

One-Chance Sealed Bid Sale

ACREAGE:

218.27 Acres, m/l
Kankakee County, IL

DATE:

Bid Deadline:
April 8, 2021
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate
Services
Kankakee Office, IL



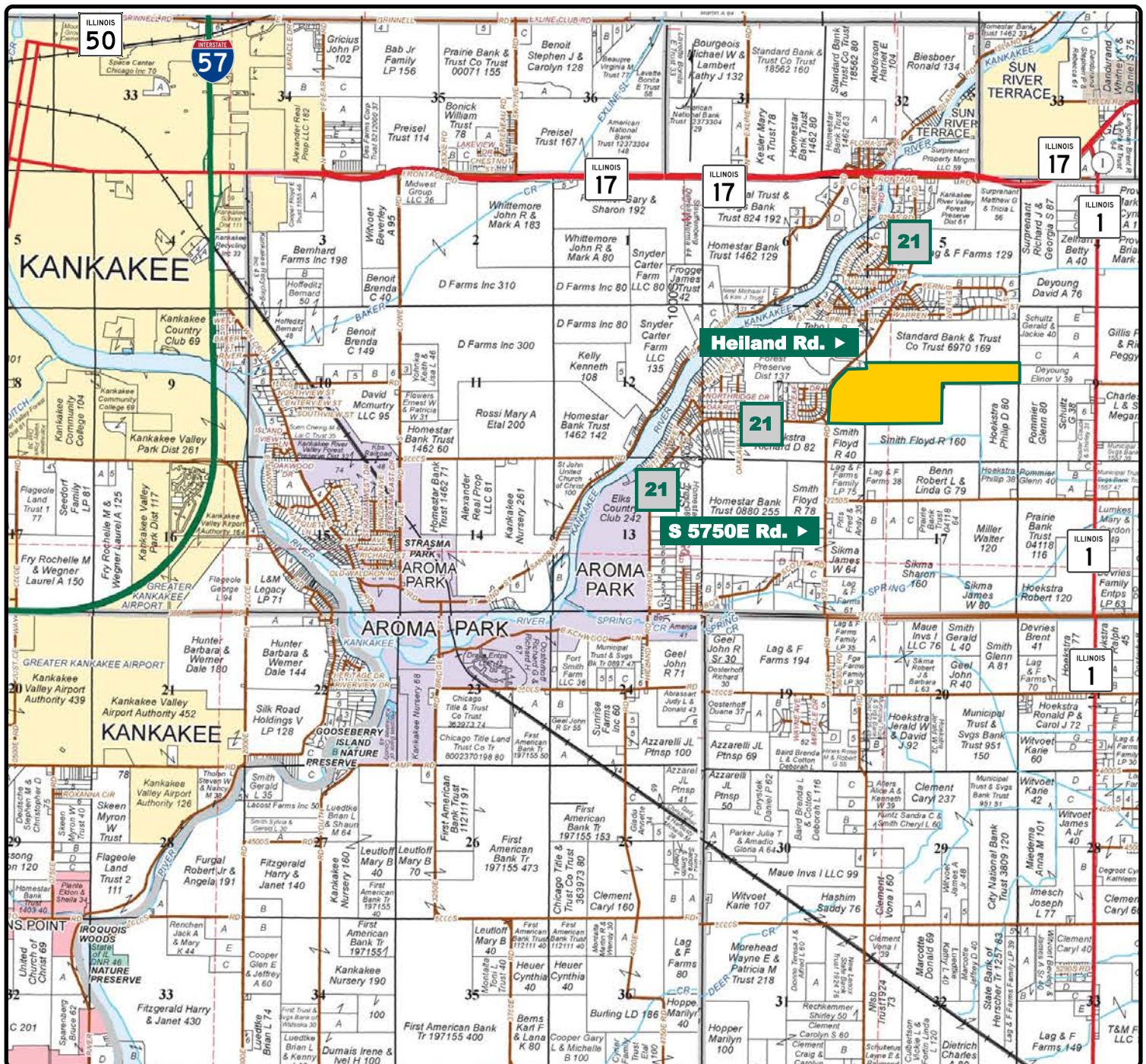
Property Key Features

- High Percentage Tillable
- Large Contiguous Tract
- Great Investment Opportunity

