

Henry County 160 Acres Prime Land with 2 Wind Turbines

ONLINE AUCTION

Nov. 19, 2025 @ 9am

Virtual online only, Register
at: www.leezerfarmland.com

~Collin Family Trust~

LOCATION: located 5 miles West of Galva, IL on the North side of IL Route 34.

SURVEY: Seller will provide a survey.

LEASE: Lease is open for 2026 crop year.

ORDER OF SALE: Buyers' choice.

NOTES: There is a wind Turbine on each tract.

OWNER: Collin Family Trust

ATTORNEY: Mike Massie

Payment History (total for both):

*July 2025: \$11,766.29	*Feb. 2025: \$11,518.79
*Aug. 2024: \$11,516.79	*Feb. 2024: \$11,151.25
*Aug 2023: \$11,151.25	*Mar. 2023: \$11,150
*Aug. 2022: \$10,764.07	*Mar. 2022: \$9,851.81

The Wind payment for February 2026 will be prorated between buyer & seller.

FARM TRACT DETAILS

	Tract 1 (West)	Tract 2 (East)	Total
* TOTAL ACRES:	80 82.02	80 82.02	160 164.04
FSA TILLABLE:	79.79	79.98	159.79
PI:	137.8	130.7	134.3
SE ¼ Sect. 27, 14N 3E Weller Township, Henry County, IL			

REAL ESTATE TAX INFO

Acres	159.31
2024 Tax	\$8,245.48 or \$51.75/Acre
Parcel ID	23-27-400-001

WIND TURBINE TAX INFO

	Acres	Parcel ID
Tract 1	.44	23-27-400-003
Tract 2	.25	23-27-400-002

*Revised 11-14-25 to reflect survey.



Leezer
FARMLAND SALES, LLC

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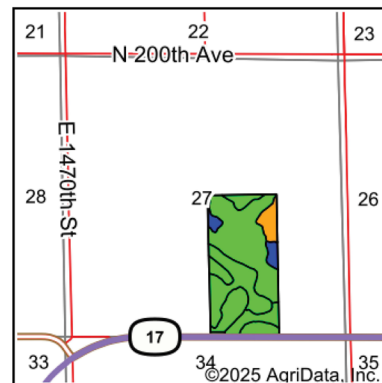
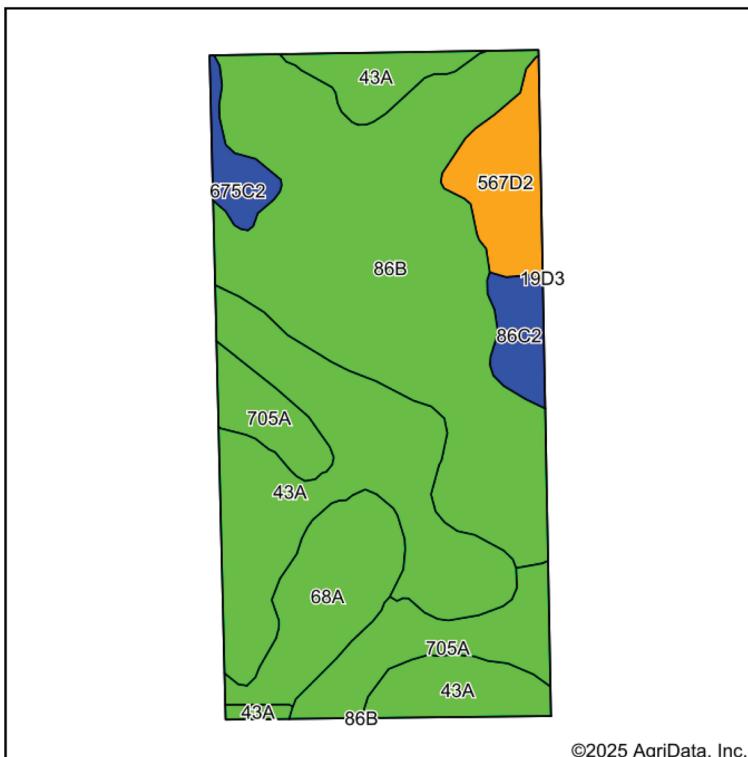


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Tract 1 (West)

Soils Map



State: **Illinois**
 County: **Henry**
 Location: **27-14N-3E**
 Township: **Weller**
 Acres: **80**
 Date: **10/2/2025**



Maps Provided By:
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Soils data provided by USDA and NRCS.

