

360 Acres Stark County, IL

~Williamson Family Farm~

ONLINE AUCTION

Nov. 20, 2025 @ 9am

360 Acres Stark County, IL

Virtual Online Only, Register at:

www.leezerfarmland.com

~Williamson Farm~

LOCATION: Tracts 1 & 2 are 5 miles South of Toulon, IL in the SW corner of West Jersey Black Top and Wallace Highway. Tracts 3 & 4 are 3 miles West of Toulon, half a mile West of Rt 17 & 78 Junction on the South side of 850N in Stark County, IL.

ORDER OF SALE: Buyer's Choice. See Terms for details.

LEASE: Lease is open for the 2026 Crop year.

SURVEY: Seller will provide a survey.

Owner: Williamson Family Farms, LLC
Attorney: Mike Massie; Massie & Quick
Galva, IL



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FARMLAND SALES, LLC



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<u>Farm Details Tract 1 & 2</u>			<u>Real Estate Tax Info</u>	
	Tract 1	Tract 2		
Total Acres	80	126	2024 Tax	159 Acres
FSA Tillable*	Approx. 80.16	Approx. 122		\$8,394.58 or \$52.31/Acre
PI	131.1	128.7	Parcel ID	06-24-200-001 06-24-400-001
Part of the E ½ of Sec 24, 12N 5E West Jersey Twp, Stark County, IL				

<u>Farm Details Tract 3 & 4</u>			<u>Real Estate Tax Info</u>	
	Tract 3	Tract 4		
Total Acres	83	79	2024 Tax	157.09 Acres
FSA Tillable*	Approx. 79.38	Approx. 77.71		\$7,295.26 or \$46.44/Acre
PI	132.2	128.1	Parcel ID	03-21-300-002
Part of the SW ¼ of Sec 21, 13N 5E Goshen Twp, Stark County, IL				

*FSA Tillable includes waterways.



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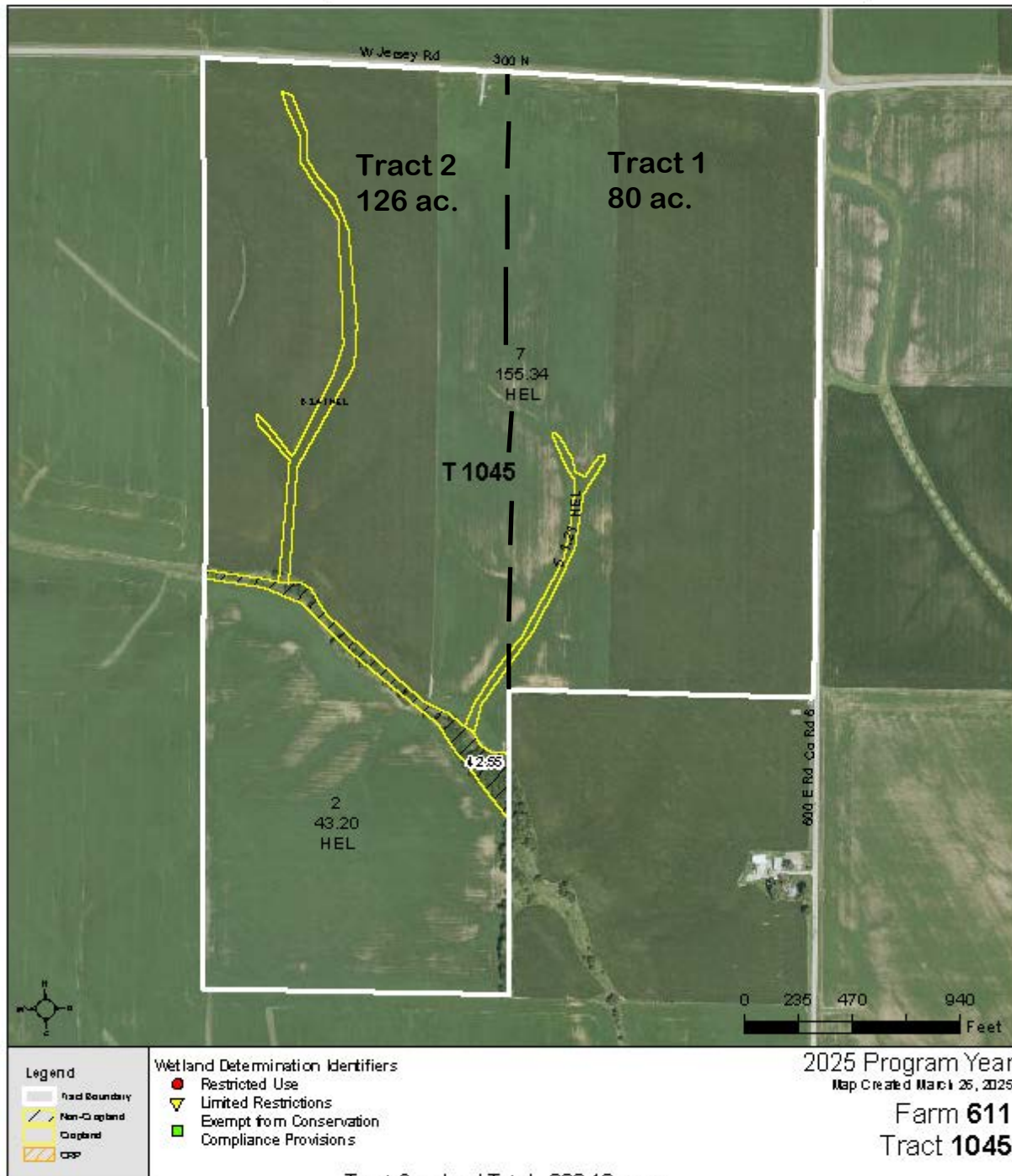
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United States
Department of
Agriculture