Eric Wilkinson, AFM
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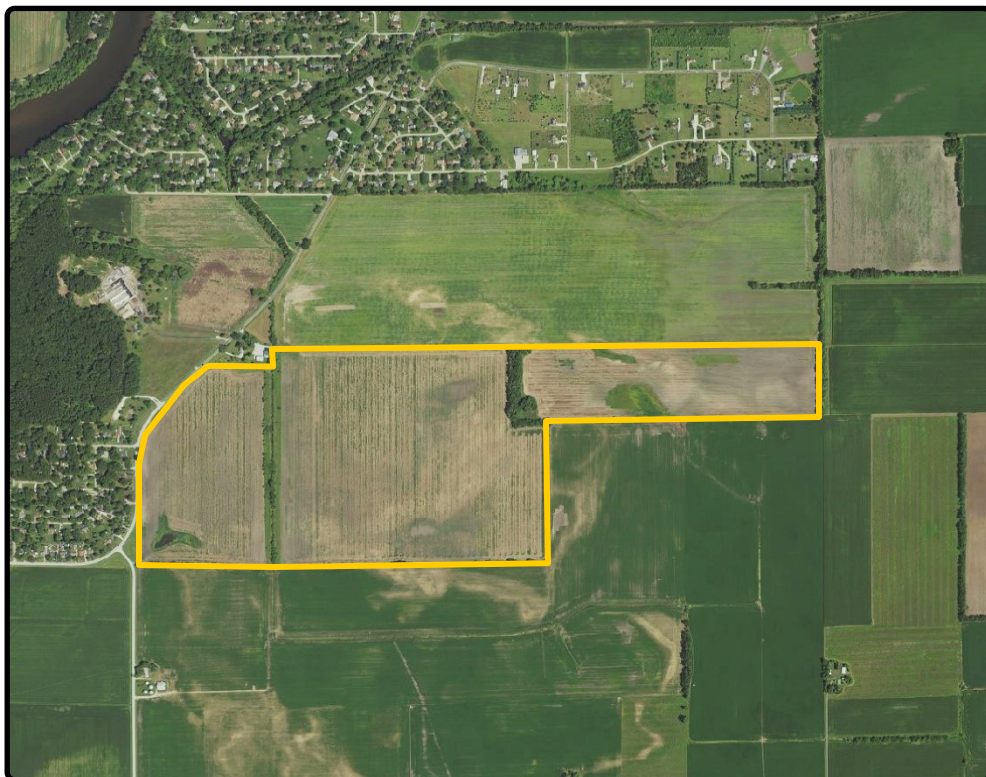


Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres:	213.11
Corn Base Acres:	132.75
Bean Base Acres:	79.95
Wheat Base Acres:	0.40
Soil Productivity:	104.00 P.I

Property Information

218.27 Acres, m/l

Location

Located 3 miles northeast of Aroma Park, IL, on the east side of Heiland Rd.

Legal Description

Part of Sections 7 and 8 in Township 30 North, Range 12 West of the 2nd P.M. (Aroma Township), Kankakee Co., IL.

Real Estate Tax

2019 Taxes Payable in 2020: \$4,011.12
Gross Taxable Acres: 218.27
Tax per Gross Taxable Acre: \$18.38

Lease Status

Open lease for the 2021 Crop Year.

FSA Data

Farm Number 13, Tract 2389
FSA/Eff. Crop Acres: 213.11
Corn Base Acres: 132.75
Corn PLC Yield: 118.00 Bu.
Bean Base Acres: 79.95
Bean PLC Yield: 36.00 Bu.
Wheat Base Acres: 0.40
Wheat PLC Yield: 47.00 Bu.

Soil Types/Productivity

Main soil types are Ridgeville, Gilford, Ade and Chelsea. Productivity Index (PI) on the FSA/Eff. crop acres is 104.00. 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.

Buildings/Improvements

None.

Water & Well Information

None.