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	32.57	40.6%		**187	**59	**138	78
43A	Ipava silt loam, 0 to 2 percent slopes	23.41	29.3%		191	62	142	77
705A	Buckhart silt loam, 0 to 2 percent slopes	8.39	10.5%		190	61	142	84
**68A	Sable silty clay loam, 0 to 2 percent slopes	6.93	8.7%		**192	**63	**143	75
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	4.73	5.9%		**149	**47	**109	66
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	2.24	2.8%		**178	**56	**131	65
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	1.73	2.2%		**171	**54	**125	71
Weighted Average					186.1	59.5	137.8	*n 76.9

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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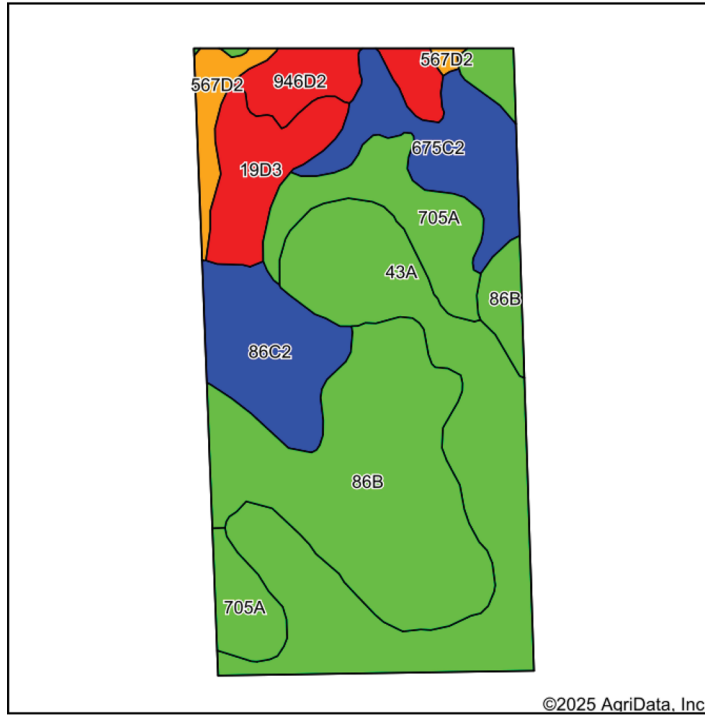


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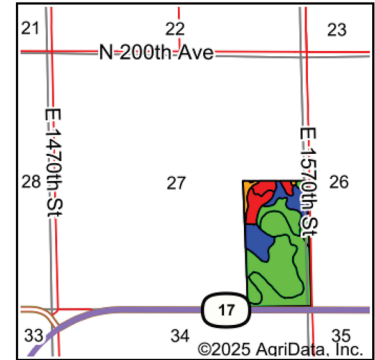
Tract 2 (East)

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Henry**
Location: **27-14N-3E**
Township: **Weller**
Acres: **80**
Date: **10/2/2025**



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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	22.74	28.4%		**187	**59	**138	78
43A	Ipava silt loam, 0 to 2 percent slopes	22.71	28.4%		191	62	142	77
705A	Buckhart silt loam, 0 to 2 percent slopes	8.67	10.8%		190	61	142	84
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	7.34	9.2%		**178	**56	**131	65
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	7.19	9.0%		**171	**54	**125	71
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	5.17	6.5%		**118	**39	**87	56
**946D2	Hickory-Atlas silt loams, 10 to 18 percent slopes, eroded	3.91	4.9%		**102	**36	**78	42
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	2.27	2.8%		**149	**47	**109	66
Weighted Average					176.5	56.6	130.7	*n 73