Stark County, Illinois

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



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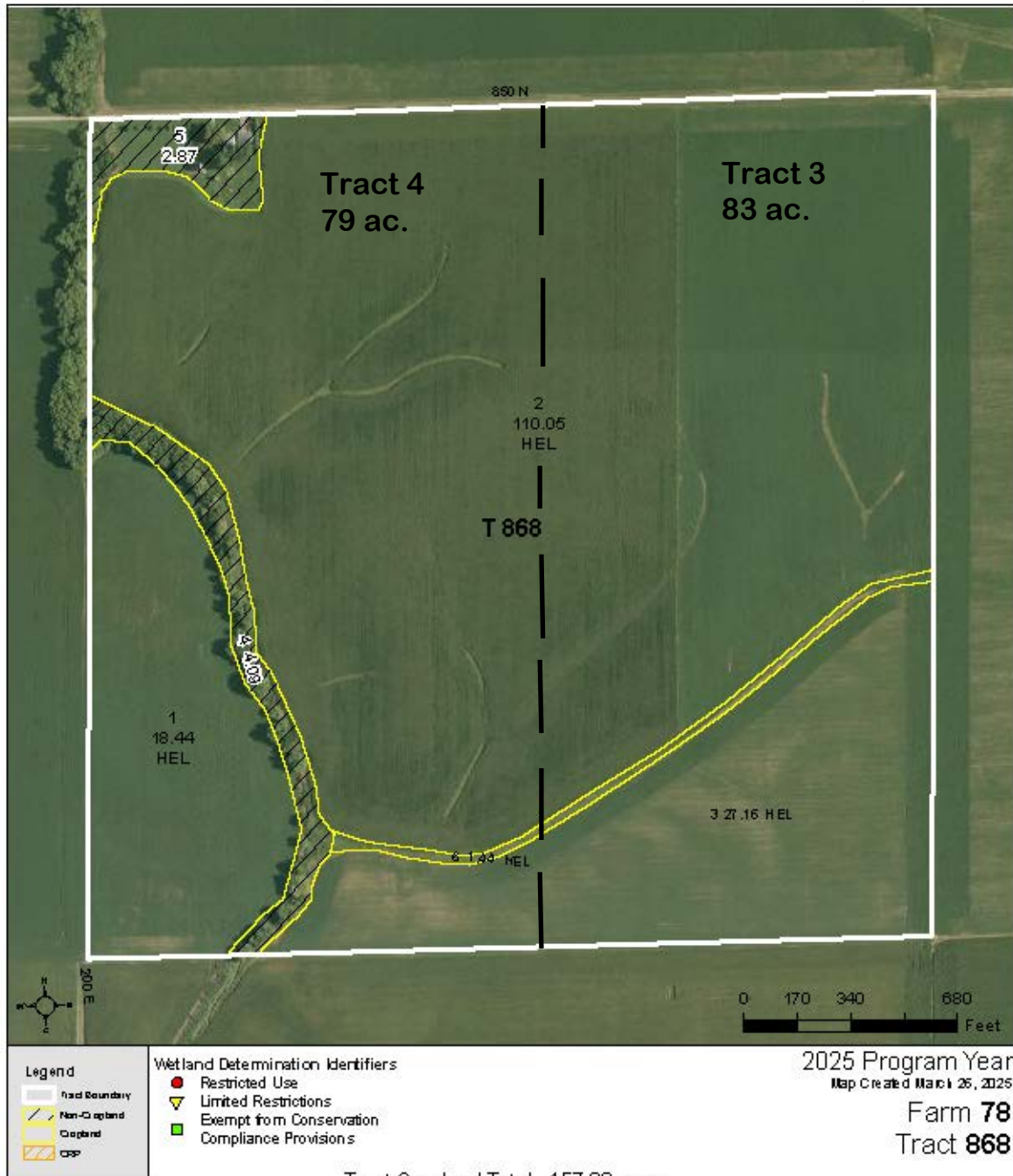
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Stark County, Illinois

