

Land Auction

ACREAGE:

435.64 Acres, m/l
In 4 parcels
Peoria & Stark Co., IL

DATE:

Wednesday
December 2, 2020
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



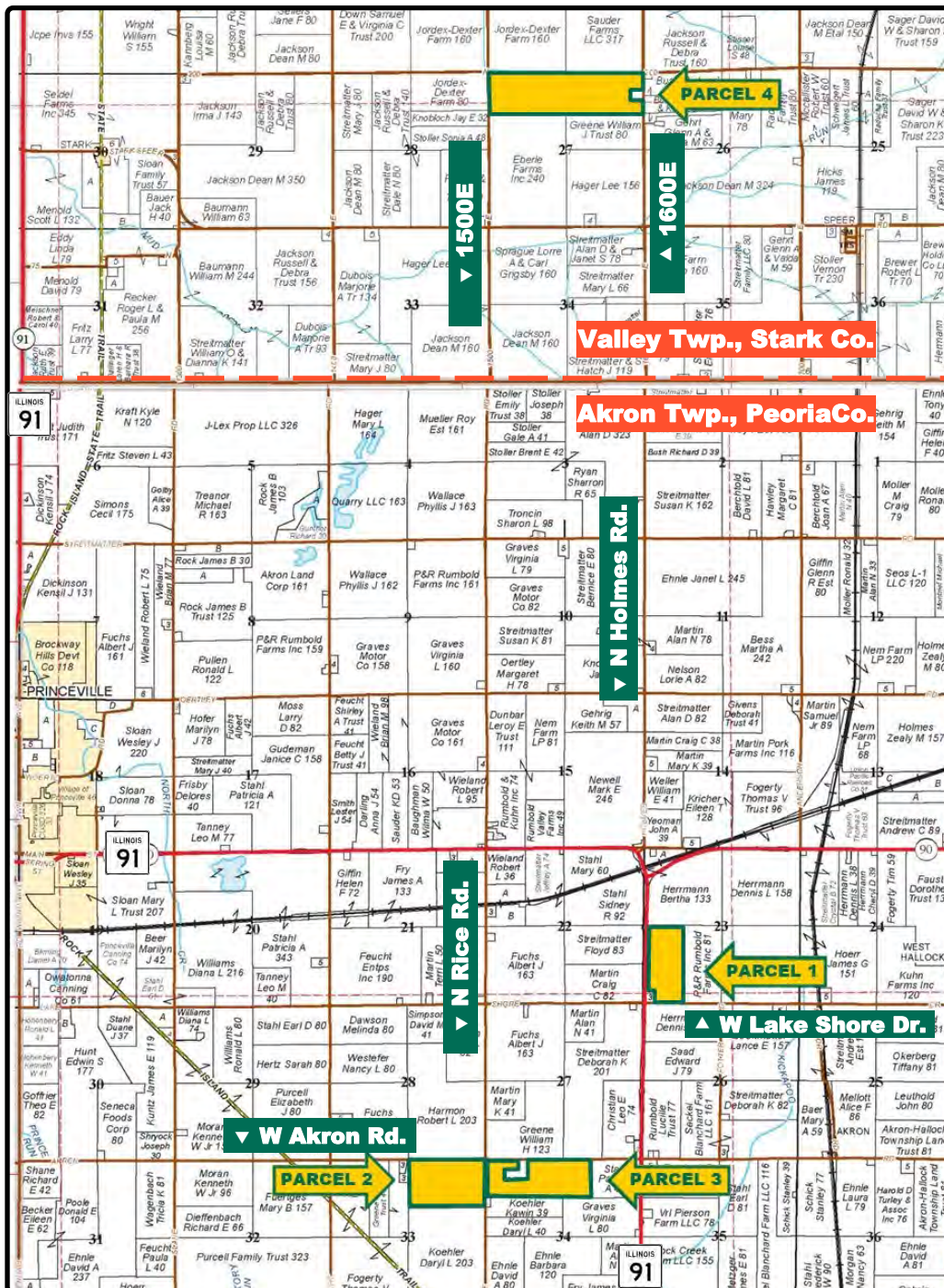
Property Key Features

- Highly Productive Farms Near Princeville, IL
- High Percentage Tillable
- Excellent Soils

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

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720 E. Culver Ct./ PO Box 9
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Map reproduced with permission of Rockford Map Publishers

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Parcel 1

FSA/Eff. Crop Acres:	71.81
Corn Base Acres:	66.95
Bean Base Acres:	4.22
Soil Productivity:	141.80 P.I.

