

# Land Auction

**ACREAGE:**

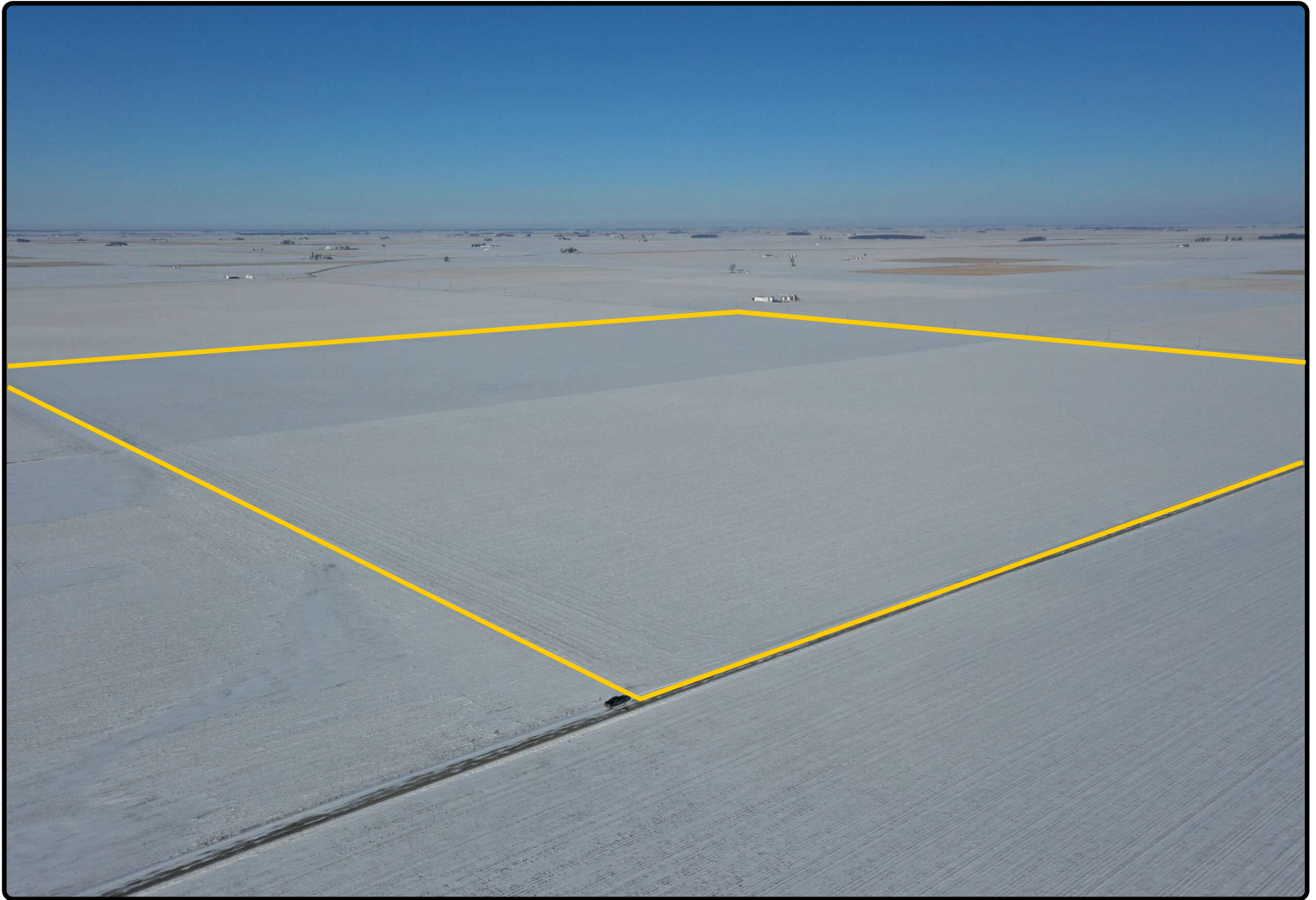
**160.00 Acres, m/l**  
In 2 parcels  
Edgar County, IL

**DATE:**

Thursday  
**March 11, 2021**  
**10:00 a.m.**

**LOCATION:**

**Virtual Live Auction**  
[www.Hertz.ag](http://www.Hertz.ag)



## Property Key Features

- Highly Productive Edgar County Farmland
- Nearly 100% Tillable - Open Lease for 2021 Crop Year
- Excellent Investment Opportunity

