

# Land Auction

**ACREAGE:**

**368.92 Acres, m/l**  
In 4 parcels  
Marshall & Stark Co., IL

**DATE:**

Thursday  
**September 17, 2020**  
**10:00 a.m.**

**LOCATION:**

**American Legion**  
Henry, IL

Parcel

**1**

.....  
128.59 Ac.



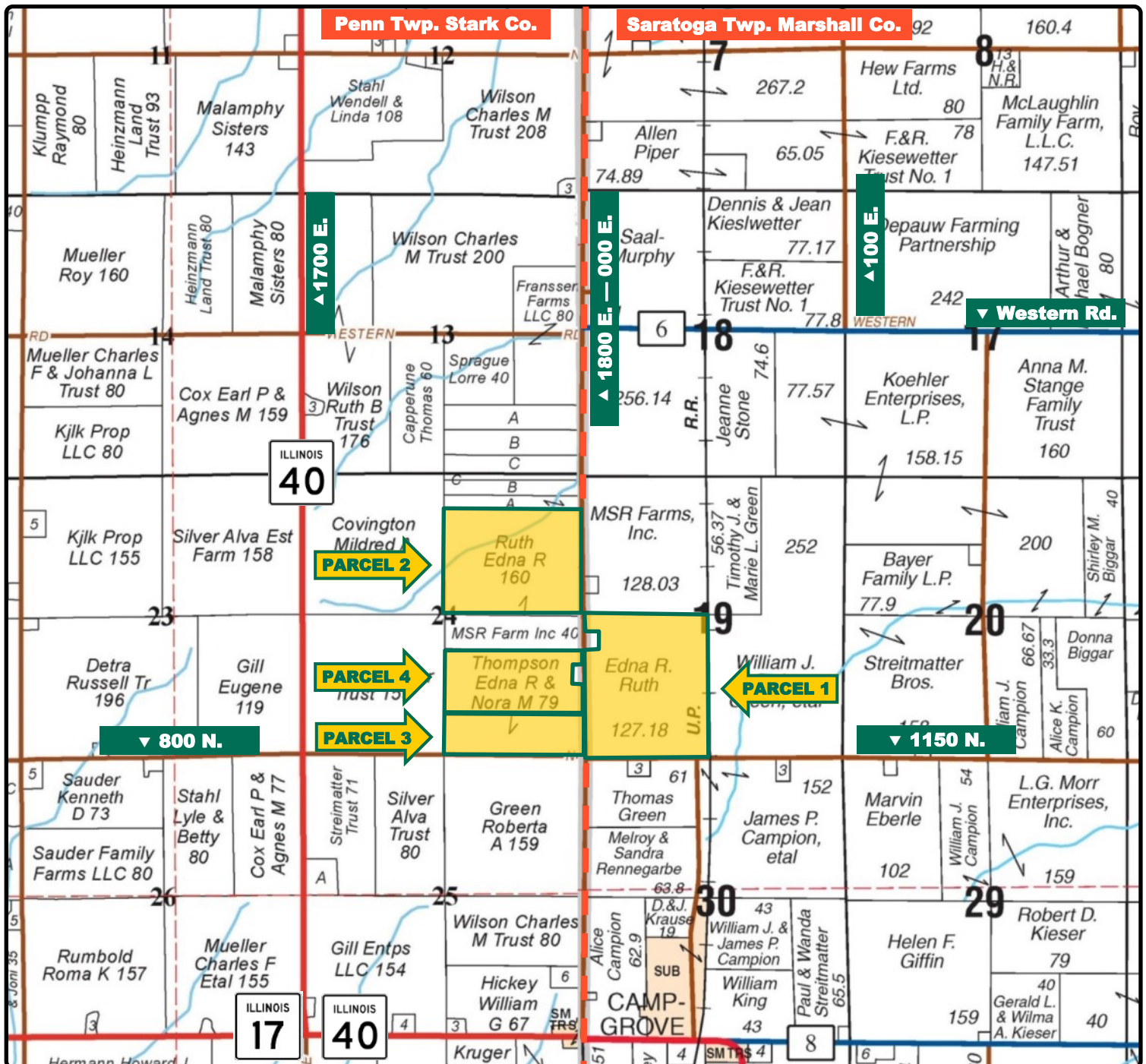
## Property Key Features

- Excellent-Quality, Productive Soils
- High Percentage Tillable
- Additional Income From Wind Turbines