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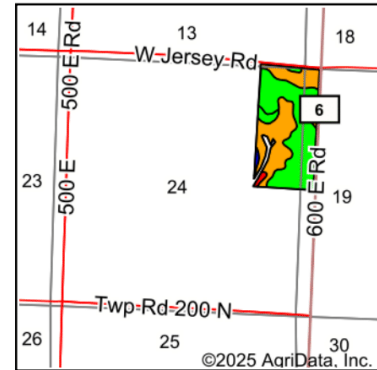
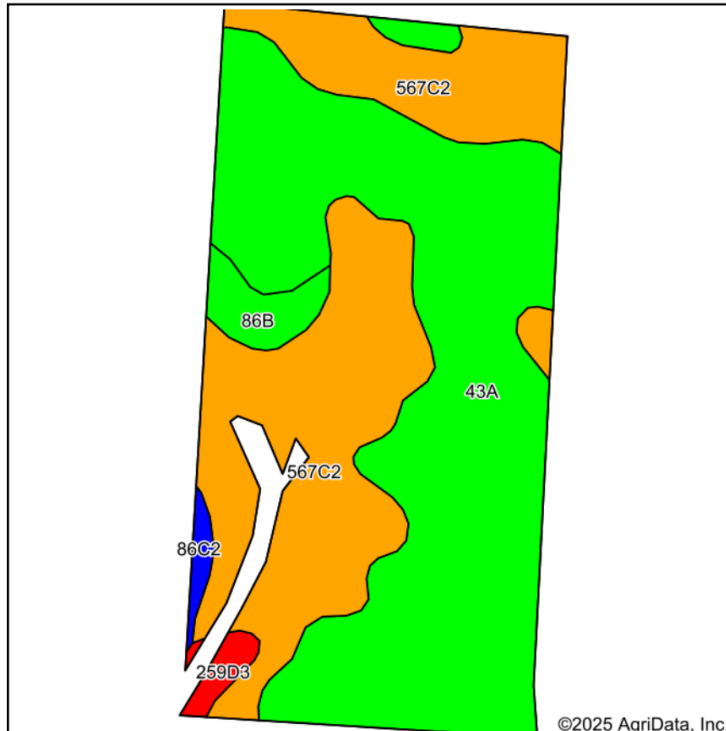


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Tract 1

Soils Map



State: **Illinois**
 County: **Stark**
 Location: **24-12N-5E**
 Township: **West Jersey**
 Acres: **74.66**
 Date: **9/4/2025**



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
43A	Ipava silt loam, 0 to 2 percent slopes	41.39	55.4%		191	62	142	77
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	28.78	38.5%		**159	**50	**116	71
**86B	Oско silt loam, 2 to 5 percent slopes	2.88	3.9%		**187	**59	**138	78
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	0.95	1.3%		**127	**40	**93	48
**86C2	Oско silt loam, 5 to 10 percent slopes, eroded	0.66	0.9%		**178	**56	**131	65
Weighted Average					177.6	56.9	131.1	*n 74.3

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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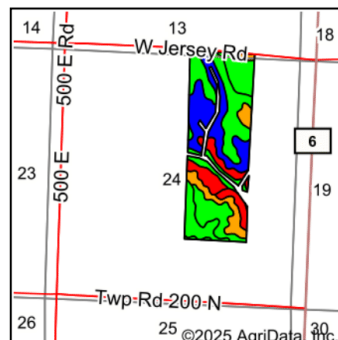
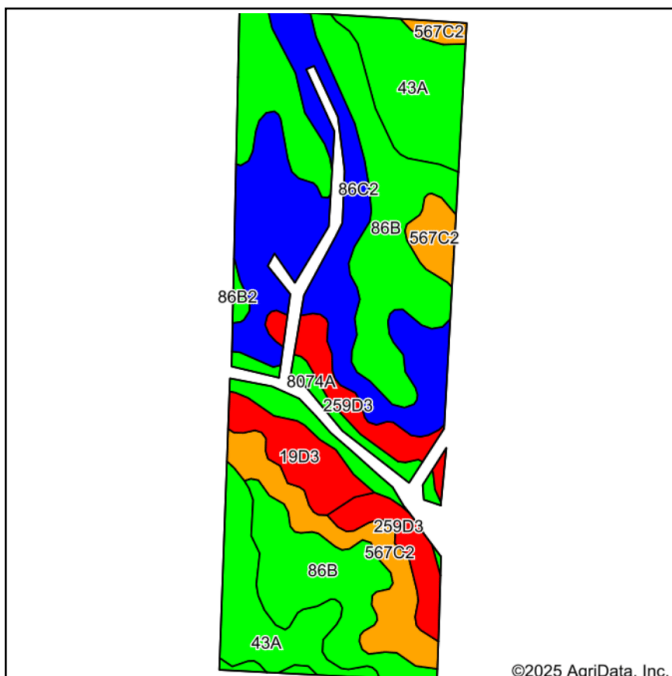