**Spencer Smith, AFM**  
Licensed Broker in IL  
Licensed Salesperson in IA  
**SpencersS@Hertz.ag**

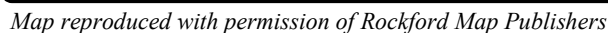
**217-762-9881**  
700 W Bridge St. / PO Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

**Brian Massey, AFM, CCA**  
Licensed Broker in IL & IN  
**BrianM@Hertz.ag**



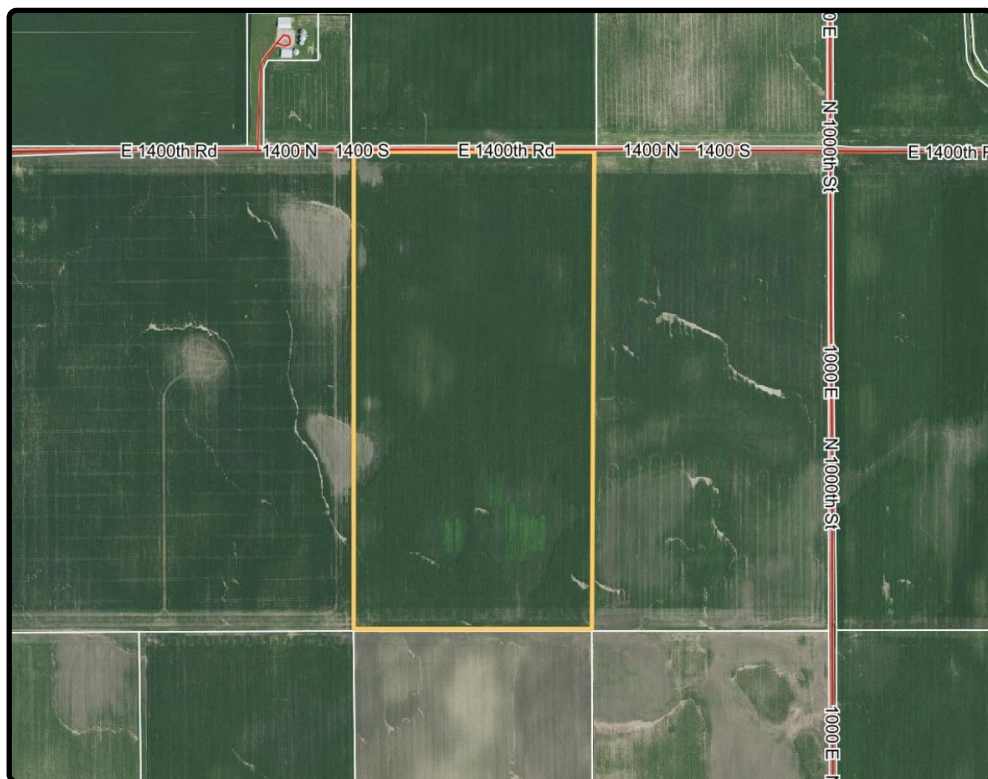


## Buck Township, Edgar County, IL



**Brian Massey, AFM, CCA**  
Licensed Broker in IL & IN  
**BrianM@Hertz.ag**





## Parcel 1

**FSA/Eff. Crop Acres:** 81.60\*  
**Corn Base Acres:** 40.80\*  
**Bean Base Acres:** 40.80\*  
**Soil Productivity:** 143.60 P.I.

*\*Acres are estimated.*

## Parcel 1 Property Information 80.00 Acres, m/l

### Location

From Paris: Head west on State Hwy 133, then north on N 1200 St. for 4 miles, then west 2 miles on 1400 N Rd. to 1000 E Rd. The farm is on the west side of 1000 E Rd. at 1400 N Rd.

### Legal Description

W½ NE¼, Section 18, Township 14, Range 12 West of the 5th P.M., Edgar Co., IL. (Buck Twp.)

### Real Estate Tax

2019 Taxes Payable 2020: \$3,649.23\*  
 Taxable Acres: 80.00\*  
 Tax per Taxable Acre: \$45.62\*

PIN# 02-13-18-200-001

*\*Taxes are estimated pending survey of property. Edgar County Tax Assessor will determine final tax figures.*

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Part of Farm Number 71, Tract 1498  
 FSA/Eff. Crop Acres: 81.60\*  
 Corn Base Acres: 40.80\*  
 Corn PLC Yield: 179 Bu.  
 Bean Base Acres: 40.80\*  
 Bean PLC Yield: 57 Bu.

