



Leezer

FARMLAND SALES, LLC

FOR SALE

24 Acres Stark County, IL
Farm/Recreational Land
www.leezerfarmland.com

~Cantwell Farm~

LOCATION: 1 mile South of Toulon at the NE corner of 650E and 700N.

SURVEY: Seller is NOT providing survey, being sold as 24 acres based on tax assessor records.

NOTES: There is a small notch out of the SE corner. Great little acreage with lots of potential. It would be a wonderful building site with tillable income, hunting, and recreational potential. Horses or livestock hobby farm.

OWNER: Kyle & Shea Cantwell

FARM TRACT DETAILS:

TOTAL ACRES:	24
TIMBER/PASTURE:	8
FSA TILLABLE ACRES:	15.86
PI:	129.7

**Pt of SW ¼ of SE ¼, Sec, 13N 6E
Toulon Twp, Stark County, IL**

REAL ESTATE TAX INFO:

2024 TAX: \$901.10 or
\$37.54/Acre

PARCEL ID 04-30-400-002

LISTING PRICE: \$204,000 (\$8,500/Acre)

127 W Main St
PO Box 129
Toulon, IL 61483

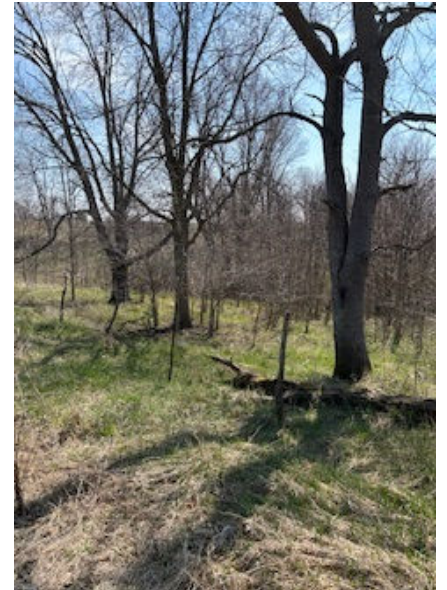
www.leezerfarmland.com
john@leezeragency.com
ben@leezeragency.com

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



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T.13N.-R.6E.

SEE PAGE 10

SEE PAGE 18

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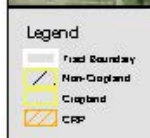
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United States
Department of
Agriculture

Stark County, Illinois



Wetland Determination Identifiers

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

2024 Program Year
Map Created March 25, 2024

Farm **4521**
Tract **4274**

Tract Cropland Total: 19.25 acres

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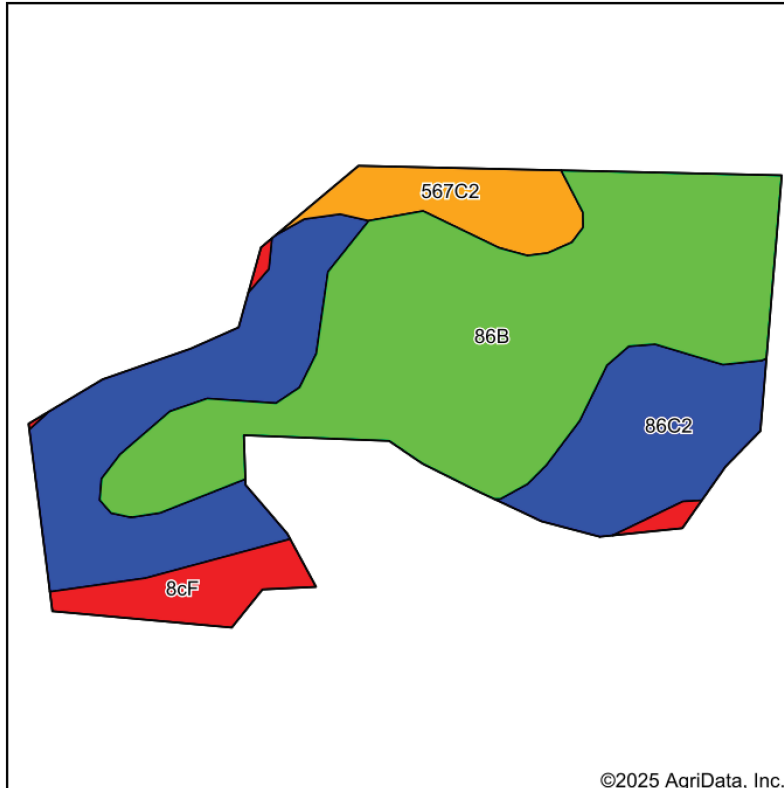


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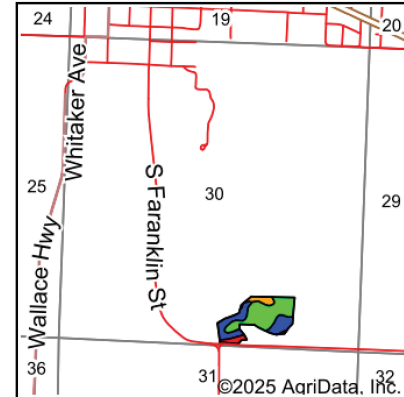
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **30-13N-6E**
Township: **Toulon**
Acres: **15.86**
Date: **9/15/2025**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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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
**86B	Osco silt loam, 2 to 5 percent slopes	8.17	51.5%		**187	**59	**138	78
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	5.56	35.1%		**178	**56	**131	65
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	1.16	7.3%		**159	**50	**116	71
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.97	6.1%		**89	**30	**68	13
Weighted Average					175.8	55.5	129.7	*n 69

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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ILLINOIS
STARK

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4521

Prepared : 4/2/24 8:26 AM CST

Crop Year : 2024

Operator Name : KYLE MARTIN CANTWELL

CRP Contract Number(s) : None

Recon ID : 17-175-2016-59

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
25.28	19.25	19.25	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	19.25	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.92	0.00	47	
Corn	8.19	0.00	178	
Soybeans	0.91	0.00	46	0

TOTAL 11.02 0.00

NOTES

Tract Number : 4274

Description : Section 30 Toulon

FSA Physical Location : ILLINOIS/STARK

ANSI Physical Location : ILLINOIS/STARK

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : KYLE MARTIN CANTWELL, SHEA ELIZABETH CANTWELL

Other Producers : None

Recon ID : 17-175-2016-58

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
25.28	19.25	19.25	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 4274 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	19.25	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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TOTAL	11.02	0.00	

NOTES

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ILLINOIS REALTORS®
DISCLOSURE AND CONSENT TO DUAL AGENCY
(DESIGNATED AGENCY)



NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOU ARE CONSENTING TO DUAL AGENCY REPRESENTATION.

The undersigned John Leezer Ben leezer, ("Licensee"), (insert name(s) of Licensee undertaking dual representation) may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT: _____

CLIENT: _____

Date: _____

Date: _____

Document presented on _____

By: _____
(Broker/Licensee Initials)

LICENSEE: John Leezer

Date: _____