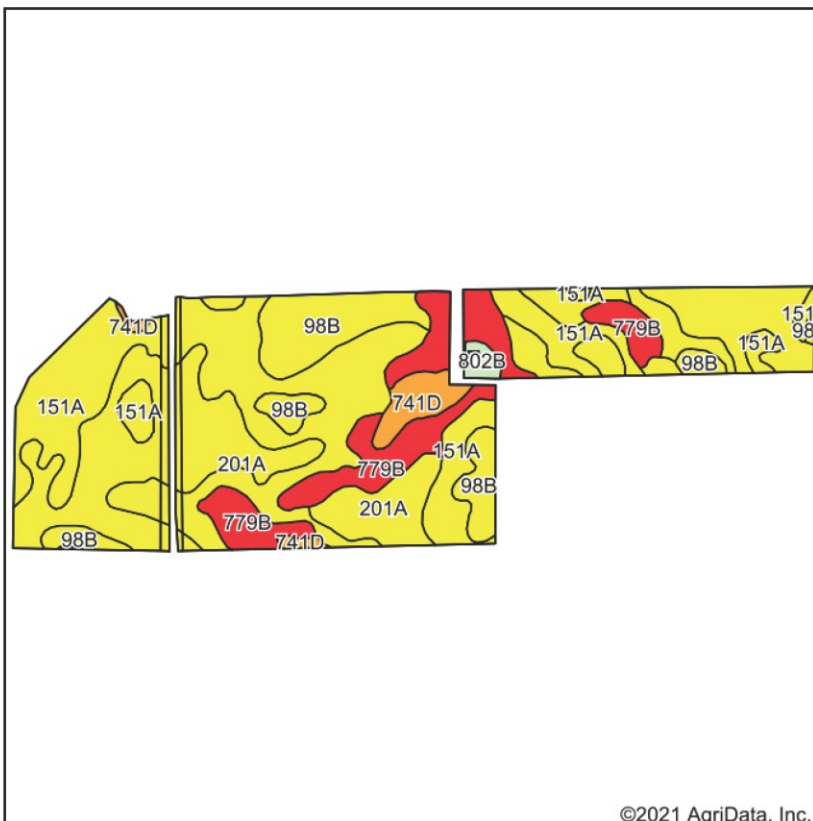
Comments

This is a large, contiguous farm in eastern Kankakee County with a high percentage of tillable acres.

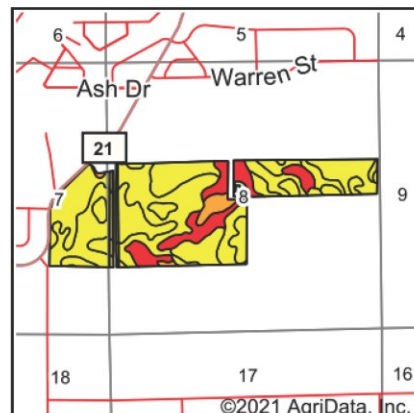
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kankakee**
Location: **8-30N-12W**
Township: **Aroma**
Acres: **213.11**
Date: **3/5/2021**



Maps Provided By:



Area Symbol: IL091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	81.31	38.2%		151	51	114
201A	Gilford fine sandy loam, 0 to 2 percent slopes	62.85	29.5%		148	49	110
**98B	Ade loamy fine sand, 1 to 6 percent slopes	31.78	14.9%		**134	**47	**102
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	29.03	13.6%		**104	**32	**76
**741D	Oakville fine sand, 6 to 12 percent slopes	6.65	3.1%		**104	**37	**80
802B	Orthents, loamy, undulating	1.49	0.7%				
Weighted Average					138.6	46.4	104

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.

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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Bid Deadline: Thurs., April 8, 2021

Time: 12:00 Noon, CST

Mail To:

**Hertz Real Estate Services
ATTN: Eric Wilkinson
200 E. Court St., Ste 600
Kankakee, IL 60901**

Seller

Midland States Bank

Agency

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

Cooperating Brokers

Hertz is offering a cooperating broker commission to the broker who represents the successful buyer. Please contact Sale Manager for details.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Eric Wilkinson at 815-935-9878.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Kankakee, IL Hertz office, on or before Thursday, April 8, 2021 by 12:00 Noon, C.S.T.. The Seller will accept or reject all bids by 4:00 p.m., C.S.T. on Friday, April 9, 2021, and all bidders will be notified shortly thereafter.

Terms of Possession

Winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 30, 2021, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will credit the successful bidder at closing for the 2020 real estate taxes, payable in 2021.

Contract & Title

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Buyer will be responsible for securing an owner's policy of title insurance at Buyer's expense. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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