

# ◆ PEORIA & STARK COUNTY LAND AUCTION ◆



720 E. Culver Court, P.O. Box 9, Geneseo, IL 61254  
www.Hertz.ag ◆ 800-593-LAND ◆ ChadK@Hertz.ag

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***435.64 Acres, m/l – December 2, 2020 @ 10:00 A.M.***

Virtual Live Auction – Online Only

## **SELLERS:**

***WILLIAM H. GREENE SELF DECLARATION TRUST,  
WILLIAM JAMES GREENE, HALEY ANN OCHOA, & JULIE LYNN GREENE***

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## **AUCTION METHOD & TERMS OF SALE**

1. All bidding is open and public. Beneficiaries of the Trust have the same right to bid upon this property just as any other bidder at this Public Auction. Registered bidders may be bidding through the Hertz website, through the Hertz app, or for those with inadequate technology, by phone with the assistance of a Hertz staff member.
2. This land is being offered as four parcels. Parcels 1 – 4 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 of parcels 1 – 4 are matched with a high bidder and price.
3. All bidding on all parcels will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of taxable acres detailed in the updated auction brochure.
4. ***YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING***, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, ***YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION***, so be certain you have completed your due diligence on the property prior to bidding.
5. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
6. The successful Buyer(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction.
7. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.
8. The successful Buyer(s) will provide a 10% cash down payment at the close of the auction upon signing a Real Estate Sales Agreement. As successful buyer, within 24 hours of contract signing, your 10% down payment will need to be wire transferred from your bank to the escrow account of *Security First Title Company* in Freeport, IL.
9. The sale is subject to confirmation and acceptance of the final bid prices by the Sellers.
10. Closing will take place on or before December 30, 2020, or as soon thereafter as applicable closing documents are completed. If there are any escrow closing service fees, they will be evenly shared by the Sellers and the Buyer(s).
11. At the time of closing, the Sellers will provide a deed and an owner's title insurance policy in the amount of the contract price.

\* ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. \*

12. During the promotional period for this sale, Surveyor Kevin Wallace completed the surveys of the building site exclusions for both Auction Parcel 3 and Auction Parcel 4. Specifically, for Parcel 3, the boundary of the exclusion was adjusted to comply with Peoria County zoning rules, which added an additional acre to what we are selling today, so Parcel 3 will now total 106 acres, more or less. Similarly, because of the now completed survey, there has been a minor acreage adjustment on Parcel 4, which added 0.25 acres to the property we are selling today, so Parcel 4 will now total 157.25 acres, more or less. Note that the property being sold today was not surveyed; instead, the excluded building sites, which are not a part of today's sale, were surveyed out of the existing tax parcels. We are therefore basing our revised acreage totals for the land being sold today on the current tax bill acres minus the surveyed building site exclusions.
13. On Parcel 4, there is a "Memorandum of Agreement Concerning Construction And Maintenance Of Joint Drainage Ditch" that is a part of the public record. This agreement was made back in 1984 with the neighboring landowner to the south, and the agreement impacts the south 500' of the west half of this parcel being sold today.
14. Full possession of the farms will be given at closing. The Buyer(s) will have full farming rights for the 2021 crop year.
15. The Sellers will credit the Buyer(s) at closing for the 2020 real estate taxes, payable in 2021. Any credits shall be based upon the most recently ascertainable real estate tax information, and the Buyer(s) will be responsible for any and all real estate tax payments thereafter.
16. All mineral rights owned by the Sellers, if any, will be transferred to the Buyer(s) at closing.
17. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Sellers nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the Disclaimer and Absence of Warranties paragraphs in the auction brochure and the Purchase Agreement, each of which is available for your review. It is the responsibility of each bidder to become familiar with this information.
18. Hertz Real Estate Services, its auctioneer, and its representatives are agents of the Sellers.
19. All real estate is sold subject to all other terms and conditions set forth in the Sales Agreement.

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**Thanks very much for your interest in this auction! If you have any questions, please contact Sale Managers, Chad Kies & Elizabeth Heaton, with *Hertz Real Estate Services*.**

**IMPORTANT PHONE NUMBERS**

**Property #'s:            309-944-2184**

**Technical Issues: 515-686-0911**

or

**515-382-1500**

**Request Break:        515-686-0921**