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
Licensed Broker in IN  
**EricW@Hertz.ag**

**815.935.9878**  
200 East Court Street, Ste 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Elizabeth Heaton**  
Licensed Broker in IL  
**ElizabethH@Hertz.ag**



Map reproduced with permission of Rockford Map Publishers.

**Eric Wilkinson, AFM**

Designated Managing Broker in IL  
Licensed Broker in IN

**EricW@Hertz.ag**

**815.935.9878**

200 East Court Street, Ste 600  
Kankakee, IL 60901

**www.Hertz.ag**

**Elizabeth Heaton**

Licensed Broker in IL

**ElizabethH@Hertz.ag**





## Parcel 1

FSA/Eff. Crop Acres:	121.68
Cert. Grass Acres:	3.67
Corn Base Acres:	124.20
Bean Base Acres:	1.10
Soil Productivity:	138.10 P.I.

## Parcel 1 - Marshall Co. Property Information 128.59 Acres, m/l

### Location

1/2 mile north of Camp Grove, IL.

### Legal Description

128.59 acres lying W of the RR, excepting the homesite, Township 13N, Range 8E of the 4th P.M., Marshall County, IL. Exact legal provided by survey.

### Real Estate Tax

2019 Taxes Payable 2020: \$5,370.94

Taxable Acres: 126.76\*

PIN#'s 01-19-300-002 & 01-19-300-004

\*Excludes wind farm acres

### FSA Data

Farm Number 766, Tract 1756

FSA/Eff. Crop Acres: 121.68

Cert. Grass Acres: 3.67

Corn Base Acres: 124.20

Corn PLC Yield: 175 Bu.

Bean Base Acres: 1.10

Bean PLC Yield: 55 Bu.

### Lease Status

Open lease for 2021 crop year.

### Soil Types/Productivity

Main soil types are Osco silt loam and Muscatune silt loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 138.10 See soil map for details.

### Mineral Rights

All mineral rights owned by the Seller if any, will be transferred to the Buyer(s).

### Land Description

Level to moderately sloping.

### Fertility Data

Sample Date - 3/4/2018

pH 6.4

P1 107

K 339

Test samples taken by AIM.

### Yield History (Bu./Ac.)

Year	Corn	Beans
2014	-	67.1
2015	195.3	-
2016	-	69.2
2017	227.9	-
2018	-	69.0
2019	170.5	-

Yield information is reported by owner management records.