Parcel 1 Property Information 72.39 Acres, m/l

Location

4 miles east of Princeville, IL on Hwy 91, continuing ½ mile south on Hwy 91. The property is on the east side of the road.

Legal Description

Part of W½ SW¼, Section 23, Township 11 North, Range 7 East of the 4th P.M., Peoria Co., IL.

Real Estate Tax

2019 Taxes Payable 2020: \$3,811.64
Taxable Acres: 72.39
Tax per Taxable Acre: \$52.65

Lease Status

Leased through the 2020 crop year.

FSA Data

Part of Farm Number 5396, Tract 806
FSA/Eff. Crop Acres: 71.81
Corn Base Acres: 66.95
Corn PLC Yield: 147 Bu.
Bean Base Acres: 4.22
Bean PLC Yield: 47 Bu.

Soil Types/Productivity

Main soil types are Ipava, Sable and Osco.
Productivity Index (PI) on the FSA/Eff.
Crop acres is 141.80. 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.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

There is a grain bin and a corn crib on this property.

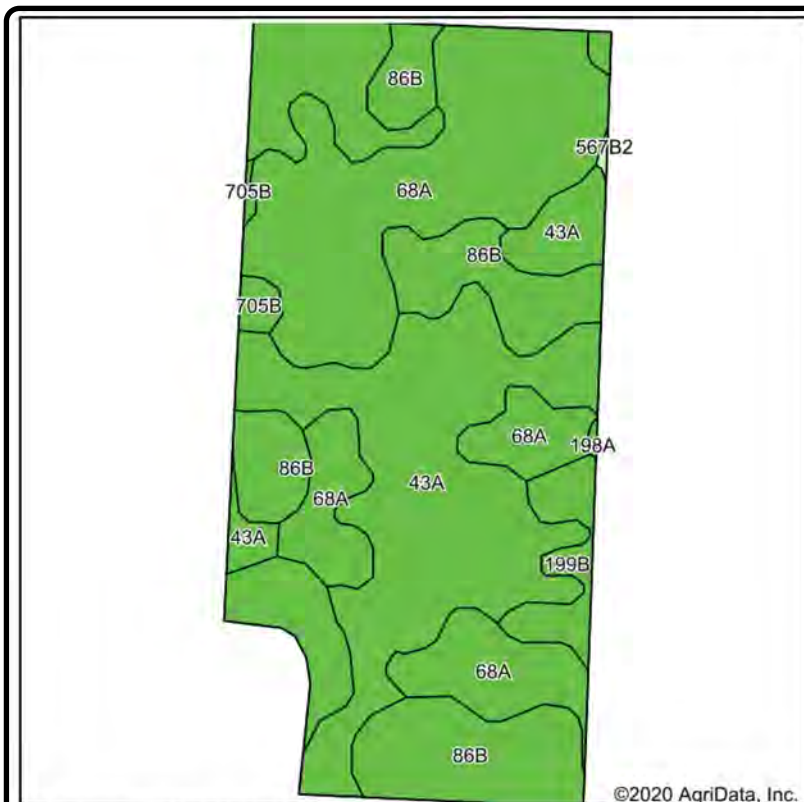
Water & Well Information

None.

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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Peoria**
Location: **23-11N-7E**
Township: **Akron**
Acres: **71.81**
Date: **10/28/2020**



Area Symbol: IL143, Soil Area Version: 15					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	26.32	36.7%		142
68A	Sable silty clay loam, 0 to 2 percent slopes	25.65	35.7%		143
**86B	Osco silt loam, 2 to 5 percent slopes	16.54	23.0%		**140
**199B	Plano silt loam, 2 to 5 percent slopes	2.40	3.3%		**141
**705B	Buckhart silt loam, 2 to 5 percent slopes	0.70	1.0%		**141
**567B2	Elkhart silt loam, 2 to 5 percent slopes, eroded	0.08	0.1%		**119
198A	Elburn silt loam, 0 to 2 percent slopes	0.07	0.1%		143
Weighted Average					141.8

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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Parcel 2

FSA/Eff. Crop Acres: 99.66*
Corn Base Acres: 91.25*
Bean Base Acres: 5.75*
Soil Productivity: 135.20 P.I.

**Acres are estimated*

Parcel 2 Property Information 100.00 Acres, m/l

Location

3 miles east of Princeville, IL on Hwy 91, then 2 miles south on N Rice Rd. The property is on the west side of N Rice Rd.