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

### Soil Types/Productivity

Main soil types are Drummer and Flanagan. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 143.60 See soil map for details.

### Fertility Data

Soil test taken in June, 2020. Contact Agent for additional details.

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

Year	Corn	Beans
2016	-	72
2017	240	-
2018	-	75
2019	191	-
2020	-	71

Yield information reported by crop insurance records.

### Spencer Smith, AFM

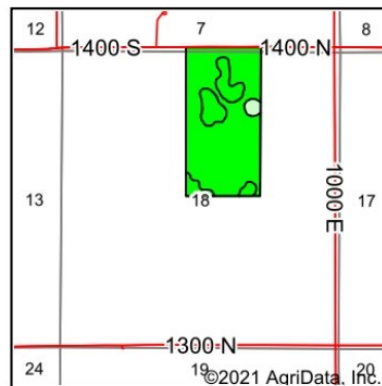
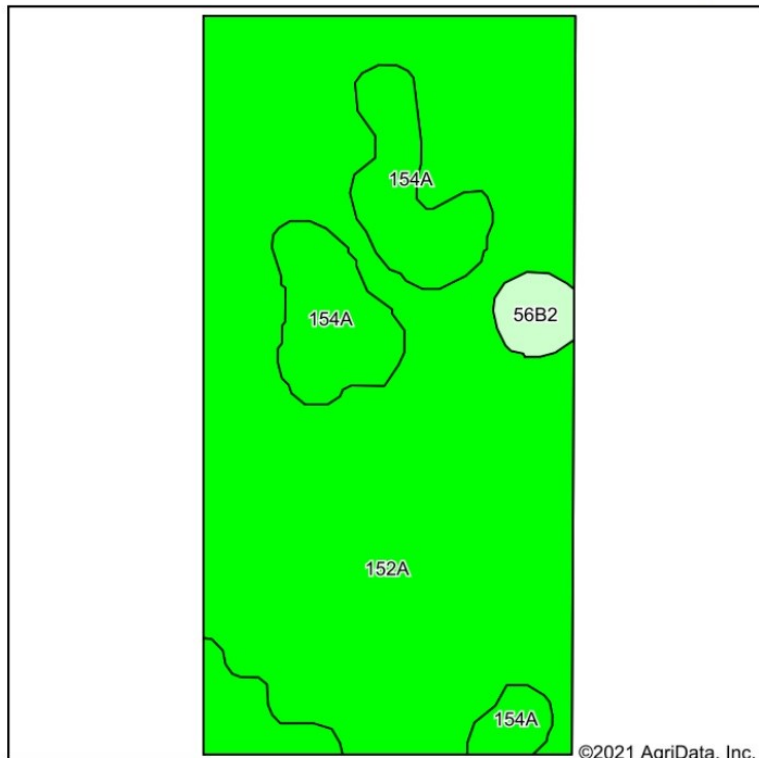
Licensed Broker in IL  
 Licensed Salesperson in IA  
**SpencersS@Hertz.ag**

**217-762-9881**

700 W Bridge St. / PO Box 467  
 Monticello, IL 61856  
**www.Hertz.ag**

### Brian Massey, AFM, CCA

Licensed Broker in IL & IN  
**BrianM@Hertz.ag**



State: **Illinois**  
County: **Edgar**  
Location: **18-14N-12W**  
Township: **Buck**  
Acres: **81.6**  
Date: **1/25/2021**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IL045, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	66.40	81.4%		144
154A	Flanagan silt loam, 0 to 2 percent slopes	13.53	16.6%		144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	1.67	2.0%		**124
Weighted Average					143.6

## Fall 2020 Inputs

6.48 Tons of DAP (18-46-0) VRT  
7.05 Tons of POT (0-0-60) VRT  
165# of Actual N  
66.13 Tons of Lime  
Buyer to credit Seller at closing for Fall 2020 Inputs. Contact listing agent for details.

## Drainage

Natural, with some tile installed in 1992.  
No maps available.

## Water & Well Information

None.

## Land Description

Level.