**Eric Wilkinson, AFM**

Designated Managing Broker in IL  
Licensed Broker in IN

**EricW@Hertz.ag**

**815.935.9878**

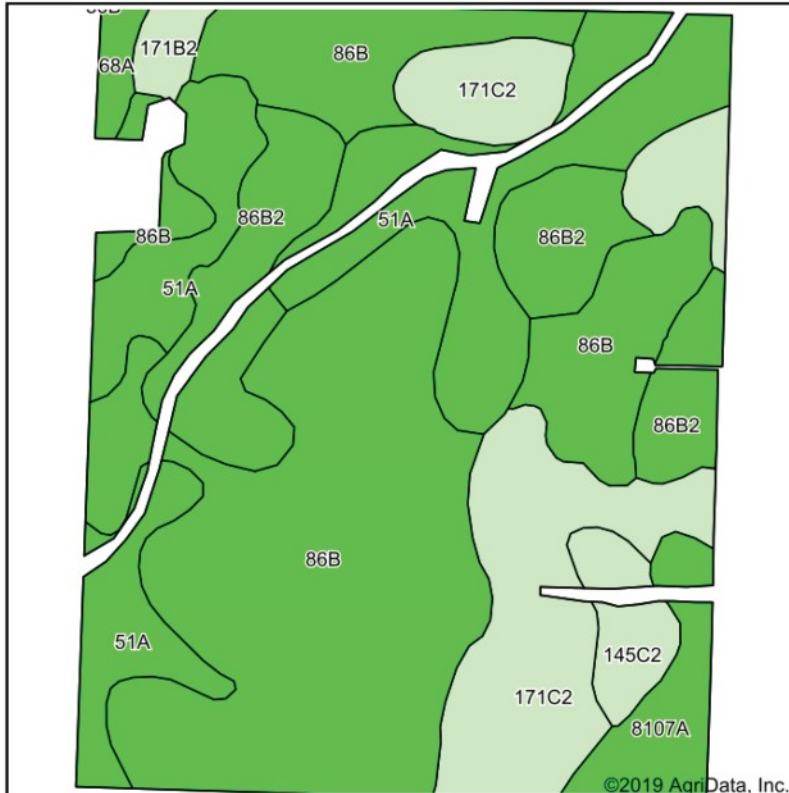
200 East Court Street, Ste 600  
Kankakee, IL 60901

**www.Hertz.ag**

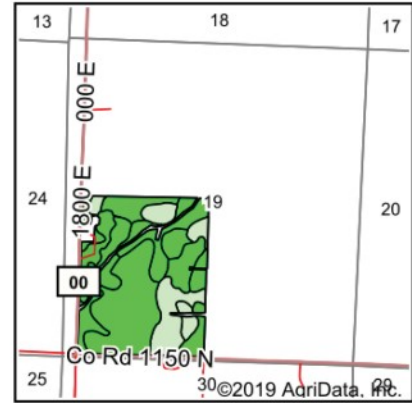
**Elizabeth Heaton**

Licensed Broker in IL

**ElizabethH@Hertz.ag**



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Marshall**  
Location: **19-13N-8E**  
Township: **Saratoga**  
Acres: **121.68**  
Date: **2/21/2020**



Maps Provided By:  
  
© AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: IL123, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	53.03	43.6%		**189	**59	**140
51A	Muscataine silt loam, 0 to 2 percent slopes	23.54	19.3%		200	64	147
**171C2	Catlin silty clay loam, 5 to 10 percent slopes, eroded	19.90	16.4%		**174	**55	**128
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	14.73	12.1%		**181	**57	**134
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.79	3.9%		189	60	139
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3.04	2.5%		**166	**53	**123
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	1.43	1.2%		**178	**56	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	1.22	1.0%		192	63	143
Weighted Average					187	59	138.1

## Buildings/Improvements

- Barn (3,510 sq. ft.)
- 5 Grain Bins (24,200 bu.)

## Drainage

Natural, plus tile. No maps available.

## Wind Easement

This parcel is subject to an existing wind easement agreement. Buyer agrees to assume Seller's interest and future payments. Contact Broker for details.

## Easement of Access

Includes an ingress/egress easement to access the buildings across the north driveway of the excluded homestead.

## Comments

Excellent-quality farm with wind easement income.

**Eric Wilkinson, AFM**

Designated Managing Broker in IL  
Licensed Broker in IN

**EricW@Hertz.ag**

**815.935.9878**

200 East Court Street, Ste 600  
Kankakee, IL 60901

**www.Hertz.ag**

**Elizabeth Heaton**

Licensed Broker in IL

**ElizabethH@Hertz.ag**



## Parcel 2

FSA/Eff. Crop Acres:	114.66
Cert. Grass Acres:	3.13
CRP Acres:	2.55
Corn Base Acres:	112.40
Bean Base Acres:	1.30
Soil Productivity:	136.70 P.I.

