



Leezer
FARMLAND SALES, LLC

ONLINE AUCTION

Nov. 14, 2025 @ 9am

241 Acres Bureau County, IL

Virtual Online Only, Register at:

www.leezerfarmland.com

~Lida Dean Farm; 241 Acres, 2 Tracts~

LOCATION: Tract 1 is located just East of Buda on the South side of 1250N. Tract 2 is located approx. 3 miles East of Buda on South side of 1200N.

ORDER OF SALE: Buyers' Choice.

SURVEY: No survey is being provided. Tracts will be sold based on tax assessor records.

LEASE: Lease is open for the 2026 Crop year.

OWNER: Estate of Lida Hays Dean

ATTORNEY: Scott Shore, Hennepin, IL



Leezer

FARMLAND SALES, LLC

TRACT 1

FARM TRACT DETAILS:

TOTAL ACRES: 78.62

FSA TILLABLE ACRES: 74.11

PI: 133.2

**Pt SE ¼ Sec. 34 16N 7E
Concord Twp, Bureau County, IL**

REAL ESTATE TAX INFO:

2024 TAX: \$3,645.90 or \$46.37/Acre

PARCEL ID 14-34-402-008 (33 ac.)
14-34-426-001 (43 ac.)
14-35-100-006 (2.62 ac.)

TRACT 2

FARM TRACT DETAILS:

TOTAL ACRES: 161.99

FSA TILLABLE ACRES: 147.94

PI: 131.5

**NW ¼ Sec. 5 15N 8E
Indiantown Twp, Bureau County, IL**

REAL ESTATE TAX INFO:

2024 TAX: \$7,987.66 or \$48.60/Acre

PARCEL ID 21-05-100-007 (77.96 ac.)
21-05-100-006 (84.03 ac.)



