

Land Auction

ACREAGE:**232.63 Acres, m/l**

In 3 parcels

Bureau County, IL

DATE:

Tuesday

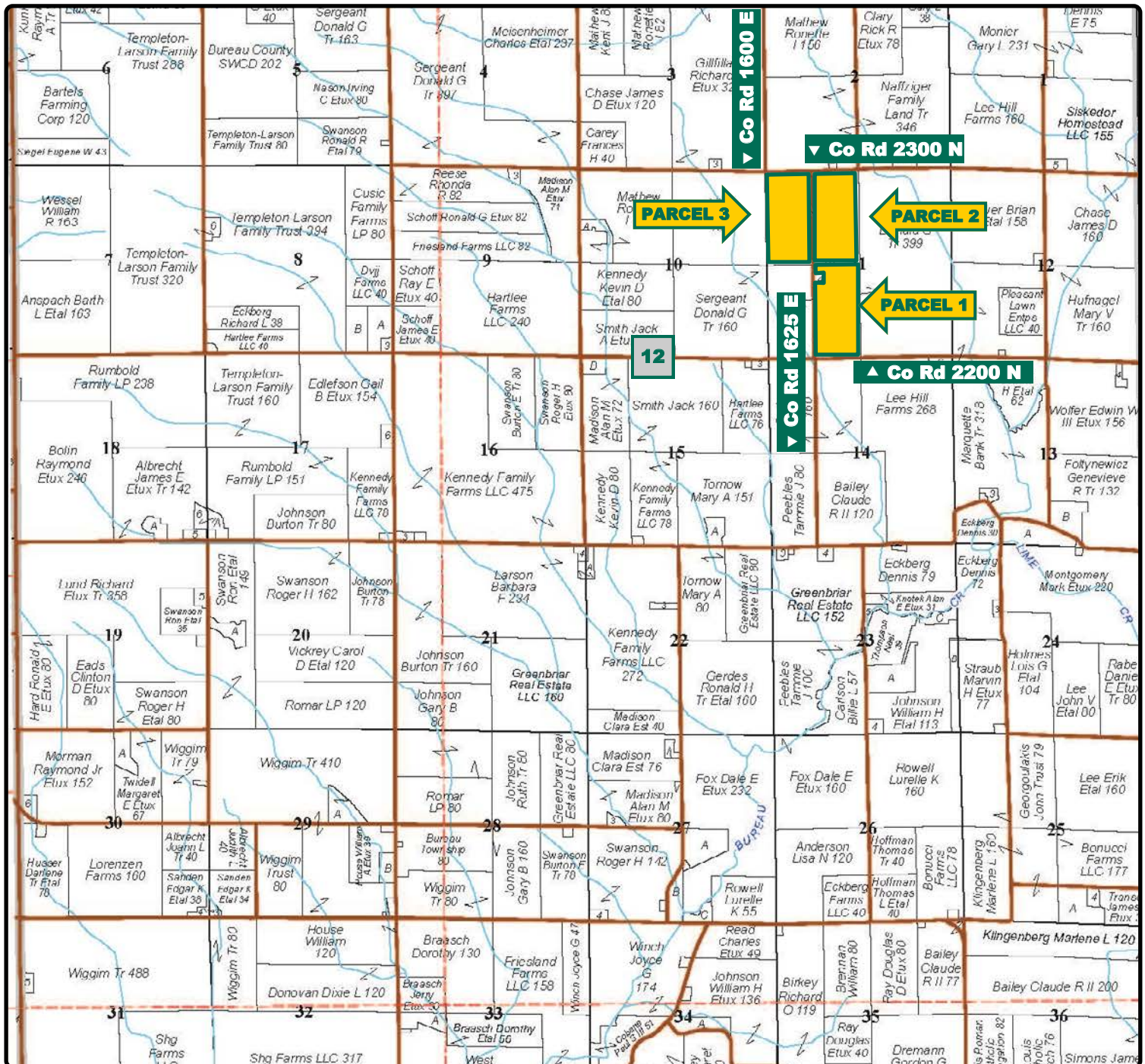
November 10, 2020**10:00 a.m.****LOCATION:****Virtual Live Auction-****Online Only**www.Hertz.ag

Property Key Features

- Highly Productive Farms Located Northwest of Princeton, IL
- High Percentage Tillable
- Excellent Soils