### Parcel 2 - Stark Co. Property Information 120.35 Acres, m/l

#### Location

1 mile north of Camp Grove, IL.

#### Legal Description

The S 120.35 acres of the NE 1/4 of Section 24, Township 13N, Range 7E of the 4th P.M. Stark County, IL. Exact legal provided by survey.

#### Real Estate Tax

2019 Taxes Payable 2020: \$3,993.24  
Taxable Acres: 120.00  
Tax per Taxable Acre: \$33.28  
PIN 05-24-200-003

#### FSA Data

Farm Number 766, Tract 1757  
FSA/Eff. Crop Acres: 114.66  
Cert. Grass Acres: 3.13  
CRP Acres: 2.55  
Corn Base Acres: 112.40  
Corn PLC Yield: 176 Bu.  
Bean Base Acres: 1.30  
Bean PLC Yield: 55 Bu.

#### CRP Contracts

There are 2.55 acres enrolled in CP-8A contracts that pay \$661 annually and expire in 2027 and 2028.

#### Mineral Rights

All mineral rights owned by the Seller if any, will be transferred to the Buyer(s).

#### Lease Status

Open lease for 2021 crop year.

#### Soil Types/Productivity

Main soil types are Catlin and Osco silt loams. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 136.70. See soil map for details.

#### Land Description

Level to gently sloping

#### Drainage

Natural, plus tile. Tile maps available upon request. New tile main installed and extensive waterway reshaping and seeding completed in 2016.

#### Fertility Data

Sample Date - 3/7/2018

pH 6.5  
P1 108  
K 405

Test samples taken by AIM.

