE 1/4 of Sect. 15 14N 5E Wethersfield Twp, Henry County, IL			

John@LeezerAgency.com

(309)-335-2221

Ben@LeezerAgency.com

(309)-338-1270

127 W. Main St. Toulon, IL



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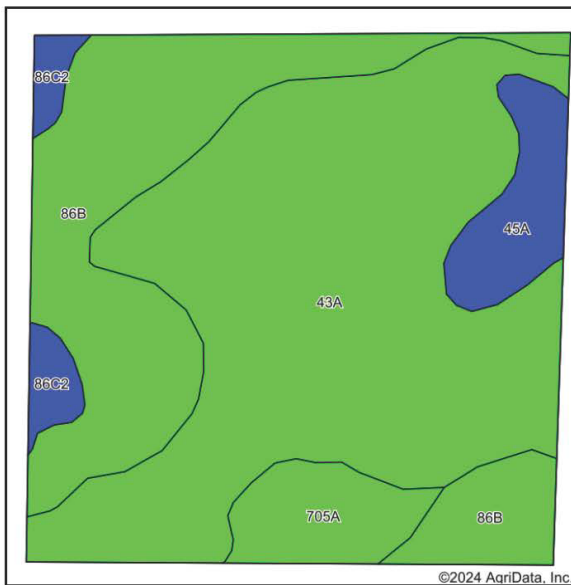
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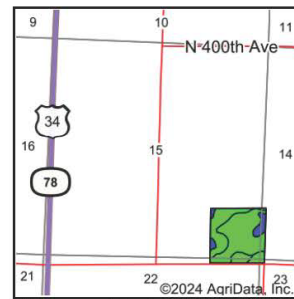
40 M/L Acres Henry County, IL

Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois

County: Henry

Location: 15-14N-5E

Township: Wethersfield

Acres: 41.02

Date: 12/14/2024



Maps Provided By:



Area Symbol: IL073, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	23.04	56.2%		181	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	11.99	29.2%		**187	**59	**138
705A	Buckhart silt loam, 0 to 2 percent slopes	2.43	5.9%		190	61	142
45A	Denny silt loam, 0 to 2 percent slopes	2.40	5.9%		159	52	118
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.16	2.8%		**178	**56	**131
Weighted Average					187.5	60.3	139.1
							*n 75.6

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"