Chad Kies, AFM
Licensed Managing Broker in IL
ChadK@Hertz.ag

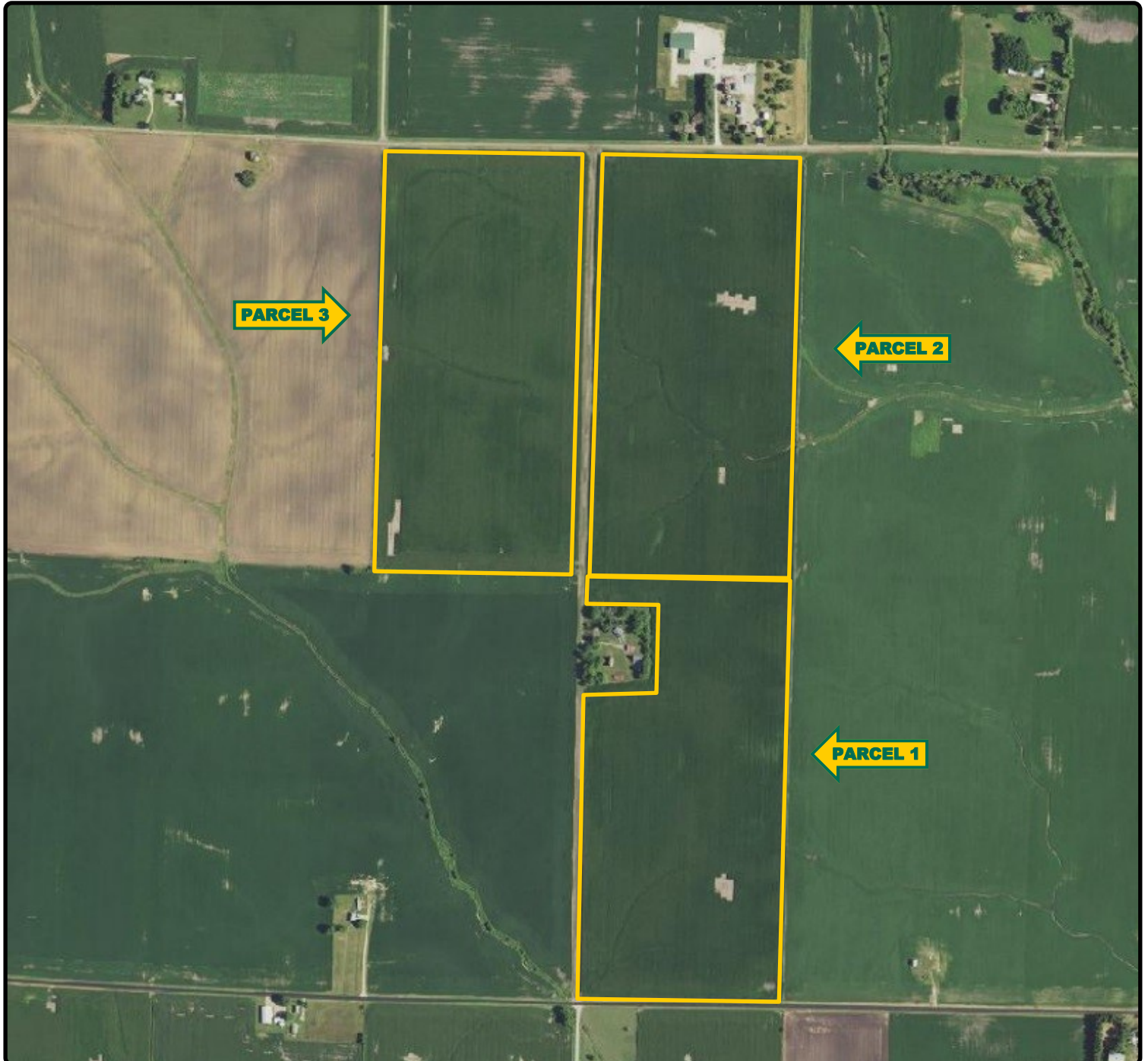
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720 E. Culver Court / P.O. Box 9
Geneseo, IL 61254
www.Hertz.ag



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*** Acres Updated 11/02/2020 from Completed Survey*



Parcel 1

FSA/Eff. Crop Acres: 73.63*
Corn Base Acres: 73.19*
Soil Productivity: 141.70 P.I.