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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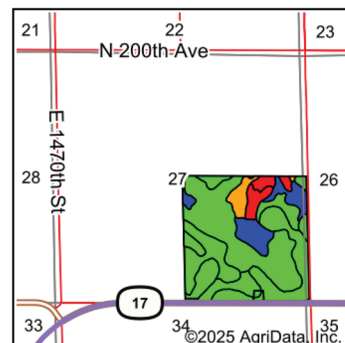
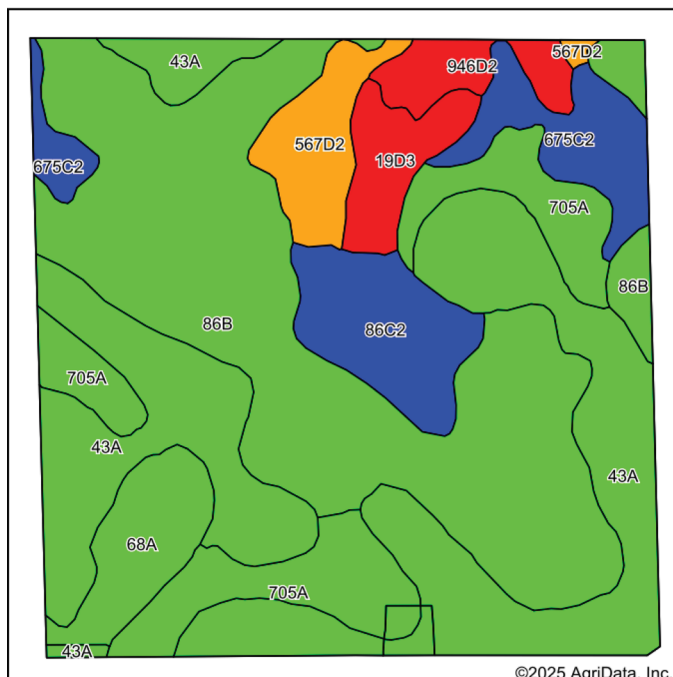


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Total

Soils Map



State: **Illinois**
County: **Henry**
Location: **27-14N-3E**
Township: **Weller**
Acres: **160.48**
Date: **6/3/2025**



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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	55.50	34.6%		**187	**59	**138	78
43A	Ipava silt loam, 0 to 2 percent slopes	46.61	29.0%		191	62	142	77
705A	Buckhart silt loam, 0 to 2 percent slopes	17.17	10.7%		190	61	142	84
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	9.40	5.9%		**178	**56	**131	65
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	9.10	5.7%		**171	**54	**125	71
**68A	Sable silty clay loam, 0 to 2 percent slopes	6.94	4.3%		**192	**63	**143	75
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	6.51	4.1%		**149	**47	**109	66
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	5.17	3.2%		**118	**39	**87	56
**946D2	Hickory-Atlas silt loams, 10 to 18 percent slopes, eroded	4.08	2.5%		**102	**36	**78	42
Weighted Average					181.3	58.1	134.3	*n 75