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

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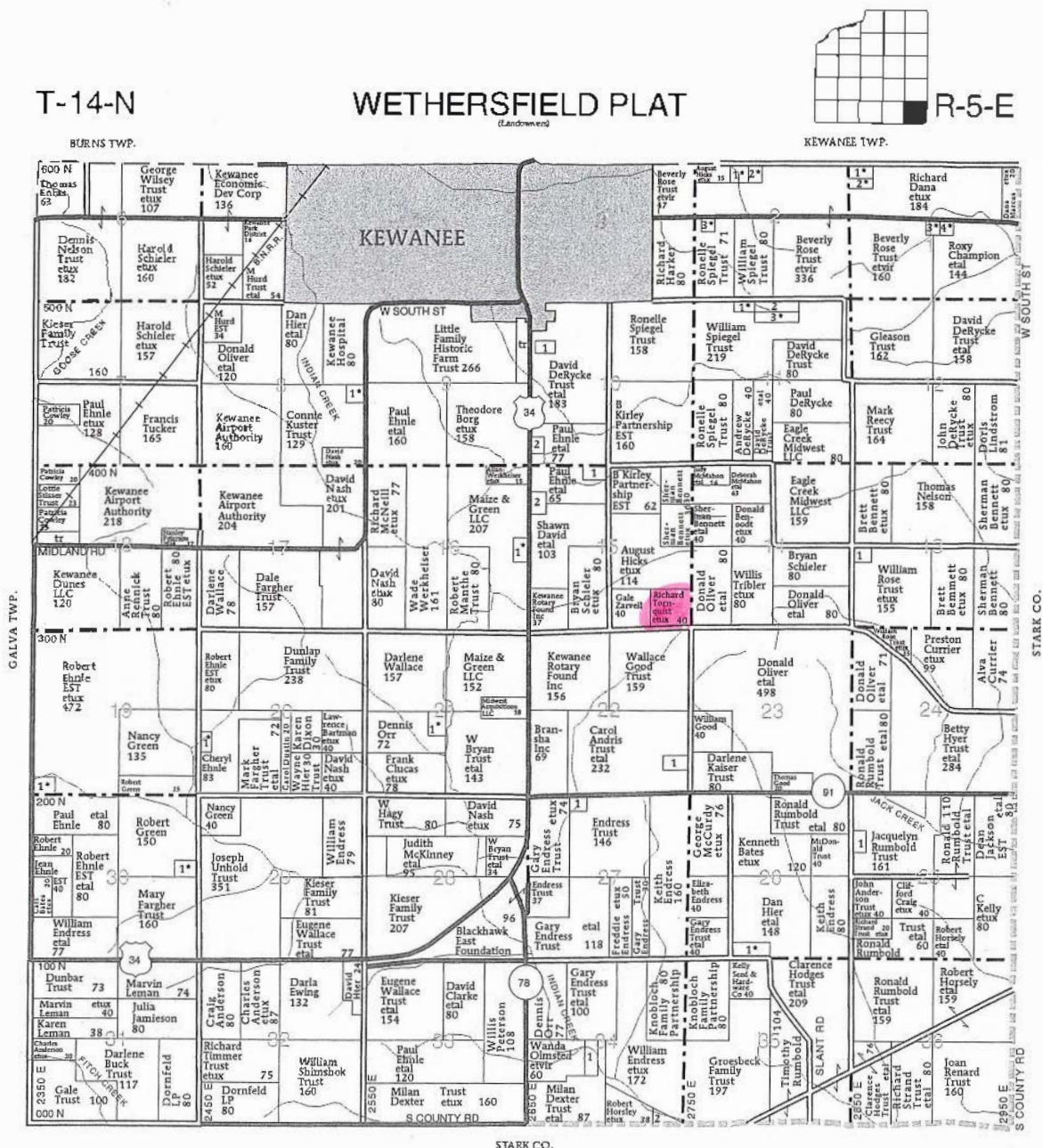
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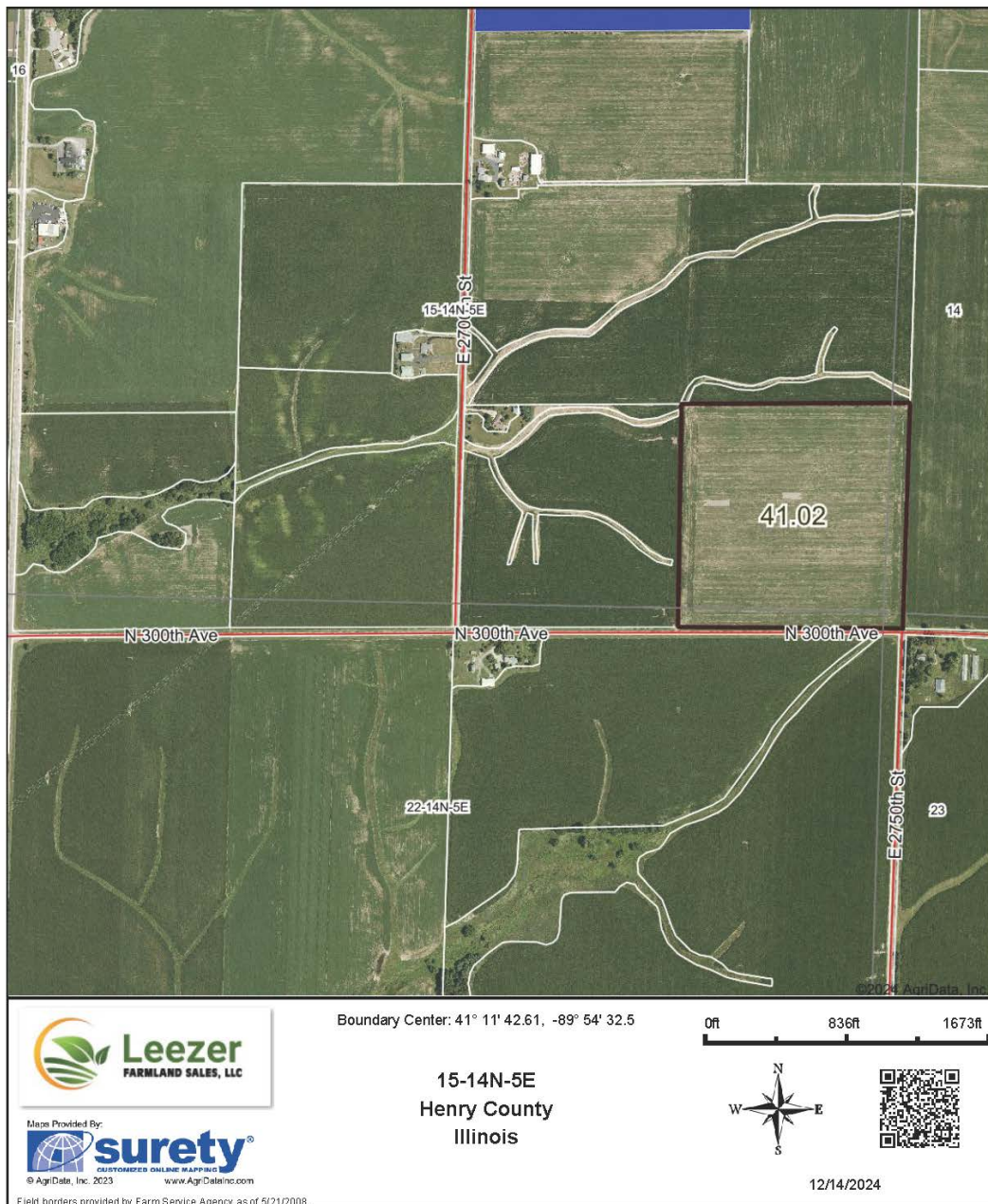
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Aerial Map