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Tract 2

Soils Map



State: **Illinois**
 County: **Stark**
 Location: **24-12N-5E**
 Township: **West Jersey**
 Acres: **116.84**
 Date: **9/4/2025**



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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
**86B	Osco silt loam, 2 to 5 percent slopes	37.12	31.7%		**187	**59	**138	78
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	27.11	23.2%		**178	**56	**131	65
43A	Ipava silt loam, 0 to 2 percent slopes	19.62	16.8%		191	62	142	77
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	12.19	10.4%		**159	**50	**116	71
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	9.07	7.8%		**127	**40	**93	48
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	5.69	4.9%		**118	**39	**87	56
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	5.50	4.7%		186	58	136	71
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	0.54	0.5%		**180	**56	**133	65
Weighted Average					174.6	55.4	128.7	*n 70.3

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:

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** 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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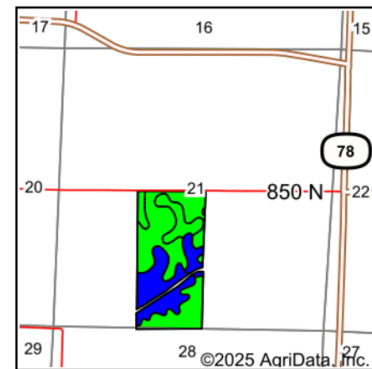
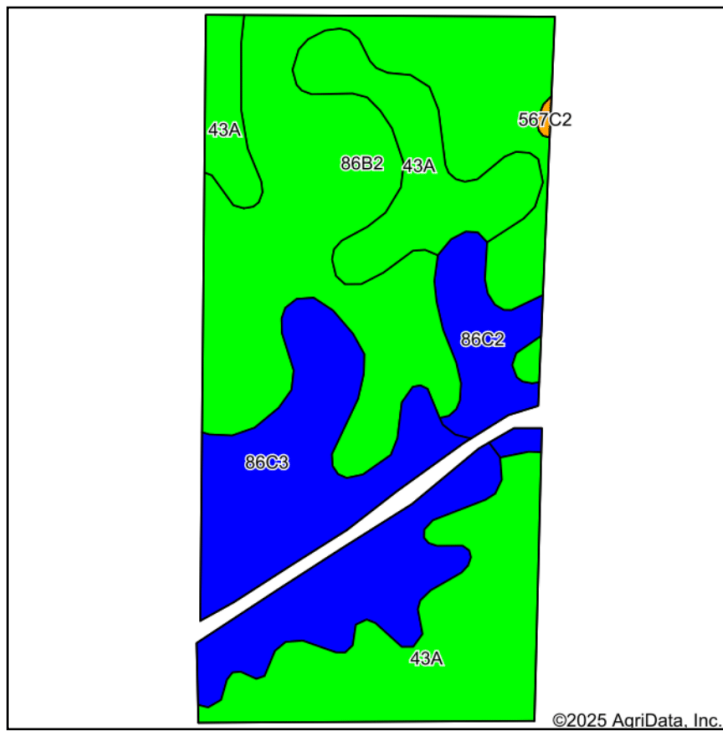


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Tract 3

Soils Map



State: **Illinois**
 County: **Stark**
 Location: **21-13N-5E**
 Township: **Goshen**
 Acres: **77.24**
 Date: **9/4/2025**



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
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	29.36	37.9%		**180	**56	**133	65
43A	Ipava silt loam, 0 to 2 percent slopes	23.25	30.1%		191	62	142	77
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	19.83	25.7%		**163	**51	**120	64
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	4.68	6.1%		**178	**56	**131	65
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	0.12	0.2%		**159	**50	**116	71
Weighted Average					178.8	56.5	132.2	*n 68.4