**Acres are estimated.*

Parcel 1 Property Information 74.19 Acres, m/l

Location

5 miles north of Princeton, IL on Hwy 26, then 4 miles west on Co Hwy 12/2200 N. and then right at Co Rd 1625 E. The farm is on the east side of Co Rd 1625 E.

Legal Description

Part of the E½ SW¼, Section 11, Township 17 North, Range 8 East of the 4th P.M.

Real Estate Tax

2019 Taxes Payable 2020: \$3,042.90*
Taxable Acres: 74.19*
Tax per Taxable Acre: \$41.02*
**Taxes are estimated based on recent*

survey of property. Bureau County Assessor will determine final tax figures.

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 6015, Tract 4014
FSA/Eff. Crop Acres: 73.63*
Corn Base Acres: 73.19*
Corn PLC Yield: 182 Bu.
**Acres are estimated pending reconstitution of the farm by the Bureau County FSA Office.*

Mineral Rights

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

Soil Types/Productivity

Main soil types are Osco and Muscatune. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 141.70. See soil map for details

Yield History (Bu./Ac.)

Year	Corn	Beans
2019	233	-
2018	259	-
2017	-	69
2016	250	-
2015	-	79

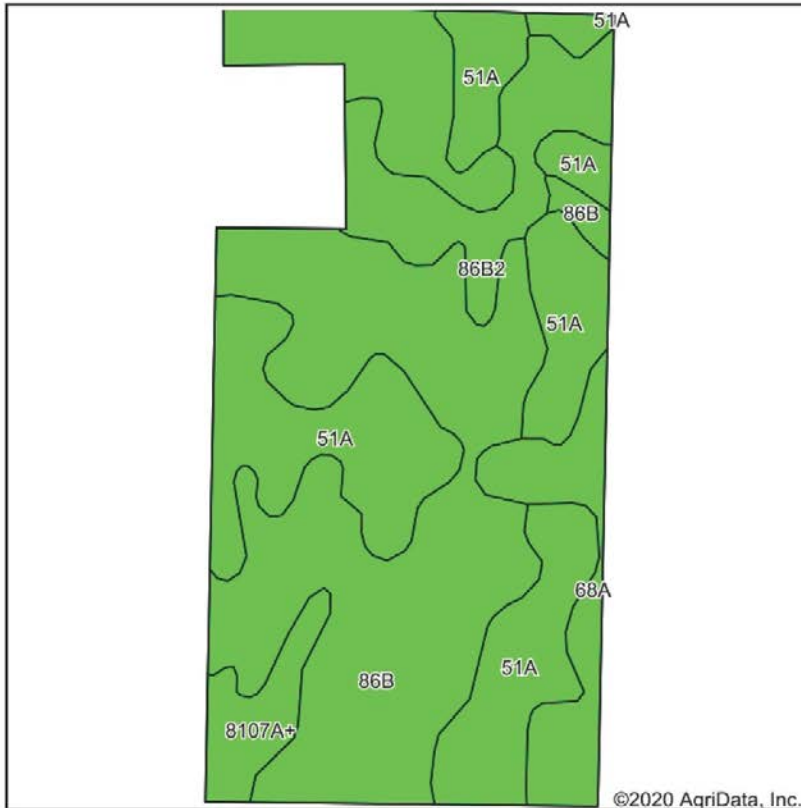
Yields shown are for Parcels 1 and 2, combined. Yield information is reported by crop insurance records.

Land Description

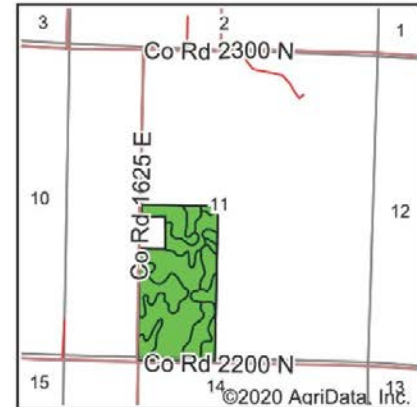
Level to gently sloping.

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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Bureau**
Location: **11-17N-8E**
Township: **Bureau**
Acres: **73.63**
Date: **9/28/2020**



Maps Provided By:



Area Symbol: IL011, Soil Area Version: 18

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	36.46	49.5%		**189	**59	**140
51A	Muscataine silt loam, 0 to 2 percent slopes	21.89	29.7%		200	64	147
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	7.07	9.6%		**181	**57	**134
68A	Sable silty clay loam, 0 to 2 percent slopes	5.26	7.1%		192	63	143
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.95	4.0%		189	60	139
Weighted Average					191.7	60.6	141.7

Drainage

Natural, plus some tile. No maps available.