**Eric Wilkinson, AFM**

Designated Managing Broker in IL  
Licensed Broker in IN  
**EricW@Hertz.ag**

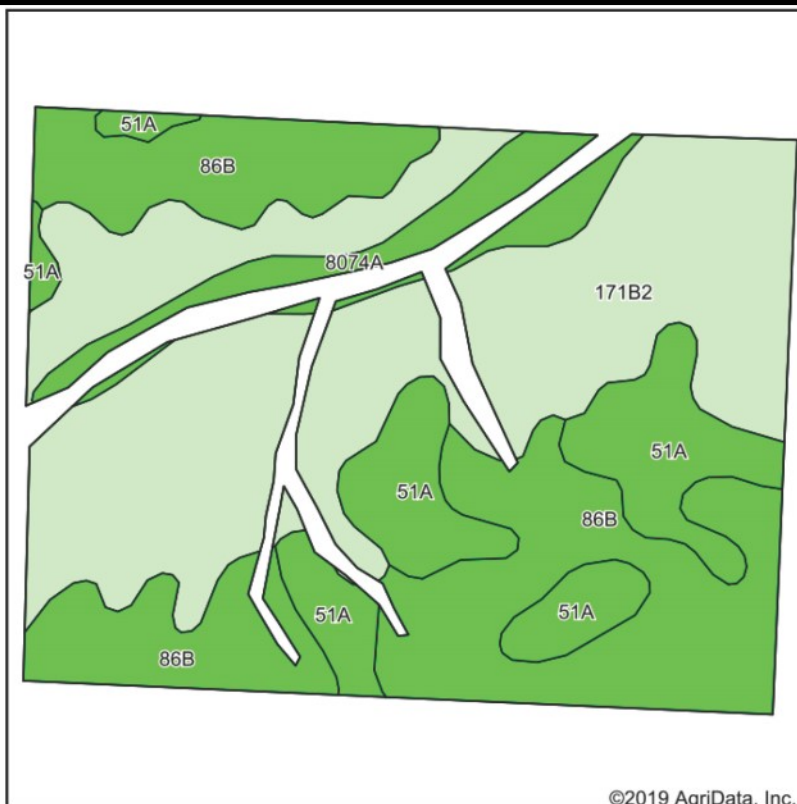
**815.935.9878**

200 East Court Street, Ste 600  
Kankakee, IL 60901  
**www.Hertz.ag**

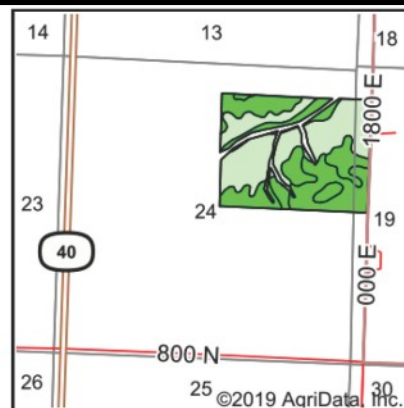
**Elizabeth Heaton**

Licensed Broker in IL  
**ElizabethH@Hertz.ag**





Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Stark**  
Location: **24-13N-7E**  
Township: **Penn**  
Acres: **114.66**  
Date: **2/13/2020**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: IL175\_Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	52.66	45.9%		**178	**56	**131
**86B	Osco silt loam, 2 to 5 percent slopes	37.20	32.4%		**189	**59	**140
51A	Muscature silt loam, 0 to 2 percent slopes	18.07	15.8%		200	64	147
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	6.73	5.9%		186	58	136
Weighted Average					185.5	58.4	136.7

## Yield History (Bu./Ac.)

Year	Corn	Beans
2014	199.5	-
2015	-	62.9
2016	155.9	-
2017	-	61.0
2018	233.0	-
2019	-	57.1

Yield information is reported by owner management records.

## Wind Easement

This parcel is subject to an existing wind easement agreement. Buyer agrees to assume Seller's interest and future payments, if any. Currently there are no operating wind facilities or annual payments on this parcel. Contact Broker for details.

## Comments

Excellent-quality farm with CRP income.

**Eric Wilkinson, AFM**

Designated Managing Broker in IL  
Licensed Broker in IN

**EricW@Hertz.ag**

**815.935.9878**

200 East Court Street, Ste 600  
Kankakee, IL 60901

**www.Hertz.ag**

**Elizabeth Heaton**

Licensed Broker in IL

**ElizabethH@Hertz.ag**



## Parcel 3

FSA/Eff. Crop Acres:	33.70*
Cert. Grass Acres:	0.95*
Corn Base Acres:	30.30*
Bean Base Acres:	4.10*
Soil Productivity:	142.30 P.I.

*\*Acres are estimated.*

### Parcel 3 - Stark Co. Property Information 40.58 Acres, m/l

#### Location

1/2 mile northwest of Camp Grove, IL.

#### Legal Description

The S 1/2 of the S 1/2 of the SE 1/4 of Section 24, Township 13N, Range 7E of the 4th P.M. Stark County, IL. Exact legal provided by survey.

#### Real Estate Tax

2019 Taxes Payable 2020: \$1,440.64  
Taxable Acres: 34.78\*  
Tax per Taxable Acre: \$41.42  
PIN 05-24-400-009  
*\*Excludes wind farm acres*

#### FSA Data

Farm Number 2764, Tract 727  
FSA/Eff. Crop Acres: 33.70\*  
Cert. Grass Acres: 0.95\*  
Corn Base Acres: 30.30\*  
Corn PLC Yield: 183 Bu.  
Bean Base Acres: 4.10\*  
Bean PLC Yield: 58 Bu.  
*\*Acres are estimated pending reconstitution of farm by local FSA office.*

#### Lease Status

Open lease for 2021 crop year.

#### Soil Types/Productivity

Main soil types are Muscatine silt loam and Osco silt loam. Productivity Index (PI) based on the estimated FSA/Eff. Crop Acres is 142.30. See soil map for details.

#### Mineral Rights

All mineral rights owned by the Seller if any, will be transferred to the Buyer (s).

#### Land Description

Level to gently sloping.

#### Buildings/Improvements

None.

#### Fertility Data\*\*

Sample Date - 4/19/2016  
pH 5.6\*  
P1 44  
K 359

Test samples taken by ASM.

