



Leezer

FARMLAND SALES, LLC

ONLINE AUCTION

Nov. 11, 2025 @ 9am

148.09 Acres Henry County, IL
Virtual Online Only, Register at:
www.leezerfarmland.com

~Jeff Knobloch Farm~

LOCATION: 1 mile SW of Kewanee, IL in the SE ¼ of Sec 7
and SW ¼ Sec 7 in Wethersfield Township, Henry County, IL.

SURVEY: Seller will provide a survey.

LEASE: Lease is open for the 2026 Crop year.

NOTES: This is a very nice Class A farm. It was pattern tilled
in 2022 & lime applied in the winter following the 2023 crop.

Seller reported yields:

- 2021 Soybeans: 70
- 2022 Corn: 251
- 2023 Corn: 271
- 2024 Soybeans: 82

OWNER: Jeff Knobloch

ATTORNEY: Mike Massie

FARM TRACT DETAILS:

TOTAL ACRES:	147.93
FSA TILLABLE ACRES:	148.25
PI:	138.6

Pt SE & Pt SW ¼ Sec 7 14N 5E
Wethersfield Township, Henry County

REAL ESTATE TAX INFO:

2024 TAX: \$8,378.82 or
\$56.64/Acre

PARCEL ID 25-07-400-004



R-5-E



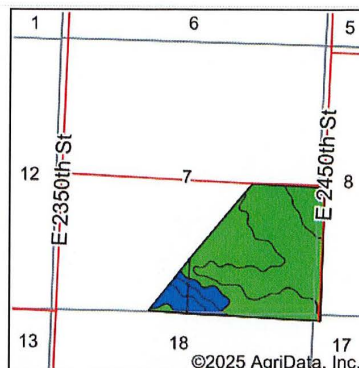
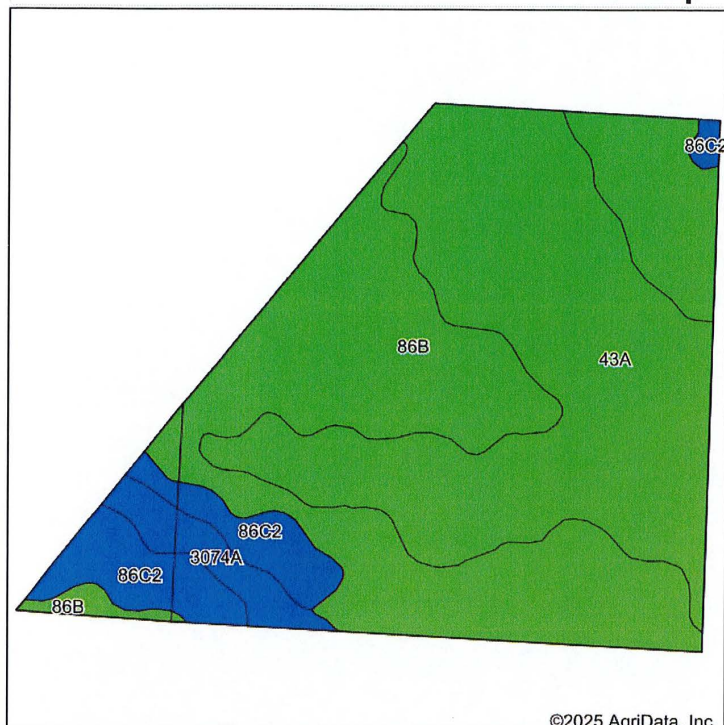
Office: 309-286-2221
John: 309-335-2221
Ben: 309-338-1270



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Soils Map



State: **Illinois**
 County: **Henry**
 Location: **7-14N-5E**
 Township: **Wethersfield**
 Acres: **148.25**
 Date: **7/7/2025**



Soils data provided by USDA and NRCS.

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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	*n NCCPI Soybeans
**86B	Osco silt loam, 2 to 5 percent slopes	66.09	44.6%		**187	**59	**138	78
43A	Ipava silt loam, 0 to 2 percent slopes	64.10	43.2%		191	62	142	77
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	12.85	8.7%		**178	**56	**131	65
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	5.21	3.5%		**167	**52	**122	66
Weighted Average					187.2	59.8	138.6	*n 76

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: 01-28-2025

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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 PO Box 129
 Toulon, IL 61483

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john@leezeragency.com
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Henry County, Illinois

Map Created February 21, 2025

All Non-Irrigated
All for Grain
Unless Noted on Map

Farm 9702
Tract 7727

2025 Program Year

CLU	Acres	HEL	Crop
5	9.52	HEL	

Page Cropland Total: 9.52 acres



Tract Boundary

Common Land Unit

cropland_indicator_3C M

Cropland

Non-Cropland

CRP

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

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Henry County, Illinois

Map Created February 23, 2025

All Non-Irrigated
All for Grain
Unless Noted on Map

Farm 9702
Tract 10698

2025 Program Year

CLU	Acres	HEL	Crop
2	138.73	NHEL	
3	4.11	UHEL	NC

Page Cropland Total: 138.73 acres



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Tile Plan 2022- Airport



Tile - Name	
Existing Tile	(6,210 ft)
8"	(2,455 ft)
4"	(144,015 ft)
10"	(5,658 ft)
6"	(957 ft)

815-590-1636

5/16/2022 12:19:25 PM

HARTSTRAND

DRAINAGE

KELBY HARTMAN 815-590-1636

TYSON KULLERSTRAND 815-590-3493

Ag Leader Technology SMS Advanced

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TERMS OF SALE FOR KNOBLOCH 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 2026.