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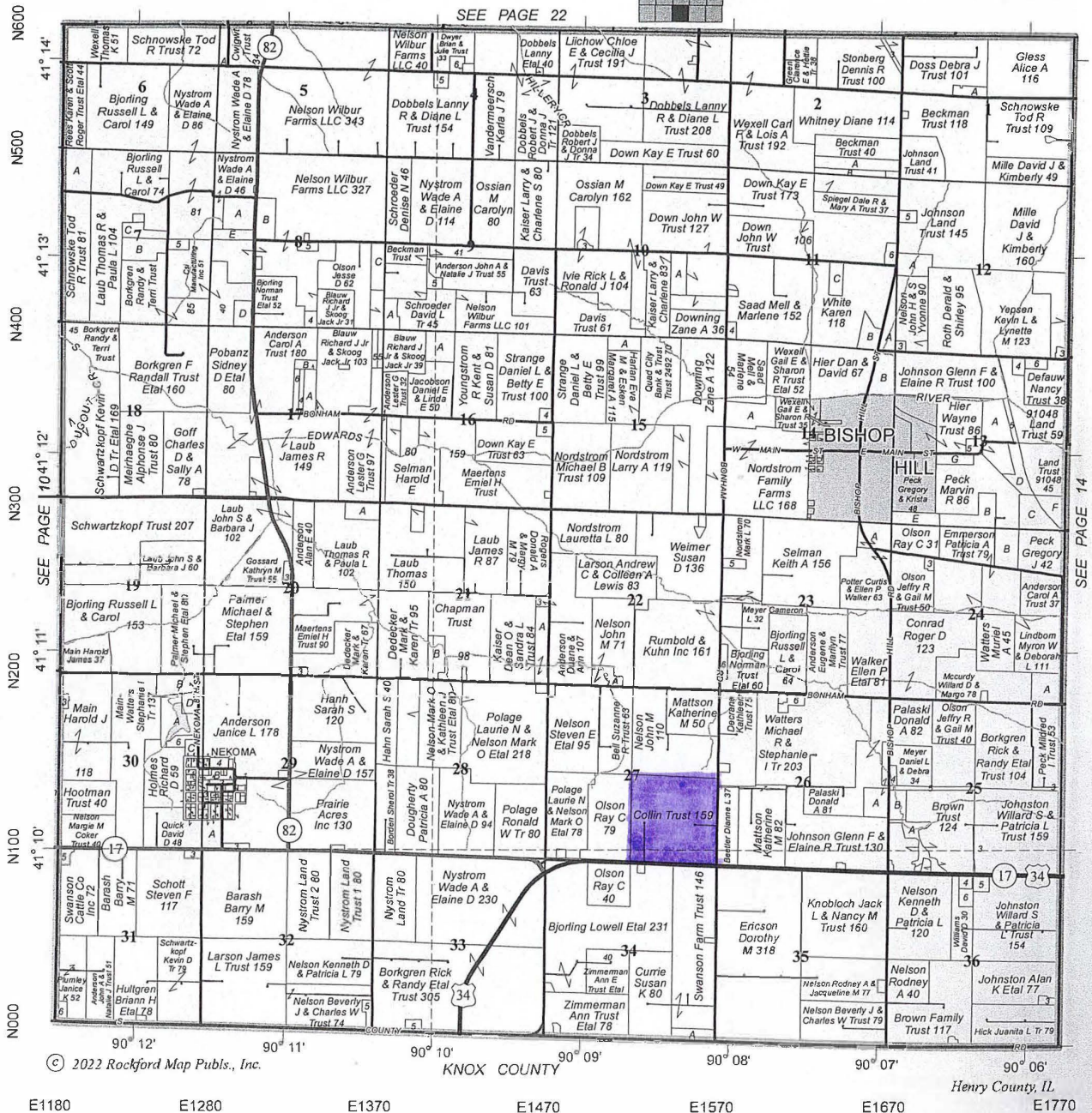
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Refer to page 72 for keyed parcels

WELLER

T.14N.-R.3E.



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Aerial Map



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Boundary Center: 41° 10' 9.5, -90° 8' 22.3

27-14N-3E
Henry County
Illinois

0ft 589ft 1178ft



10/9/2025

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TERMS OF SALE: COLLIN 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.