*\*2.72 tons/acre lime spread in fall of 2017*

*\*\*Data shown is for parcels 3 & 4 combined.*

**Eric Wilkinson, AFM**

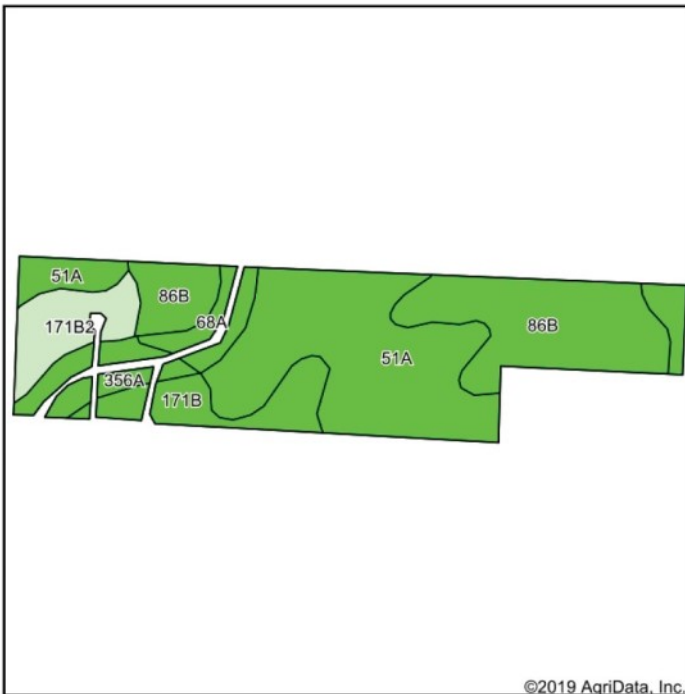
Designated Managing Broker in IL  
Licensed Broker in IN  
**EricW@Hertz.ag**

**815.935.9878**

200 East Court Street, Ste 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Elizabeth Heaton**

Licensed Broker in IL  
**ElizabethH@Hertz.ag**



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Stark**  
Location: **24-13N-7E**  
Township: **Penn**  
Acres: **33.7**  
Date: **2/12/2020**



Maps Provided By:  
  
© AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: IL 175 Soil Area Version: 12							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataine silt loam, 0 to 2 percent slopes	14.39	42.7%		200	64	147
**86B	Osco silt loam, 2 to 5 percent slopes	9.59	28.5%		**189	**59	**140
**171B	Catlin silt loam, 2 to 5 percent slopes	3.11	9.2%		**185	**58	**137
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2.92	8.7%		**178	**56	**131
356A	Elpaso silty clay loam, 0 to 2 percent slopes	2.19	6.5%		195	63	144
68A	Sable silty clay loam, 0 to 2 percent slopes	1.50	4.5%		192	63	143
Weighted Average					192.9	61.2	142.3

## Yield History (Bu./Ac.)\*

Year	Corn	Beans
2014	205.7	-
2015	223.9	-
2016	-	81.2
2017	242.1	-
2018	228.4	-
2019	-	57.1

Yield information is reported by owner management records.

\*Yields shown are for parcels 3 & 4 combined.

## Drainage

Natural, plus tile. Tile maps available upon request. New tile main installed in 2019.

## Wind Easement

This parcel is subject to an existing wind easement agreement. Buyer agrees to assume Seller's interest and future payments. Contact Broker for details.

## Comments

Excellent-quality farm with wind easement income.

**Eric Wilkinson, AFM**

Designated Managing Broker in IL  
Licensed Broker in IN

**EricW@Hertz.ag**

**815.935.9878**

200 East Court Street, Ste 600  
Kankakee, IL 60901

**www.Hertz.ag**

**Elizabeth Heaton**

Licensed Broker in IL

**ElizabethH@Hertz.ag**





## Parcel 4

FSA/Eff. Crop Acres:	77.28*
Cert. Grass Acres:	1.77*
Corn Base Acres:	68.00*
Bean Base Acres:	9.30*
Soil Productivity:	142.20 P.I.