Comments

Highly tillable, productive farm northwest of Princeton, IL.

Buildings/Improvements

None.

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres: 77.27*
Corn Base Acres: 76.81*
Soil Productivity: 136.50 P.I.

**Acres are estimated.*

Parcel 2 Property Information 79.20 Acres, m/l

Location

5 miles north of Princeton, IL on Hwy 26, then 4 miles west on Co Hwy 12/2200 N. and then right at Co Rd 1625 E. The farm is on the east side of Co Rd 1625 E about ½ mile north.

Legal Description

E½ NW¼, Section 11, Township 17 North, Range 8 East of the 4th P.M.

Real Estate Tax

2019 Taxes Payable 2020: \$3,193.38*

Taxable Acres: 79.20*

Tax per Taxable Acre: \$40.32

**Taxes are estimated based on recent*

survey of property. Bureau County Assessor will determine final tax figures.

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number, 6015 Tract 4014

FSA/Eff. Crop Acres: 77.27*

Corn Base Acres: 76.81*

Corn PLC Yield: 182 Bu.

**Acres are estimated pending reconstitution of the farm by the Bureau County FSA Office.*

Soil Types/Productivity

Main soil types are Osco and Muscatune. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 136.50. See soil map for details.

Mineral Rights

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

Yield History (Bu./Ac.)

Year	Corn	Beans
2019	233	-
2018	259	-
2017	-	69
2016	250	-
2015	-	79

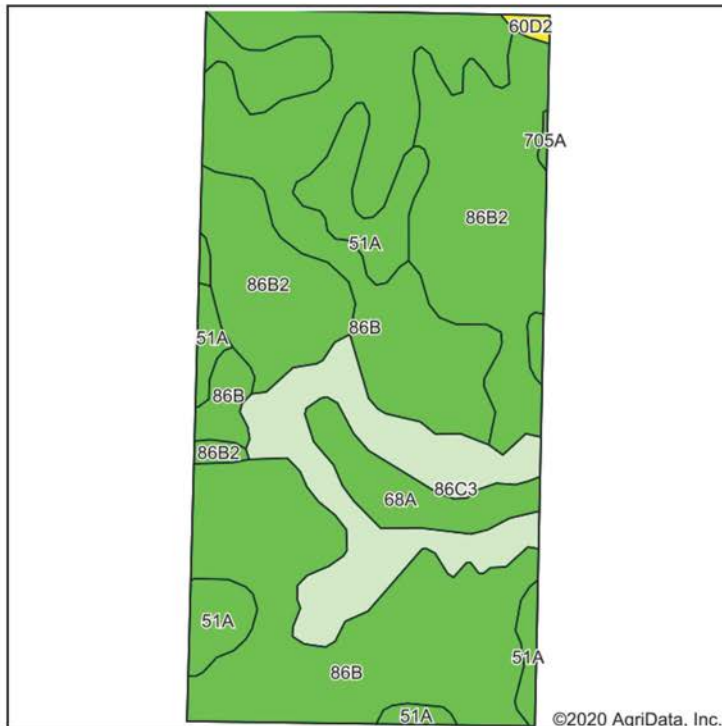
Yields shown are for Parcels 1 and 2, combined. Yield information is reported by crop insurance records.

Land Description

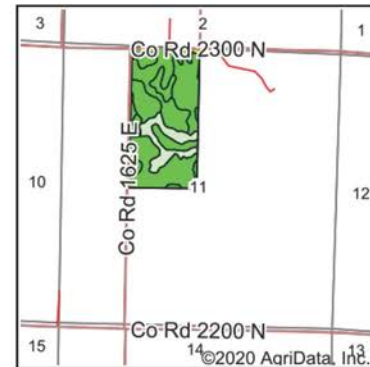
Level to moderately sloping.

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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Bureau**
Location: **11-17N-8E**
Township: **Bureau**
Acres: **77.27**
Date: **9/28/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL011, Soil Area Version: 18

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	35.87	46.4%		**189	**59	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	20.53	26.6%		**181	**57	**134
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	10.22	13.2%		**164	**52	**121
51A	Muscataune silt loam, 0 to 2 percent slopes	6.47	8.4%		200	64	147
68A	Sable silty clay loam, 0 to 2 percent slopes	3.79	4.9%		192	63	143
**60D2	La Rose silt loam, 10 to 18 percent slopes, eroded	0.28	0.4%		**142	**46	**105
705A	Buckhart silt loam, 0 to 2 percent slopes	0.11	0.1%		190	61	142
Weighted Average					184.5	58.1	136.5

Drainage

Natural, plus some tile. No maps available.