Legal Description

North 100 acres of the NE¼, Section 33, Township 11 North, Range 7 East of the 4th P.M., Peoria Co., IL.

Real Estate Tax

2019 Taxes Payable 2020: \$3,565.20
Taxable Acres: 100.00
Tax per Taxable Acre: \$35.65

Lease Status

Leased through the 2020 crop year.

FSA Data

Part of Farm Number 5396, Tract 3935
FSA/Eff. Crop Acres: 99.66*
Corn Base Acres: 91.25*
Corn PLC Yield: 147 Bu.
Bean Base Acres: 5.75*
Bean PLC Yield: 47 Bu.

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

Soil Types/Productivity

Main soil types are Ipava, Osco and Elkhart. Productivity Index (PI) on the FSA/Eff. Crop acres is 135.20. 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 moderately sloping.

Drainage

Natural with some tile. No maps available.

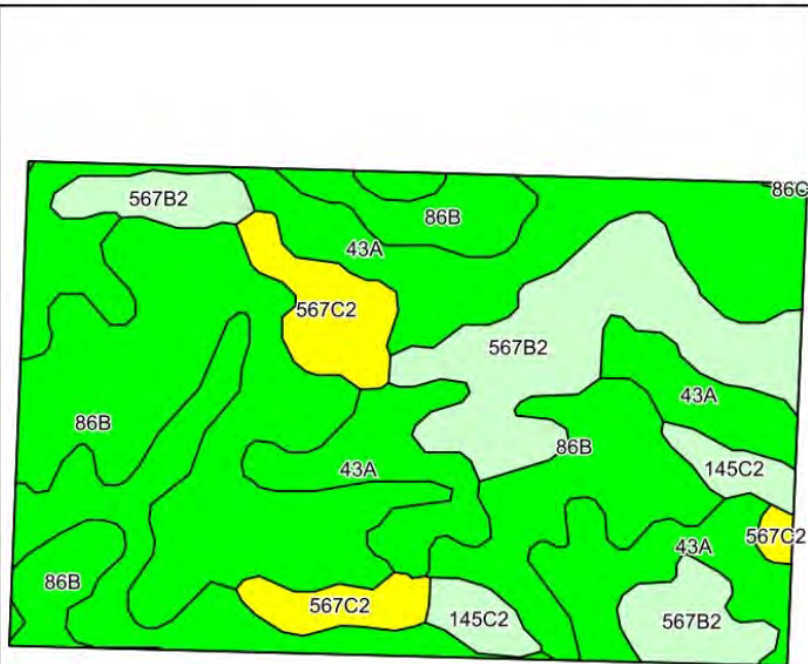
Water & Well Information

None.

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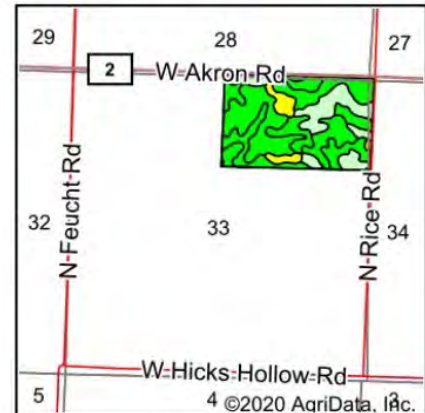
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Soils data provided by USDA and NRCS.



State: Illinois
County: Peoria
Location: 33-11N-7E
Township: Akron
Acres: 99.66
Date: 10/27/2020



Area Symbol: IL143, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	38.39	38.5%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	35.10	35.2%		**189	**59	**140
**567B2	Elkhart silt loam, 2 to 5 percent slopes, eroded	16.81	16.9%		**162	**51	**119
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	6.31	6.3%		**159	**50	**116
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	2.98	3.0%		**166	**53	**123
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	0.07	0.1%		**178	**56	**131
Weighted Average					182.6	58.1	135.2

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Parcel 3

FSA/Eff. Crop Acres: 100.57*
CRP Acres: 3.60
Corn Base Acres: 95.37*
Bean Base Acres: 6.02*
Soil Productivity: 133.90 P.I.

**Acres are estimated*

Parcel 3 Property Information 106.00 Acres, m/l

Location

3 miles east of Princeville, IL on Hwy 91, then 2 miles south on N Rice Rd. The property is on the east side of N Rice Rd.

