



Leezer

FARMLAND SALES, LLC

ONLINE AUCTION

Nov. 25, 2025 @ 9am

43 M/L Acres Stark County, IL
Virtual Online Only, Register at:
www.leezerfarmland.com

~Mooneyham Farm~

LOCATION: South of Wyoming, IL, on Rt 91 turn West on Duncan Rd. then turn South on 1100E.

SURVEY: No survey is being provided. Being sold as 43 acres M/L based on Tax assessor's records.

LEASE: Lease is open for the 2026 Crop year.

OWNER: Clark Mooneyham, Keyth Mooneyham, Kody Mooneyham, & Jody Mooneyham

ATTORNEY: Mike Massie

FARM TRACT DETAILS:

TOTAL ACRES:	43
FSA TILLABLE ACRES:	42.22
PI:	142.22

NE ¼ of the NE ¼ Sec. 35 12N 6E
Essex Township, Stark County, IL

REAL ESTATE TAX INFO:

2024 TAX: \$2,862.42 or
\$66.56/Acre

PARCEL ID 07-35-200-002



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Yield History:

Corn:

Legal Description: 0026-012N-006E, 0035-012N-006E									
Do Not Apply YC? ☐									
New Producer? ☐ Added Land P/T/V/? ☐									
Year	PQA-Prod	Production	Rec Type^	Acres	PP Acres	Yield	PQA-Yield	QL	APH
2015		5,664.6		41.70	0	136 A		☐	161+
2016		9,886.2		42.20	0	234 A		☐	256+
2017		7,936.6		38.00	0	209 A		☐	229+
2018		9,387.4	A	42.20	0	222 A		☐	239+
2019		7,068.7	A	38.00	0	186 A		☐	201+
2020L		6,514.6	M	42.22	0	154 A		☐	166+
2021		7,681.0	A	38.00	0	202 A		☐	212+
2022		9,741.7	A	42.22	0	231 A		☐	238+
2023		8,393.8	H	38.00	0	221 A		☐	226+
2024		9,247.0	A	40.60	0	228 A		☐	230+
RMA TYield: 210		Total (of Yield History): 2,023				Rate Yield: 202			
Prior APH Yield: 217		Avg. Yield: 202				Adjusted Yield: 202			
Yield Limit: Trend Adjusted +		Approved APH Yield: 216				Approved Yield: 202			
						Yield Indicator:			
Multi Crop Year Reporting Reason:									

Soybeans:

Legal Description: 0026-012N-006E, 0035-012N-006E									
Do Not Apply YC? ☐									
New Producer? ☐ Added Land P/T/V/? ☐									
Year	PQA-Prod	Production	Rec Type^	Acres	PP Acres	Yield	PQA-Yield	QL	APH
2015		1,069.7		42.20	0	25 A		☐	38+
2016		2,485.3		38.80	0	64 A		☐	70+
2017		2,334.7		42.20	0	55 A		☐	60+
2018		2,725.7	A	38.00	0	72 A		☐	77+
2019		2,494.7	A	42.22	0	59 A		☐	63+
2020		1,960.0	A	38.00	0	52 A		☐	55+
2021		2,885.0	A	42.22	0	68 A		☐	71+
2022		2,814.7	A	38.00	0	74 A		☐	76+
2023		3,185.4	H	42.22	0	75 A		☐	76+
2024		2,897.7	A	36.00	0	80 A		☐	81+
RMA TYield: 64		Total (of Yield History): 624				Rate Yield: 62			
Prior APH Yield: 65		Avg. Yield: 62				Adjusted Yield: 63			
Yield Limit: Yield Adjusted *		Approved APH Yield: 67				Approved Yield: 63			
						Yield Indicator:			
Multi Crop Year Reporting Reason:									

127 W Main St
PO Box 129
Toulon, IL 61483

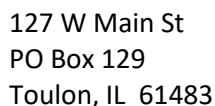
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ben@leezeragency.com

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



Refer to page 26 for keyed parcels

T.12N.-R.6E.