### Spencer Smith, AFM

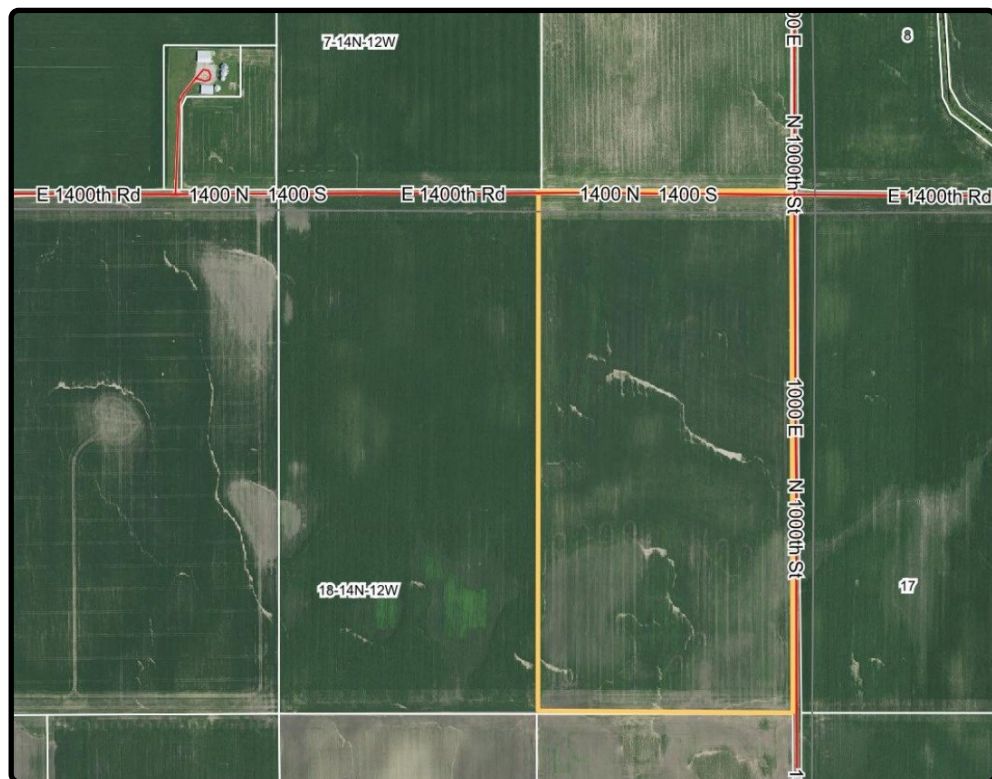
Licensed Broker in IL  
Licensed Salesperson in IA  
**SpencersS@Hertz.ag**

**217-762-9881**

700 W Bridge St. / PO Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

### Brian Massey, AFM, CCA

Licensed Broker in IL & IN  
**BrianM@Hertz.ag**



## Parcel 2

**FSA/Eff. Crop Acres:** 81.60\*  
**Corn Base Acres:** 40.80\*  
**Bean Base Acres:** 40.80\*  
**Soil Productivity:** 143.20 P.I.

*\*Acres are estimated.*

## Parcel 2 Property Information 80.00 Acres, m/l

### Location

From Paris: Head west on State Hwy 133, then north on N 1200 St. for 4 miles, then west 2 miles on 1400 N Rd. to 1000 E Rd. The farm is on the west side of 1000 E Rd. at 1400 N Rd.

### Legal Description

E½ NE¼, Section 18, Township 14, Range 12 West of the 5th P.M., Edgar Co., IL. (Buck Twp.)

### Real Estate Tax

2019 Taxes Payable 2020: \$3,649.23\*  
 Taxable Acres: 80.00\*  
 Tax per Taxable Acre: \$45.62\*

PIN# 02-13-18-200-001

*\*Taxes are estimated pending survey of the property. The Edgar County Tax Assessor will determine final tax figures.*

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Part of Farm Number 71, Tract 1498  
 FSA/Eff. Crop Acres: 81.60\*  
 Corn Base Acres: 40.80\*  
 Corn PLC Yield: 179 Bu.  
 Bean Base Acres: 40.80\*  
 Bean PLC Yield: 57 Bu.

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

### Soil Types/Productivity

Main soil types are Drummer and Flanagan. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 143.20. See soil map for details.

### Fertility Data

Soil test taken in June, 2020. Contact Agent for additional details.