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 2025 taxes, BUYER is responsible for 2026 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.

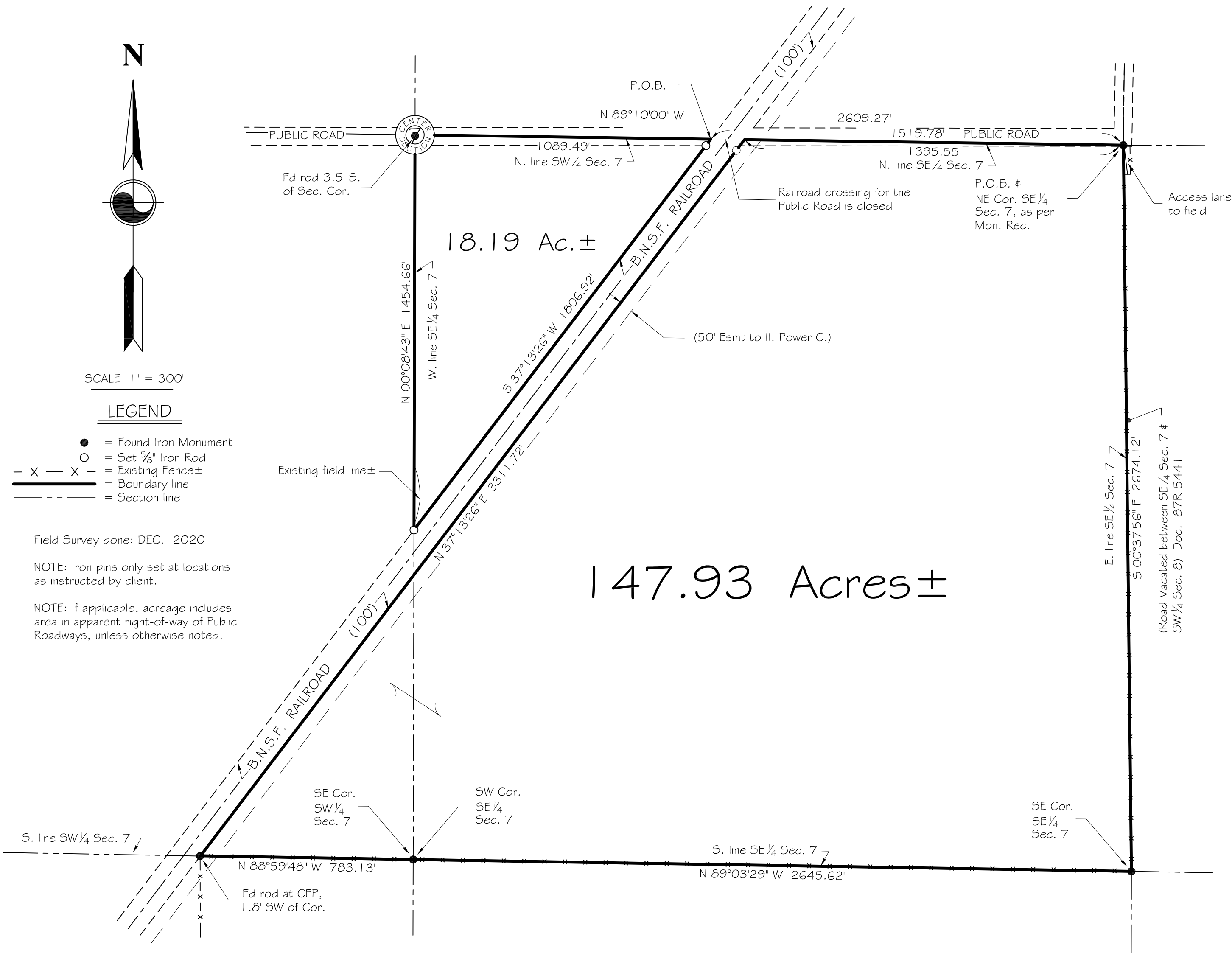
BUYER'S PREMIUM: No buyers' premium on this sale.

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.



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 S $\frac{1}{2}$ of Section 7, 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-205/1 b 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.

Dated this 30th day of December, 2020.

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

By: _____
Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/22

Wallace Land Surveying Co., Ltd

PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184.005454-0008
Office: 309-286-7333
E-mail: wallaceengr@gmail.com

CLIENT: Jeff Knobloch

DATE: 12-30-2020

JOB: 20311-001

Prepared for:

Jeff Knobloch
16591 US Hwy #34
Galva, IL 61434