*\*Acres are estimated.*

## Parcel 4 Property Information 79.40 Acres, m/l

### Location

1 mile northwest of Camp Grove, IL.

### Legal Description

The S 1/2 of the N 1/2, excluding the homesite, and the N 1/2 of the S 1/2 of the SE 1/4 of Section 24, Township 13N, Range 7E of the 4th P.M. Stark County, IL. Exact legal provided by survey.

### Real Estate Tax

2019 Taxes Payable 2020: \$3,363.74  
Taxable Acres: 78.50  
Tax per Taxable Acre: \$41.16  
PIN 05-24-400-005

### FSA Data

Farm Number 2764, Tract 727  
FSA/Eff. Crop Acres: 77.28\*  
Cert. Grass: 1.77\*  
Corn Base Acres: 68.00\*  
Corn PLC Yield: 183 Bu.  
Bean Base Acres: 9.30\*  
Bean PLC Yield: 58 Bu.

*\*Acres are estimated pending reconstitution of farm by local FSA office.*

### Lease Status

Open lease for 2021 crop year.

### Soil Types/Productivity

Main soil types are Osco silt loam and Muscatune silt loam. Productivity Index (PI) based on the estimated FSA/Eff. Crop Acres is 142.20. See soil map for details.

### Mineral Rights

All mineral rights owned by the Seller if any, will be transferred to the Buyer(s).

### Land Description

Level to gently sloping.

### Buildings/Improvements

None.

### Fertility Data\*\*

Sample Date - 4/19/2016  
pH 5.6\*  
P1 44  
K 359

Test samples taken by ASM.

*\*2.72 tons/acre lime spread in fall of 2017*

*\*\*Data shown is for parcels 3 & 4 combined.*

**Eric Wilkinson, AFM**

Designated Managing Broker in IL  
Licensed Broker in IN

**EricW@Hertz.ag**

**815.935.9878**

200 East Court Street, Ste 600  
Kankakee, IL 60901

**www.Hertz.ag**

**Elizabeth Heaton**

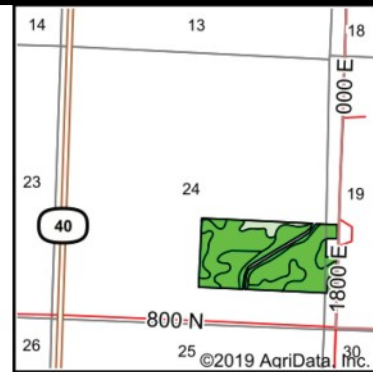
Licensed Broker in IL

**ElizabethH@Hertz.ag**



©2019 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Stark**  
Location: **24-13N-7E**  
Township: **Penn**  
Acres: **77.28**  
Date: **2/12/2020**



Maps Provided By:  
  
© AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: IL175, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	31.64	40.9%		**189	**59	**140
51A	Muscatare silt loam, 0 to 2 percent slopes	28.12	36.4%		200	64	147
68A	Sable silty clay loam, 0 to 2 percent slopes	9.11	11.8%		192	63	143
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	4.22	5.5%		**178	**56	**131
**171B	Catlin silt loam, 2 to 5 percent slopes	4.19	5.4%		**185	**58	**137
Weighted Average					192.5	61.1	142.2

## Yield History (Bu./Ac.)\*

Year	Corn	Beans
2014	205.7	-
2015	223.9	-
2016	-	81.2
2017	242.1	-
2018	228.4	-
2019	-	57.1

Yield information is reported by owner management records.

\*Yields shown are for Parcels 3 & 4 combined.

## Drainage

Natural, plus tile. Tile maps available upon request. New tile main installation completed in 2019.