Comments

Highly tillable farm with excellent soils located northwest of Princeton, IL.

Buildings/Improvements

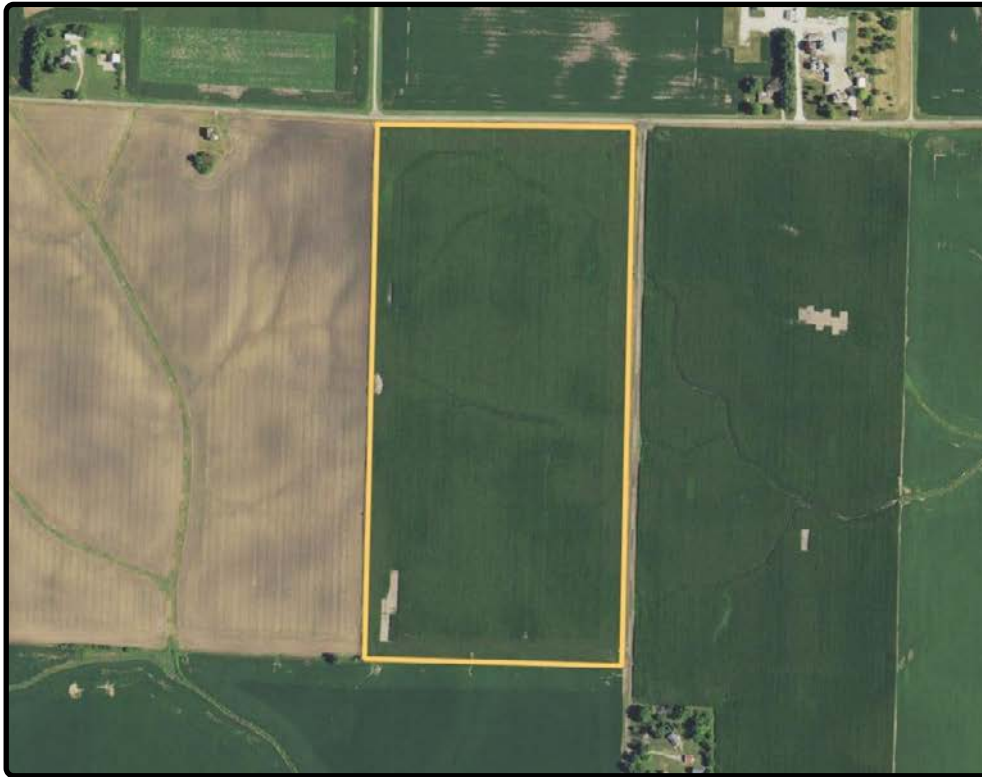
None.

Water & Well Information

None.

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Parcel 3

FSA/Eff. Crop Acres: 77.16*
Corn Base Acres: 76.70*
Soil Productivity: 137.80 P.I.

**Acres are estimated.*

Parcel 3 Property Information 79.24 Acres, m/l

Location

5 miles north of Princeton, IL on Hwy 26, then 4 miles west on Co Hwy 12/2200 N. and then right at Co Rd 1625 E. The farm is on the west side of Co Rd 1625 E about a ½ mile north.

Legal Description

W½ NW¼, Section 11, Township 17 North, Range 8 East of the 4th P.M.

Real Estate Tax

2019 Taxes Payable 2020: \$3,193.38*
Taxable Acres: 79.24*
Tax per Taxable Acre: \$40.30*
**Taxes are estimated based on recent*

survey of property. Bureau County Assessor will determine final tax figures.

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 6015, Tract 4014
FSA/Eff. Crop Acres: 77.16*
Corn Base Acres: 76.70*
Corn PLC Yield: 182 Bu.

**Acres are estimated pending reconstitution of the farm by the Bureau County FSA Office.*

Soil Types/Productivity

Main soil types are Osco and Muscatune. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 137.80. See soil map for details

Mineral Rights

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

Yield History (Bu./Ac.)

Year	Corn	Beans
2019	237	-
2018	-	81
2017	245	-
2016	-	74
2015	229	-

Yield information is reported by crop insurance records.