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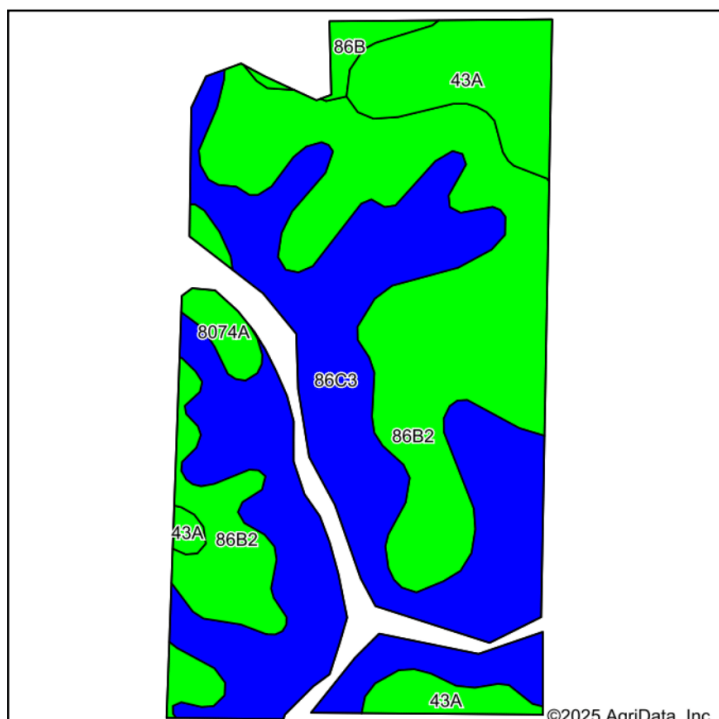


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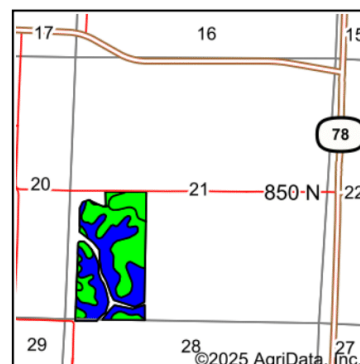
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Tract 4

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Stark**
 Location: **21-13N-5E**
 Township: **Goshen**
 Acres: **77.3**
 Date: **9/4/2025**



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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
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	36.34	47.0%		**163	**51	**120	64
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	29.27	37.9%		**180	**56	**133	65
43A	Ipava silt loam, 0 to 2 percent slopes	8.82	11.4%		191	62	142	77
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	1.73	2.2%		186	58	136	71
**86B	Osco silt loam, 2 to 5 percent slopes	1.14	1.5%		**187	**59	**138	78
Weighted Average					173.5	54.4	128.1	*n 66.2

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

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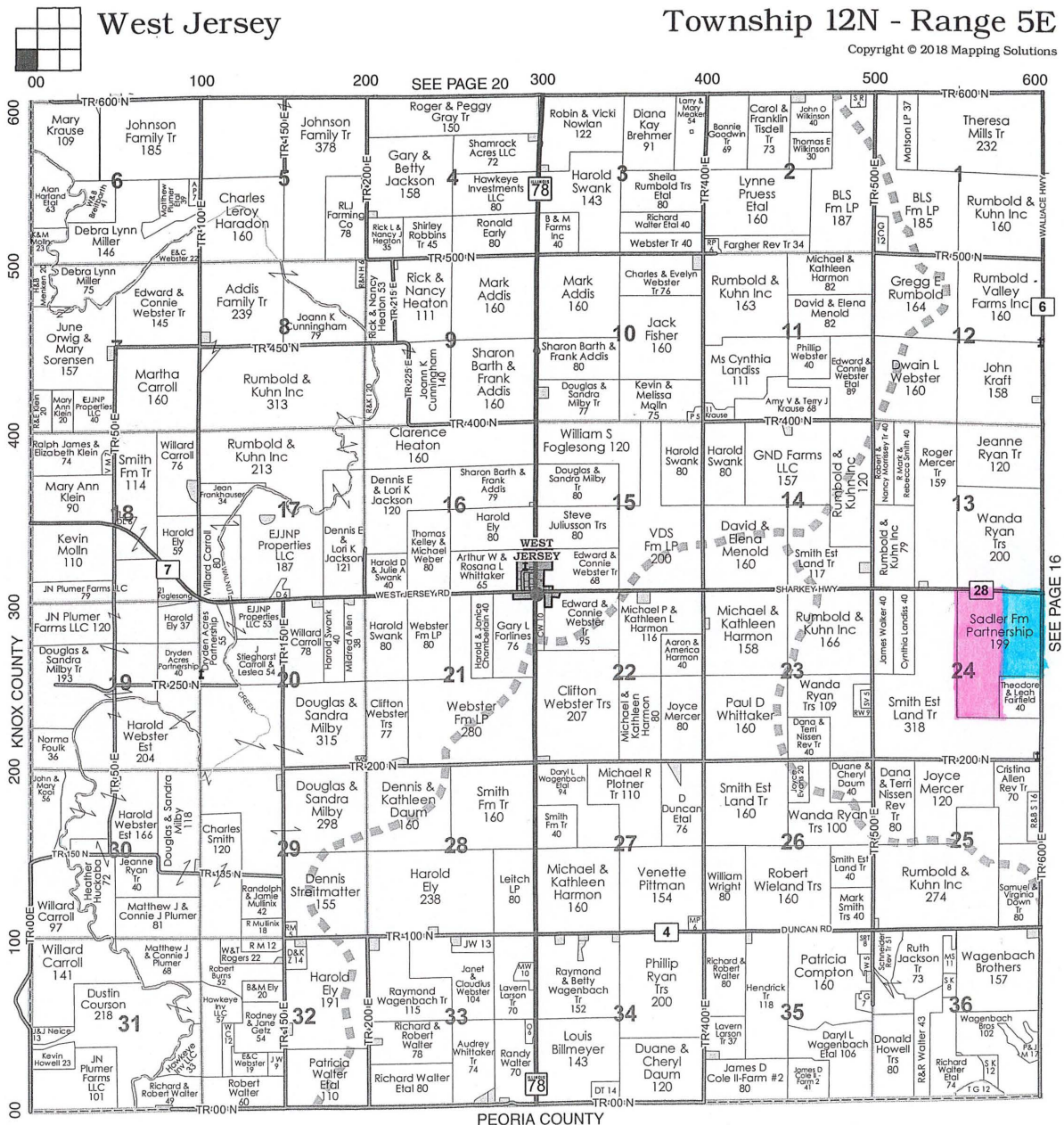