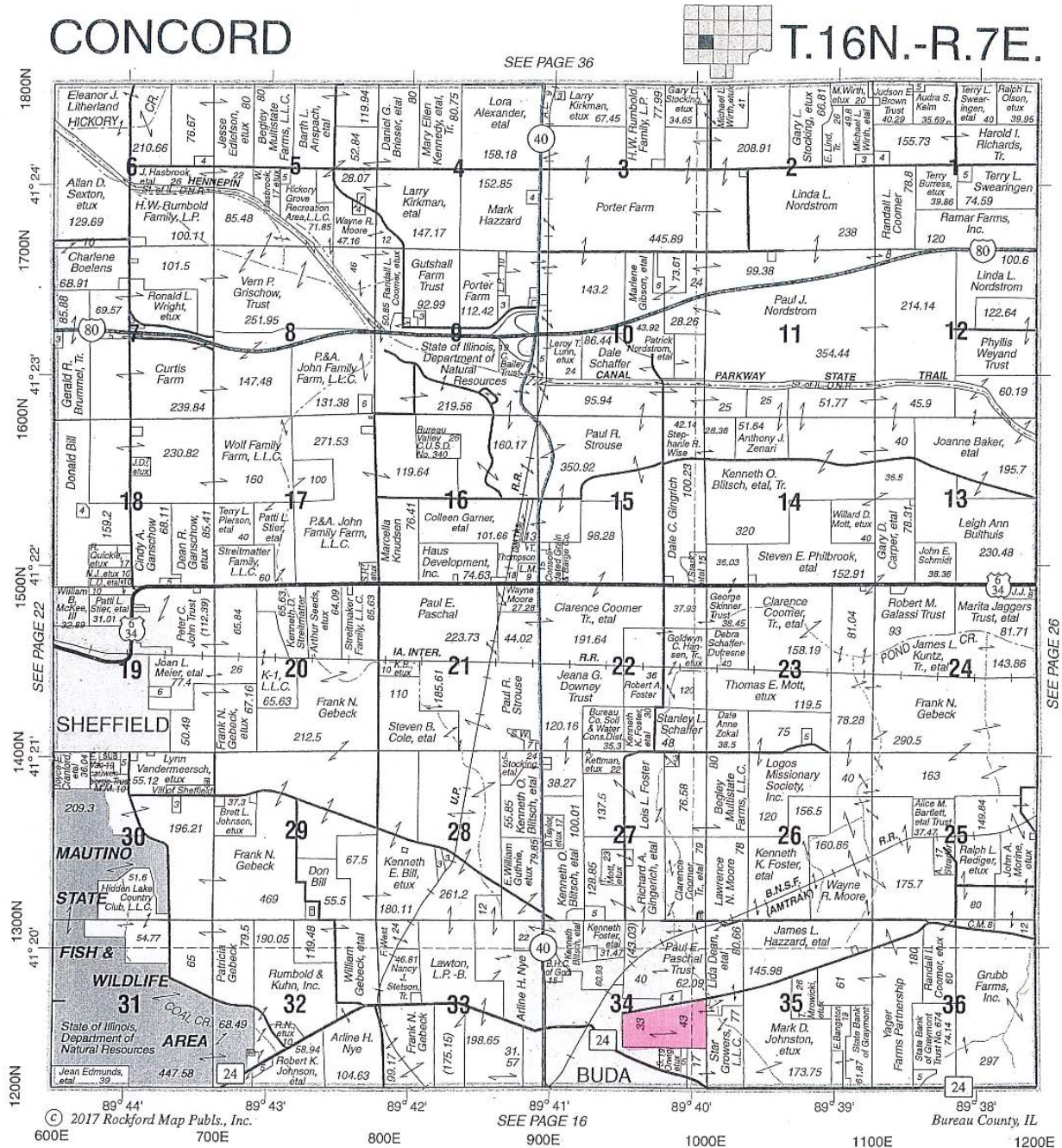
Leezer

FARMLAND SALES, LLC

TRACT 1

CONCORD

T.16N.-R.7E.