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TERMS OF SALE FOR TORNQUIST FARM

AS IS: Property is being sold in AS-IS condition with no warranties expressed or implied.

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 has been terminated for 2025.

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.

RESERVE: Seller reserves the right to reject all bids. This is not an absolute auction.

REAL ESTATE TAXES: SELLER to pay 2024 taxes, BUYER is responsible for 2025 Taxes.

BIDDING: Bidding dollar amount is on a per-acre basis.

EVIDENCE OF TITLE: Seller will provide merchantable title in the form of a title insurance commitment and a warranty deed (or equivalent).

CONTINGENCY: There are no contingencies including those for inspections or financing.

BUYER'S PREMIUM: No buyers' premium on this sale.

ANNOUNCEMENTS: All Announcements made on day of sale supercede all other prior written or verbal announcements.

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.

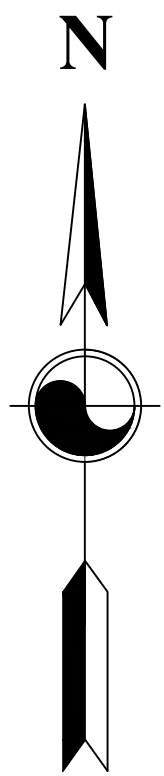
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SCALE 1" = 200'

LEGEND

- = Found Iron Monument
- = Set 3/8" Iron Rod
- X - X - = Existing Fence±
- = Boundary line
- - - - = Section line