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Tract 1

Tract 2



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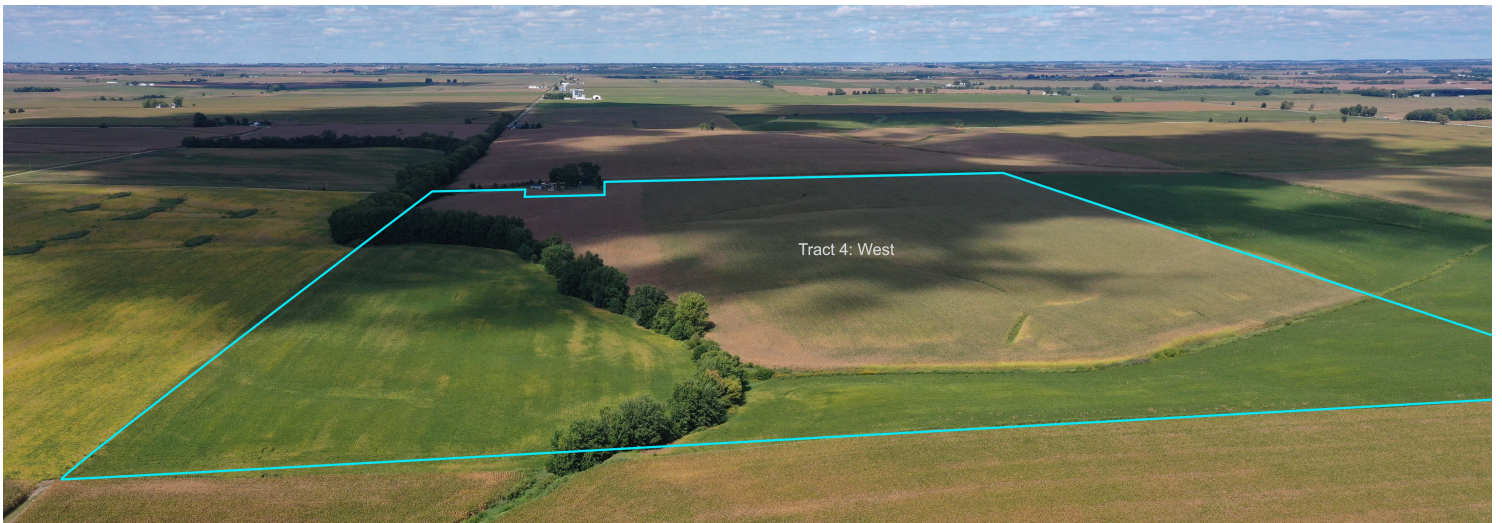
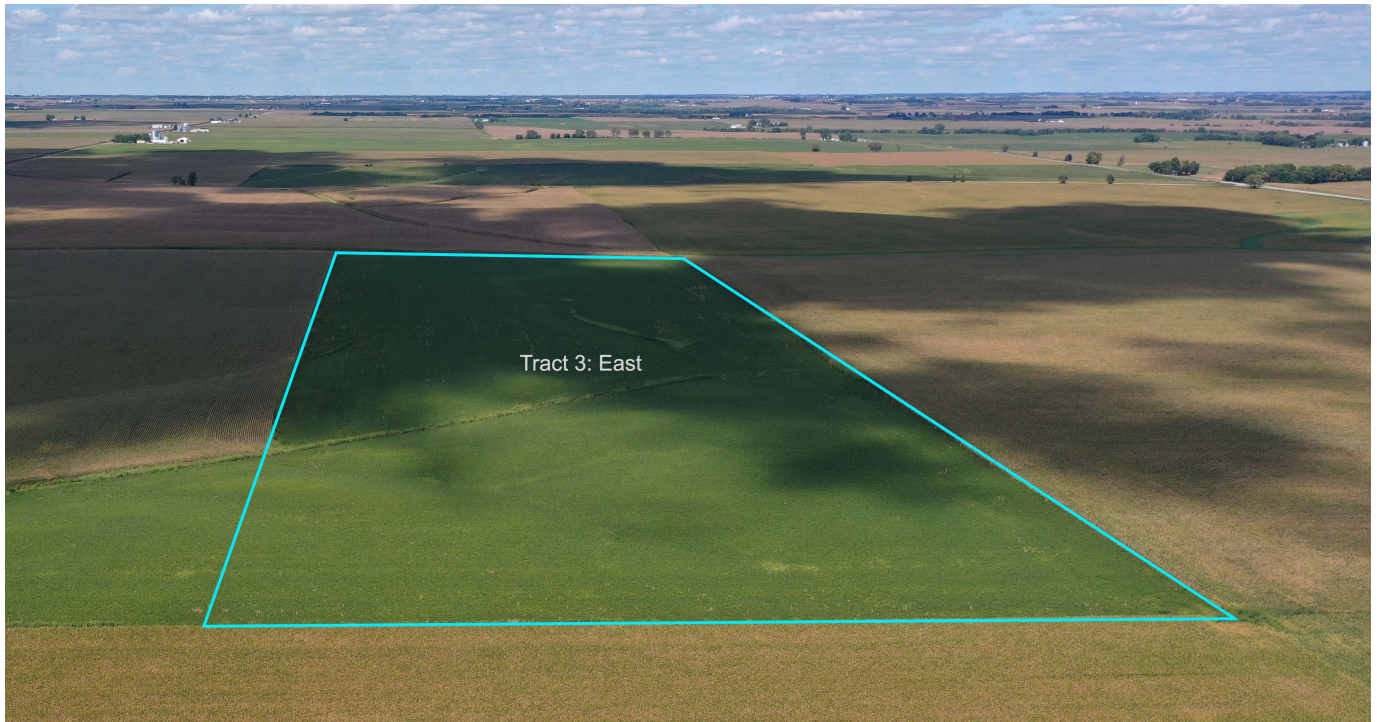
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Tract 1 & 2