127 W Main St
PO Box 129
Toulon, IL 61483

www.Leezerfarmland.com
john@leezeragency.com
ben@leezeragency.com

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



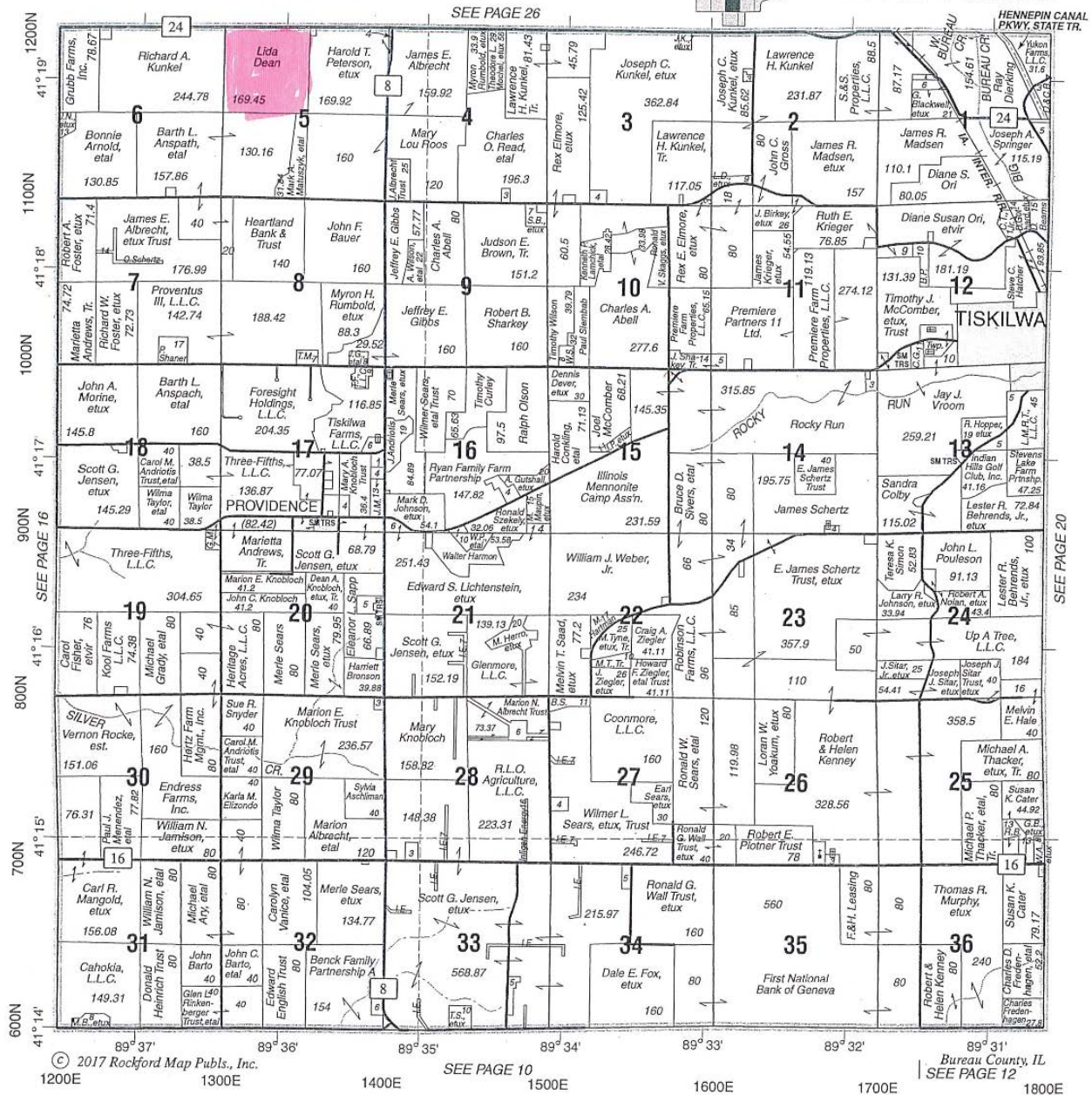
Leezer

FARMLAND SALES, LLC

TRACT 2

INDIAN TOWN

T.15N.-R.8E.



127 W Main St
PO Box 129
Toulon, IL 61483

www.Leezerfarmland.com
john@leezeragency.com
ben@leezeragency.com

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

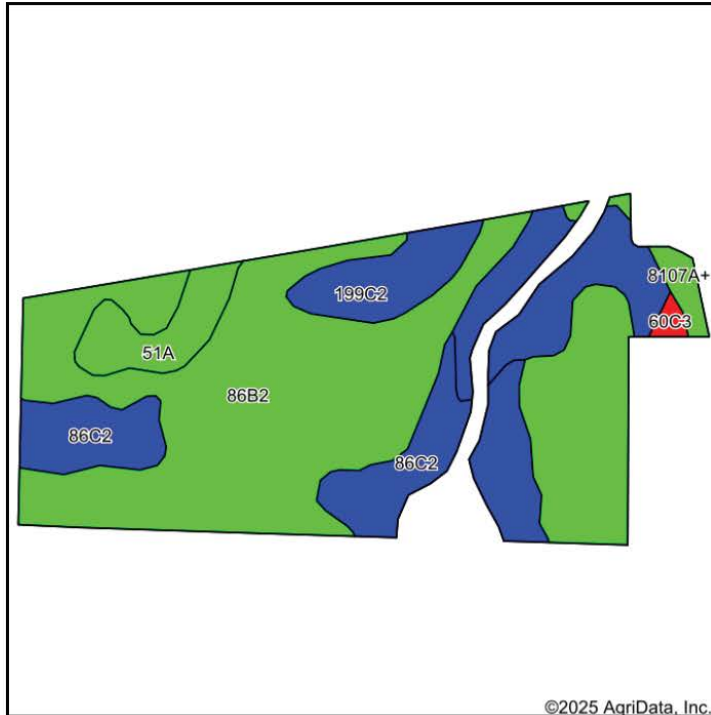


Leezer

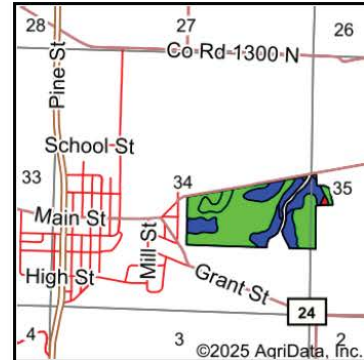
FARMLAND SALES, LLC

TRACT 1

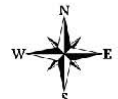
Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Bureau**
Location: **34-16N-7E**
Township: **Concord**
Acres: **74.11**
Date: **6/18/2025**



Area Symbol: IL011, 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
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	44.02	59.4%		**180	**56	**133	65
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	12.22	16.5%		**178	**56	**131	65
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	12.15	16.4%		**180	**56	**132	68
51A	Muscature silt loam, 0 to 2 percent slopes	3.92	5.3%		200	64	147	84
**8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	1.37	1.8%		**191	**61	**140	76
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	0.43	0.6%		**132	**43	**97	45
Weighted Average					180.7	56.4	133.2	*n 66.6

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: 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"