Legal Description

Part of N½ NW¼, except building site, of Section 34, and 30 acres of N½ NE¼ of Section 34, all in Township 11 North, Range 7 East of the 4th P.M., Peoria Co., IL.

Real Estate Tax

2019 Taxes Payable 2020: \$3,303.93*
 Taxable Acres: 106.00*
 Tax per Taxable Acre: \$31.17*

**Taxes are estimated. Peoria County Assessor will determine final tax figures.*

Lease Status

Leased through the 2020 crop year.

FSA Data

Farm Number 5396, Tract 3935
 FSA/Eff. Crop Acres: 100.57*
 CRP Acres: 3.60
 Corn Base Acres: 95.37*
 Corn PLC Yield: 147 Bu.
 Bean Base Acres: 6.02*
 Bean PLC Yield: 47 Bu.

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

CRP Contracts

There are 3.60 acres enrolled in a CP-8A contract that pays \$785.00 annually and expires 9/30/28.

Soil Types/Productivity

Main soil types are Osco, Ipava and Elkhart. Productivity Index (PI) on the estimated FSA/Eff. Crop and CRP acres is 133.90. 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.

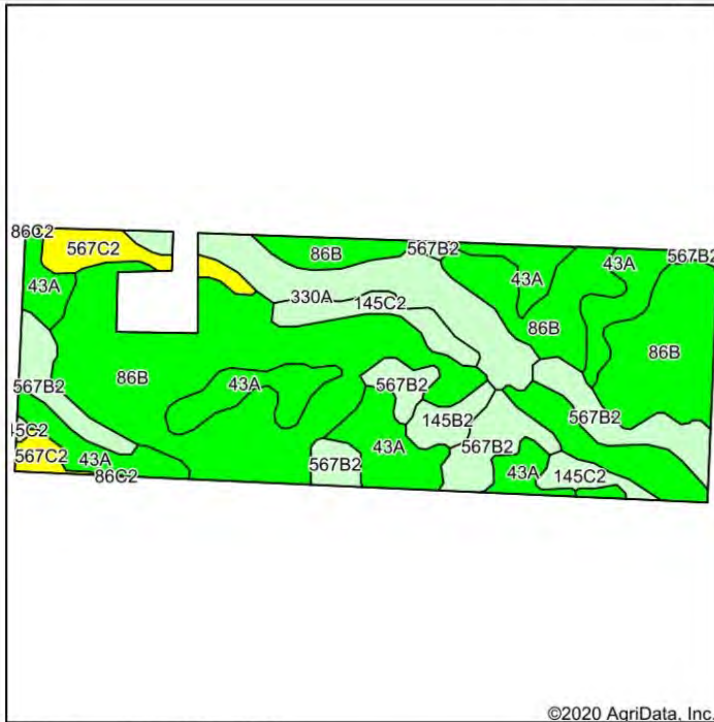
Drainage

Natural with some tile. No maps available.

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Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Peoria**
Location: **34-11N-7E**
Township: **Akron**
Acres: **104.17**
Date: **11/22/2020**



Area Symbol: IL143, Soil Area Version: 15

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	50.04	48.0%		**189	**59	**140
43A	Ipava silt loam, 0 to 2 percent slopes	19.34	18.6%		191	62	142
**567B2	Elkhart silt loam, 2 to 5 percent slopes, eroded	13.86	13.3%		**162	**51	**119
330A	Peotone silty clay loam, 0 to 2 percent slopes	9.89	9.5%		164	55	123
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	4.70	4.5%		**166	**53	**123
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	4.33	4.2%		**159	**50	**116
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	1.95	1.9%		**170	**54	**125
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	0.06	0.1%		**178	**56	**131
Weighted Average					180.8	57.4	133.9

Water & Well Information

None.

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Parcel 4

FSA/Eff. Crop Acres: 156.40*
Corn Base Acres: 145.79*
Bean Base Acres: 9.19*
Soil Productivity: 134.50 P.I.

**Acres are estimated*

Parcel 4 Property Information 157.25 Acres, m/l

Location

4 miles east of Princeville, IL on Hwy 91, then 3 miles north on N Holmes Rd., then 1¼ miles north on 1600E. The property is on the west side of 1600E.

Legal Description

Part of N½ NE¼, except building site, and N½ NW¼ of Section 27, Township 12 North, Range 7 East of the 4th P.M., Stark Co., IL.

Real Estate Tax

2019 Taxes Payable 2020: \$5,584.16*
 Taxable Acres: 157.25*
 Tax per Taxable Acre: \$35.51*

**Taxes are estimated. Stark County Assessor will determine final tax figures.*

Lease Status

Leased through the 2020 crop year.