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

Year	Corn	Beans
2016	234	-
2017	-	71
2018	224	-
2019	-	59
2020	208	-

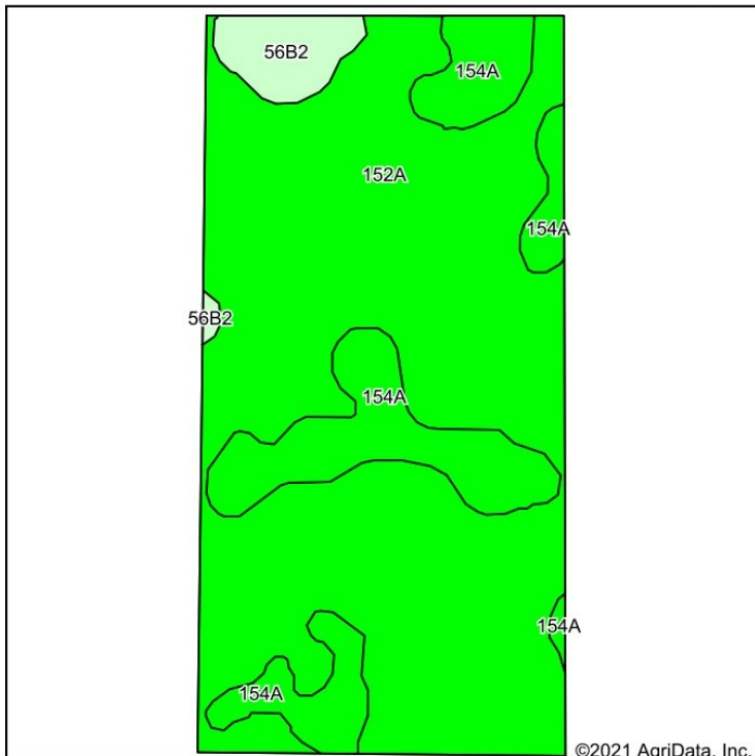
Yield information reported by crop insurance records.

**Spencer Smith, AFM**  
 Licensed Broker in IL  
 Licensed Salesperson in IA  
**SpencersS@Hertz.ag**

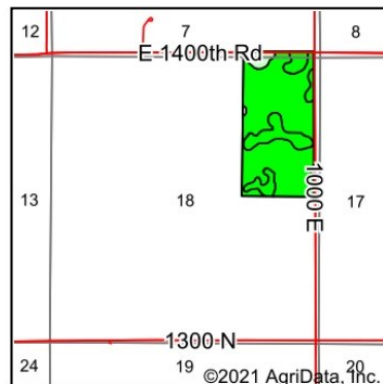
**217-762-9881**  
 700 W Bridge St. / PO Box 467  
 Monticello, IL 61856  
**www.Hertz.ag**

**Brian Massey, AFM, CCA**  
 Licensed Broker in IL & IN  
**BrianM@Hertz.ag**





Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Edgar**  
Location: **18-14N-12W**  
Township: **Buck**  
Acres: **81.6**  
Date: **1/25/2021**



Maps Provided By  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IL045, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	62.73	76.9%		144
154A	Flanagan silt loam, 0 to 2 percent slopes	15.64	19.2%		144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	3.23	4.0%		**124
Weighted Average					143.2

## Fall 2020 Inputs

4.275 Tons of POT (0-0-60) VRT  
Buyer to credit Seller at closing for Fall 2020 inputs. Contact listing agent for details.

## Land Description

Level.

## Drainage

Natural, with some tile installed in 1992.  
No maps available.

## Water & Well Information.

None.

*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.*

## Spencer Smith, AFM

Licensed Broker in IL  
Licensed Salesperson in IA  
**SpencersS@Hertz.ag**

**217-762-9881**

700 W Bridge St. / PO Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

## Brian Massey, AFM, CCA

Licensed Broker in IL & IN  
**BrianM@Hertz.ag**

**Parcel 1** - Southwest Corner Looking North



**Parcel 2** - Southeast Corner Looking North



**Spencer Smith, AFM**  
Licensed Broker in IL  
Licensed Salesperson in IA  
**SpencersS@Hertz.ag**

**217-762-9881**  
700 W Bridge St. / PO Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

**Brian Massey, AFM, CCA**  
Licensed Broker in IL & IN  
**BrianM@Hertz.ag**

Date: **Thurs., March 11, 2021**

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

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

### Online Bidding Information

- To 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](http://www.Hertz.ag). Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Edgar County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Spencer Smith at Phone 217-762-9881 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 one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.

- Seller reserves the right to refuse any and all bids.

### Seller

Brubaker Land Trust

### Agency

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

### Auctioneer

Spencer Smith, License # 441.002375

### Attorney

David L. Cover,  
Cover Law Group, LLP

### 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 April 8, 2021 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 2021 real estate taxes, payable in 2022. Buyer to credit Seller at closing for the Fall 2020 Inputs. Contact Agent for details.

### 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.

### Survey

These properties are subject to survey if sold separately. The final sale price will be adjusted up or down based on final surveyed acres.