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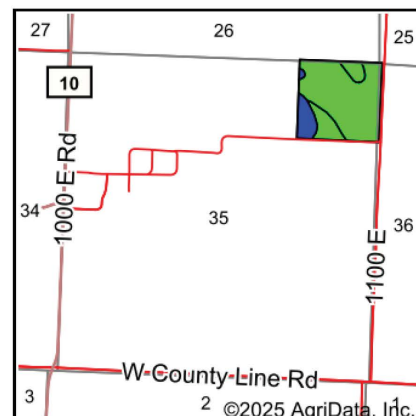
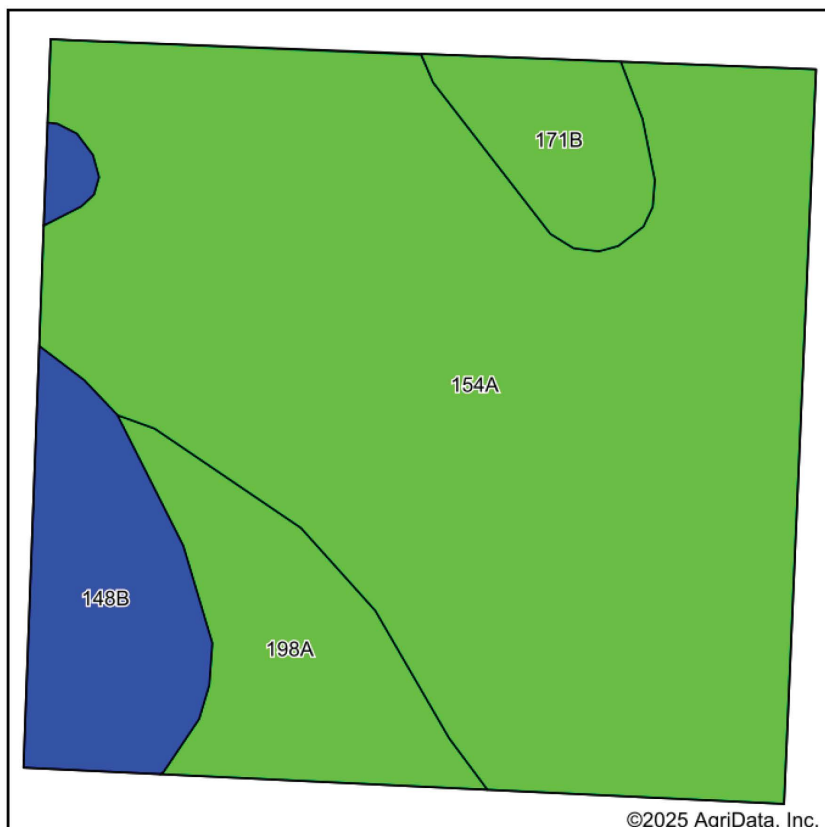
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Soils Map



State: **Illinois**
 County: **Stark**
 Location: **35-12N-6E**
 Township: **Essex**
 Acres: **42.22**
 Date: **7/22/2025**

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 INSURANCE AGENCY, INC.
 FARM - CROP - LIFE - AUTO - HOME - BUSINESS

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 17

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
154A	Flanagan silt loam, 0 to 2 percent slopes	30.97	73.3%		194	63	144	76
**148B	Proctor silt loam, 2 to 5 percent slopes	4.55	10.8%		**181	**57	**132	78
198A	Elburn silt loam, 0 to 2 percent slopes	4.50	10.7%		197	61	143	78
**171B	Catlin silt loam, 2 to 5 percent slopes	2.20	5.2%		**185	**58	**137	72
Weighted Average					192.4	61.9	142.2	*n 76.2

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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United States
Department of
Agriculture

Stark County, Illinois

C = Corn, Yel-Gr-NI
SB = Soybeans, Com-Gr-NI
Gr = Grass, Bro-LS-NI



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 reflect 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-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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TERMS OF SALE FOR MOONEYHAM 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.