Land Description

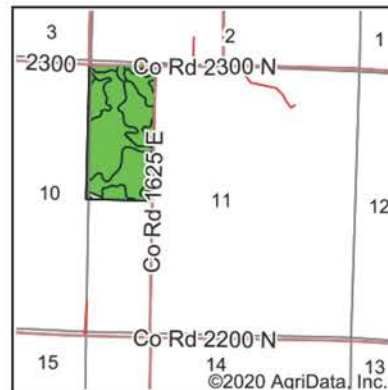
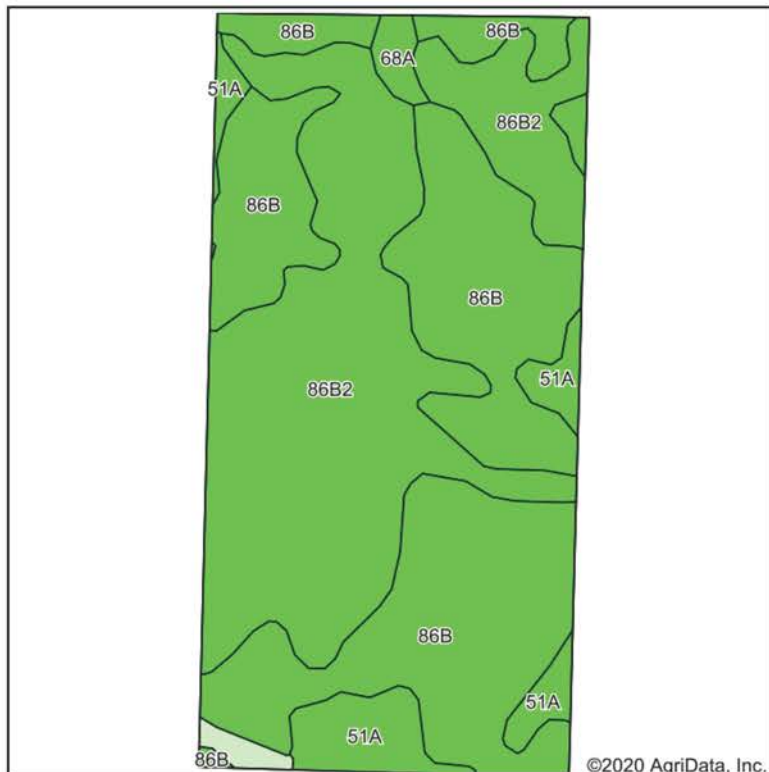
Level to moderately sloping.

Drainage

Natural, plus some tile. No maps available.

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State: **Illinois**
County: **Bureau**
Location: **11-17N-8E**
Township: **Bureau**
Acres: **77.16**
Date: **9/16/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL011, Soil Area Version: 18

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	36.51	47.3%		**189	**59	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	33.62	43.6%		**181	**57	**134
51A	Muscataine silt loam, 0 to 2 percent slopes	5.47	7.1%		200	64	147
68A	Sable silty clay loam, 0 to 2 percent slopes	0.92	1.2%		192	63	143
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	0.64	0.8%		**164	**52	**121
Weighted Average					186.1	58.5	137.8

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly tillable farm with excellent soils located northwest of Princeton, IL.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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.

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Parcel 1 - South Looking North



Parcel 2 - SW Looking NE



Parcel 3 - South Looking North



Parcel 3 - SW Looking NE



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*** Acres Updated 11/02/2020 from Completed Survey*

Date: **Tues., Nov. 10, 2020**

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

Site: **Virtual Live Auction
Online Only
www.Hertz.ag**

Online Viewing & Bidding Information

- **To view auction or bid on these properties**, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag
Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox or Safari.
- Navigate to the Real Estate > Auction page, and select the Bureau County auction.
- Follow on-screen prompts.
- Contact Sale Manager, Chad Kies at (309) 944-2184 with questions.

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Sellers reserve the right to refuse any and all bids.

Seller

Dennis Schwarzentraub &
Paul Schwarzentraub

Agency

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

Auctioneer

Doug Hensley, License #471.000048

Attorney

John Isaacson,
Angel, Isaacson & Tracy

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 December 10, 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 subject to the existing lease which expires February 28, 2021. The Seller will credit the successful bidder at closing for the 2020 real estate taxes, payable in 2021.

Contract & Title

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

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