## Comments

Excellent-quality farm located in a strong agricultural community.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

**Eric Wilkinson, AFM**

Designated Managing Broker in IL  
Licensed Broker in IN

**EricW@Hertz.ag**

**815.935.9878**

200 East Court Street, Ste 600  
Kankakee, IL 60901

**www.Hertz.ag**

**Elizabeth Heaton**

Licensed Broker in IL

**ElizabethH@Hertz.ag**



**Parcel 1** - 128.59 Acres



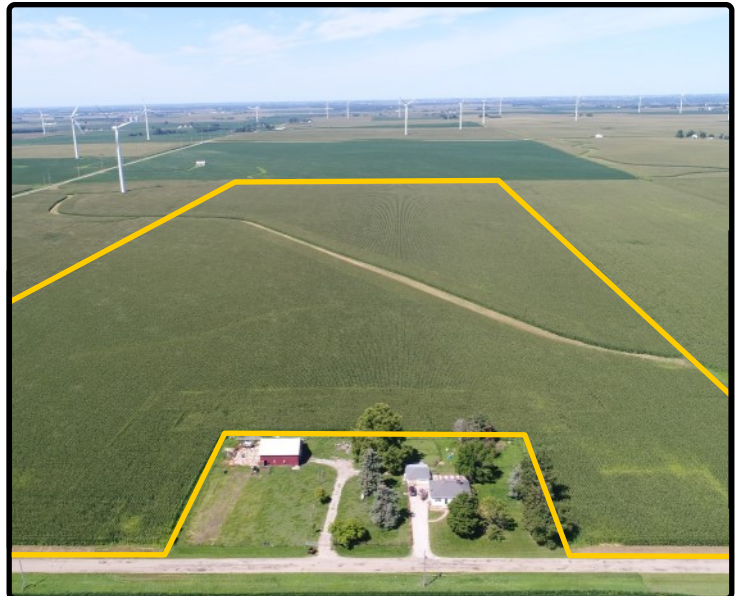
**Parcel 2** - 120.35 Acres



**Parcel 3** - 40.58 Acres



**Parcel 4** - 79.40 Acres



**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
Licensed Broker in IN  
**EricW@Hertz.ag**

**815.935.9878**  
200 East Court Street, Ste 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Elizabeth Heaton**  
Licensed Broker in IL  
**ElizabethH@Hertz.ag**



Date: **Thur., September 17, 2020**

Time: **10:00 a.m.**

Site: **American Legion Post 323  
303 Main Street  
Henry, IL 61537**

### **Seller**

Edna Ruth Testamentary Trust  
Thomas Thompson, Debra Ralston  
& Nora Thompson

### **Agency**

Hertz Real Estate Services and their  
representatives are Agents of the Seller.

### **Auctioneer**

Spencer Smith (Lic. #441.002375)

### **Attorneys**

Ross Sorensen  
Heather Clauss  
Martensen, Niemann & Sorensen

Michael R. Seghetti  
Elias, Meginnis & Seghetti, PC

### **Method of Sale**

- Parcels 1-3 will be offered, by the choice and privilege method with the choice to the high bidder to take one or all of the parcels. Should the high bidder not select all parcels, the contending bidder will have the privilege to select any remaining parcels at high bid. Should the contending bidder elect not to purchase. Any parcels that remain, will be offered with another round of bidding.
- Then Parcel 4 will be offered as a single tract of land.
- Sellers reserve the right to refuse any and all bids.

### **Announcements**

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

### **Terms of Possession**

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 16, 2020 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement on or before October 16, 2020 subject to any existing leases.

### **Contract & Title**

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the designated escrow agent the required earnest payment. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing services, they will be shared by the Seller and Buyer(s).

**Eric Wilkinson, AFM**

Designated Managing Broker in IL  
Licensed Broker in IN  
**EricW@Hertz.ag**

**815.935.9878**

200 East Court Street, Ste 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Elizabeth Heaton**

Licensed Broker in IL  
**ElizabethH@Hertz.ag**