Corn:

YR-PRT ²	Production	Acres	Yield Desc	Pre-Qual Prod	Pre-Qual Yield	Pre-Qual Opt Out	Yield w YA	Yield w TA	Yield w YE	YE Opt Out
2015	28,134.0	119.90	235 A	0.0	0	☐	235	280		
2016	23,308.0	100.00	233 A	0.0	0	☐	233	255		
2017	30,439.0	128.50	237 A	0.0	0	☐	237	257		
2018-A	25,581.0	113.20	226 A	0.0	0	☐	226	243		
2019-A	22,062.0	105.30	210 A	0.0	0	☐	210	225		
2020-A	19,818.0	93.50	212 A	0.0	0	☐	212	224		
2021-A	23,041.8	107.00	215 A			☐	215	225		
2022-A	22,508.0	91.54	246 A			☐	246	253		
2023-A	28,129.3	107.00	263 A			☐	263	268		
2024-M	20,730.8	91.54	226 A-L	20,730.8	0	☒	226	228		
2025		0.00								

Record Type²: Required: ☐ Inspection ☐ Field Review ☐ Commingled

Prior APH Yield: 244 Total: 2,303 0 2,303 2,438
 T Yield: 210 Avg: 230 230 244
 # Ref Years: 14 Preliminary Yield: 230 TA Factor: 2.46
 Yield Limit: None Rate Yield: 230 Adj Yield: 230
 Multi Crop Reporting Reason¹:

Approved APH Yield
 (for Insurance provider use only): 244
 Guarantee UOM Per Acre: 195.2 TA Applied

Soybeans:

YR-PRT ²	Production	Acres	Yield Desc	Pre-Qual Prod	Pre-Qual Yield	Pre-Qual Opt Out	Yield w YA	Yield w TA	Yield w YE	YE Opt Out
2015	5,621.0	78.60	72 A	0.0	0	☐	72	79		
2016	7,084.0	98.50	72 A	0.0	0	☐	72	78		
2017	4,210.0	70.00	60 A	0.0	0	☐	60	65		
2018-A	6,849.0	85.30	80 A	0.0	0	☐	80	85		
2019-A	6,507.0	93.20	70 A	0.0	0	☐	70	74		
2020-A	7,233.0	105.00	69 A	0.0	0	☐	69	72		
2021-A	6,214.7	91.54	68 A			☐	68	71		
2022-A	7,688.7	107.00	72 A			☐	72	74		
2023-A	6,698.3	91.54	73 A			☐	73	74		
2024-A	7,367.0	107.00	69 A			☐	69	70		
2025		0.00								

Record Type²: Required: ☐ Inspection ☐ Field Review ☐ Commingled

Prior APH Yield: 72 Total: 705 0 705 742
 T Yield: 64 Avg: 71 71 74
 # Ref Years: 14 Preliminary Yield: 71 TA Factor: 0.66
 Yield Limit: None Rate Yield: 71 Adj Yield: 71
 Multi Crop Reporting Reason¹:

Approved APH Yield
 (for Insurance provider use only): 74
 Guarantee UOM Per Acre: 59.2 TA Applied



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Tract 3 & 4

Corn:

YR-PRT ²	Production	Acres	Yield Desc	Pre-Qual Prod	Pre-Qual Yield	Pre-Qual Opt Out	Yield w YA	Yield w TA	Yield w YE	YE Opt Out
2015	18,144.0	77.00	210 A	0.0	0	☐	210	235		
2016	18,698.0	78.70	238 A	0.0	0	☐	238	260		
2017	18,605.0	77.00	242 A	0.0	0	☐	242	262		
2018-A	19,220.0	78.70	244 A	0.0	0	☐	244	261		
2019-A	15,856.0	77.00	206 A	0.0	0	☐	206	221		
2020-A	17,252.0	78.70	219 A	0.0	0	☐	219	231		
2021-A	14,516.0	77.00	189 A			☐	189	199		
2022-A	17,770.7	78.65	226 A			☐	226	233		
2023-A	17,682.3	77.00	230 A			☐	230	235		
2024-M	14,614.3	78.65	186 A-L	14,614.3	0	☒	186	188		
2025		0.00								

Record Type : Required: ☐ Inspection ☐ Field Review ☐ Commingled

Prior APH Yield: 237 Total: 2,190 0 2,190 2,325
T Yield: 210 Avg: 219 219 233
Ref Years: 14 Preliminary Yield: 219 TA Factor: 2.46
Yield Limit: None Rate Yield: 219 Adj Yield: 219
Multi Crop Reporting Reason: _____

Approved APH Yield (for Insurance provider use only): 233
Guarantee UOM Per Acre: 186.4 TA Applied

Soybeans:

YR-PRT ²	Production	Acres	Yield Desc	Pre-Qual Prod	Pre-Qual Yield	Pre-Qual Opt Out	Yield w YA	Yield w TA	Yield w YE	YE Opt Out
2015	4,870.0	78.70	62 A	0.0	0	☐	62	69		
2016	5,408.0	77.00	70 A	0.0	0	☐	70	76		
2017	5,219.0	78.70	68 A	0.0	0	☐	68	71		
2018-A	5,381.0	77.00	70 A	0.0	0	☐	70	75		
2019-A	5,474.0	78.70	70 A	0.0	0	☐	70	74		
2020-A	4,922.0	77.00	64 A	0.0	0	☐	64	67		
2021-A	5,315.7	78.65	68 A			☐	68	71		
2022-A	4,308.3	77.00	56 A			☐	56	58		
2023-A	6,259.0	78.65	80 A			☐	80	81		
2024-A	5,168.7	77.00	67 A			☐	67	68		
2025		0.00								

Record Type : Required: ☐ Inspection ☐ Field Review ☐ Commingled

Prior APH Yield: 70 Total: 673 0 673 710
T Yield: 64 Avg: 67 67 71
Ref Years: 14 Preliminary Yield: 67 TA Factor: 0.66
Yield Limit: None Rate Yield: 67 Adj Yield: 67
Multi Crop Reporting Reason: _____

Approved APH Yield (for Insurance provider use only): 71
Guarantee UOM Per Acre: 56.8 TA Applied



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TERMS OF SALE: WILLIAMSON 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 more of the tracts. Should the high bidder not select all tracts, the contending bidder will have the privilege to select the remaining tract at the high bid. If the remaining tracts are not accepted by the second highest bidder, the remaining tracts will be offered with another round of bidding. **Seller reserves the right to reject any and all bids.**

CLOSING: Closing will be on January 9th, 2026.

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.