FSA Data

Part of Farm Number 5396, Tract 3937
 FSA/Eff. Crop Acres: 156.40*
 Corn Base Acres: 145.79*
 Corn PLC Yield: 147 Bu.
 Bean Base Acres: 9.19*
 Bean PLC Yield: 47 Bu.

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

Soil Types/Productivity

Main soil types are Harpster, Drummer and Catlin. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 134.50. 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.

Drainage

Natural with some tile. No maps available.

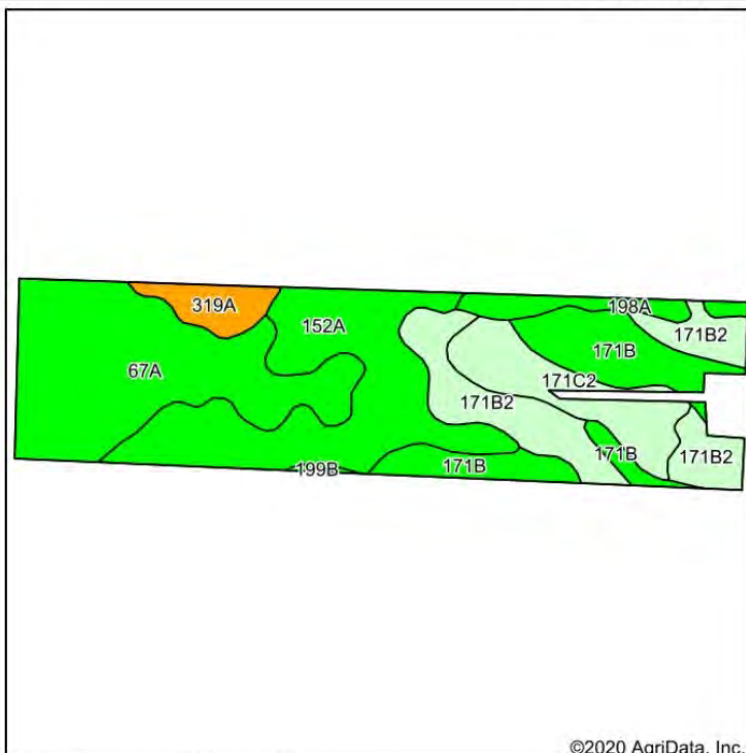
Water & Well Information

None.

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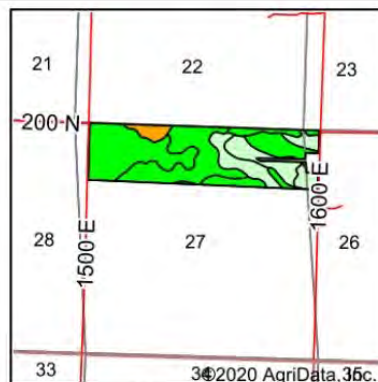
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Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Stark**
Location: **27-12N-7E**
Township: **Valley**
Acres: **156.4**
Date: **10/27/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL175, 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
67A	Harpster silty clay loam, 0 to 2 percent slopes	45.37	29.0%		182	57	133
152A	Drummer silty clay loam, 0 to 2 percent slopes	38.99	24.9%		195	63	144
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	24.01	15.4%		**178	**56	**131
**171B	Catlin silt loam, 2 to 5 percent slopes	21.97	14.0%		**185	**58	**137
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	14.98	9.6%		**174	**55	**128
319A	Aurelius muck, 0 to 2 percent slopes	5.81	3.7%		123	45	97
198A	Elburn silt loam, 0 to 2 percent slopes	4.82	3.1%		197	61	143
**199B	Plano silt loam, 2 to 5 percent slopes	0.45	0.3%		**192	**59	**141
Weighted Average					182.6	58	134.5

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 - Northeast Looking Southwest



Parcel 2 - Northeast Looking Southwest



Parcel 3 - Southwest Looking Northeast



Parcel 4 - Southeast Looking Northwest



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Date: **Wed., December 2, 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

William H. Greene Self Declaration Trust,
William James Greene, Haley Ann Ochoa
and Julie Lynn Greene

Agency

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

Auctioneer

Doug Hensley, (License # 471.000048)

Attorney

Heather McPherson
McPherson Law Office

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 12/30/2020 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 2/28/21. Seller to retain all rent for 2020 crop year. 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.