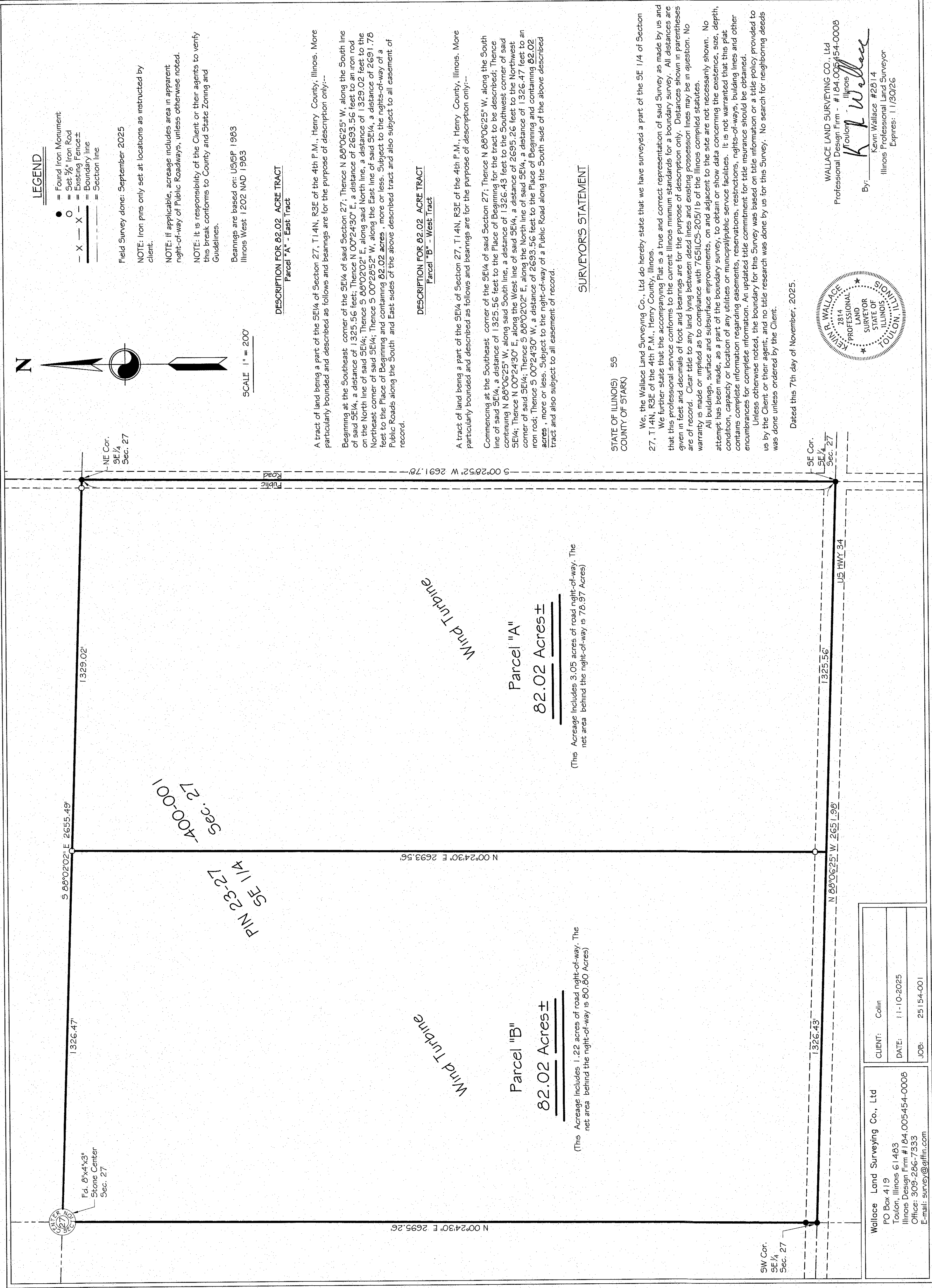
BUYER'S PREMIUM: No buyers' premium on this sale.

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.

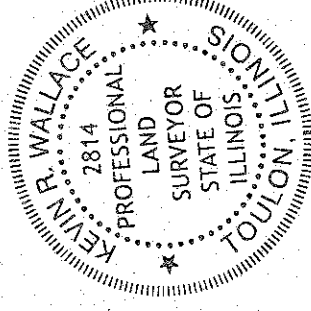
TECHNOLOGY DISCLAIMER: Leezer Farmlands Sales, and their affiliates, partners, and vendors, make no warranty or guarantee that the phone, Internet service provider, or online bidding system will function as designed on the day of sale. If a technical problem occurs on the day of sale that limits you 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.



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

By: K. Wallace
Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/26



Dated this 7th day of November, 2025.