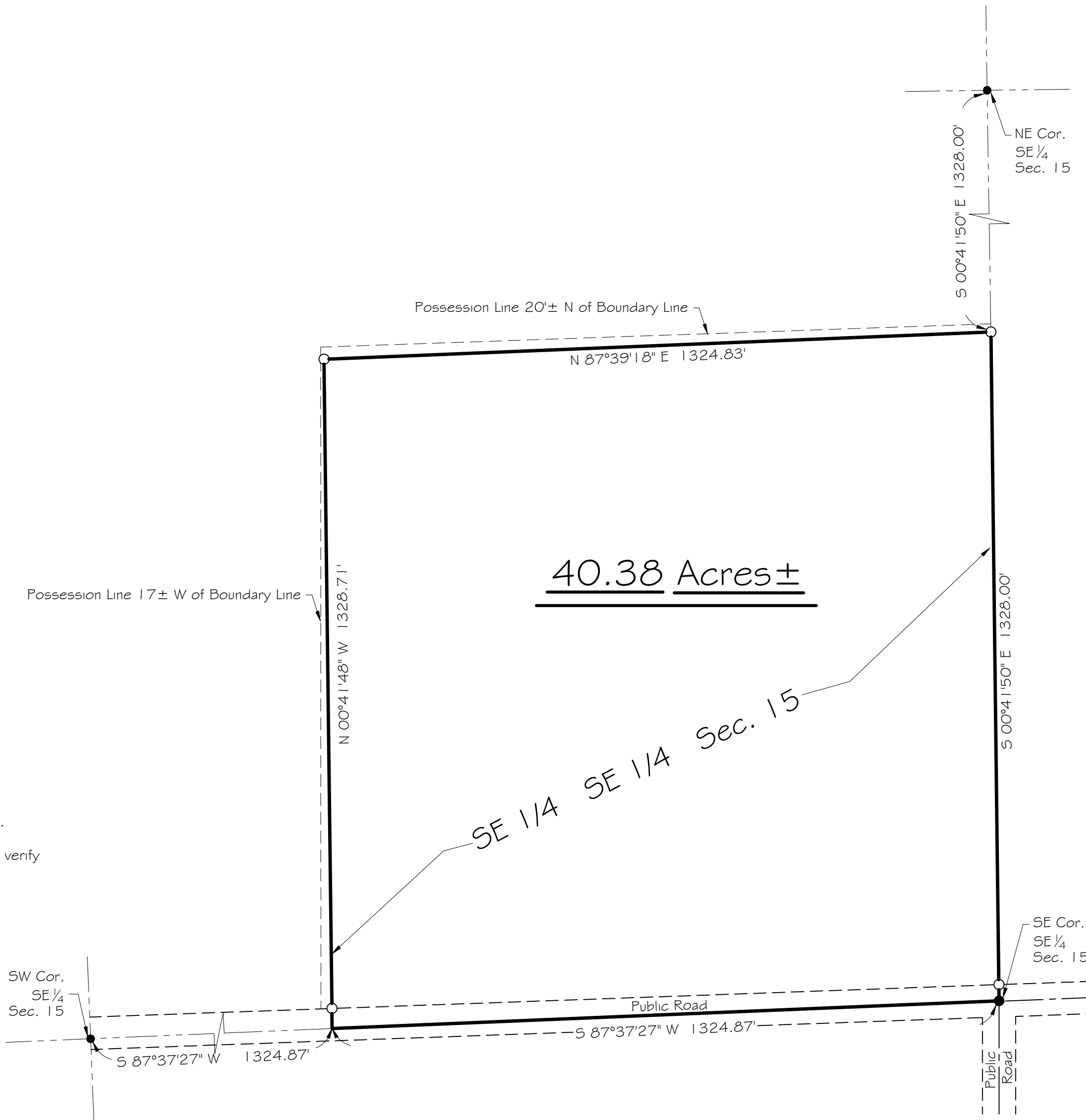
Field Survey done: March, 2025

NOTE: Iron pins only set at locations as instructed by client.

NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

NOTE: It is responsibility of the Client or their agents to verify this break conforms to County and State Zoning and Guidelines.

Bearings are based on: US/SP 1983
Illinois West 1 202 NAD 1983



SURVEYOR'S STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the SE 1/4 of Section 15, T14N, R5E of the 4th P.M., Henry County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 765ILCS-205/1b of the Illinois compiled statutes.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, rights-of-ways, building lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained.

Unless otherwise noted, the boundary for this Survey was based on title information or a title policy provided to us by the Client or their agent, and no title research was done by us for this Survey. No search for neighboring deeds was done unless ordered by the Client.

Dated this 14th day of March, 2025.

WALLACE LAND SURVEYING CO., Ltd
Professional Design Firm - #184.005454-0008
Toulon - Illinois

By: _____
Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/26

Wallace Land Surveying Co., Ltd

PO Box 419
Toulon, Illinois 61483
Illinois Design Firm #184.005454-0008
Office: 309-286-7333
E-mail: survey@giffin.com

CLIENT: Leezer

DATE: 03-14-25

JOB: 25014-001