127 W Main St
PO Box 129
Toulon, IL 61483

www.Leezerfarmland.com
john@leezeragency.com
ben@leezeragency.com

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

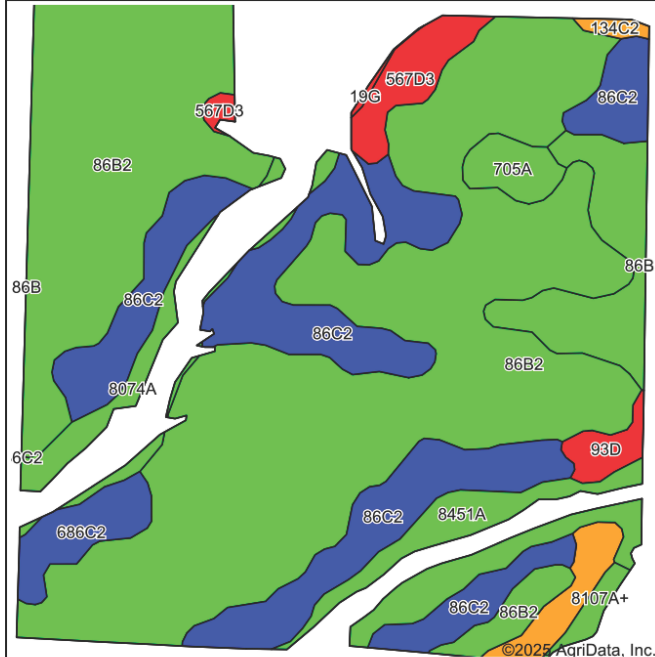


Leezer

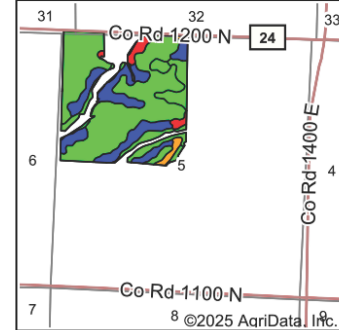
FARMLAND SALES, LLC

Tract 2

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Bureau**
Location: **5-15N-8E**
Township: **Indiantown**
Acres: **147.19**
Date: **8/28/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrIDataInc.com



Area Symbol: IL011, 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
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	86.20	58.7%		**180	**56	**133	65
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	28.65	19.5%		**178	**56	**131	65
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	7.28	4.9%		190	61	140	86
**86B	Osco silt loam, 2 to 5 percent slopes	7.02	4.8%		**187	**59	**138	78
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	3.71	2.5%		186	58	136	71
**567D3	Elkhart silty clay loam, 10 to 18 percent slopes, severely eroded	3.53	2.4%		**134	**42	**98	56
**686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	3.31	2.2%		**173	**55	**128	69
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	2.41	1.6%		**159	**50	**116	71
705A	Buckhart silt loam, 0 to 2 percent slopes	2.07	1.4%		190	61	142	84
**93D	Rodman gravelly sandy loam, 6 to 12 percent slopes	1.51	1.0%		**99	**36	**77	23
**8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.89	0.6%		**191	**61	**140	76
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.47	0.3%		**154	**47	**111	66
**19G	Sylvan silt loam, 35 to 60 percent slopes	0.14	0.1%		**71	**23	**52	11
Weighted Average					178.2	55.8	131.5	*n 66.6

127 W Main St
PO Box 129
Toulon, IL 61483

www.Leezerfarmland.com
john@leezeragency.com
ben@leezeragency.com

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





Leezer

FARMLAND SALES, LLC

TRACT 2



United States
Department of
Agriculture

Bureau County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CSP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2025 Program Year

Map Created March 12, 2025

Farm 10370

Tract 6954

IL011_T6954

Tract Cropland Total: 147.94 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflected actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

127 W Main St
PO Box 129
Toulon, IL 61483

www.Leezerfarmland.com
john@leezeragency.com
ben@leezeragency.com

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



Leezer
FARMLAND SALES, LLC

TRACT 2



127 W Main St
PO Box 129
Toulon, IL 61483

www.Leezerfarmland.com
john@leezeragency.com
ben@leezeragency.com

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



Leezer
FARMLAND SALES, LLC

TRACT 1



127 W Main St
PO Box 129
Toulon, IL 61483

www.Leezerfarmland.com
john@leezeragency.com
ben@leezeragency.com

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



Leezer
FARMLAND SALES, LLC

TRACT 2



127 W Main St
PO Box 129
Toulon, IL 61483

www.Leezerfarmland.com
john@leezeragency.com
ben@leezeragency.com

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



Leezer

FARMLAND SALES, LLC

TERMS OF SALE: LIDA DEAN 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.

ORDER OF SALE: Tracts will be offered by the **Buyer's Choice and Privilege Method** with choice to the high bidder to take one or both of the tracts. Should the high bidder not select both tracts, the contending bidder will have the privilege to select the remaining tract at the high bid. If the remaining tract is not accepted by the second highest bidder, the remaining tract will be offered with another round of bidding. **Seller reserves the right to reject any and all bids.**

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.

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.

REAL ESTATE TAXES: SELLER to pay 2025 taxes, BUYER is responsible for 2026 Taxes.

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

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.