

Land Auction

ACREAGE:

485.39 Acres, m/l
In 6 parcels
Stephenson County, IL

DATE:

Thursday
June 3, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



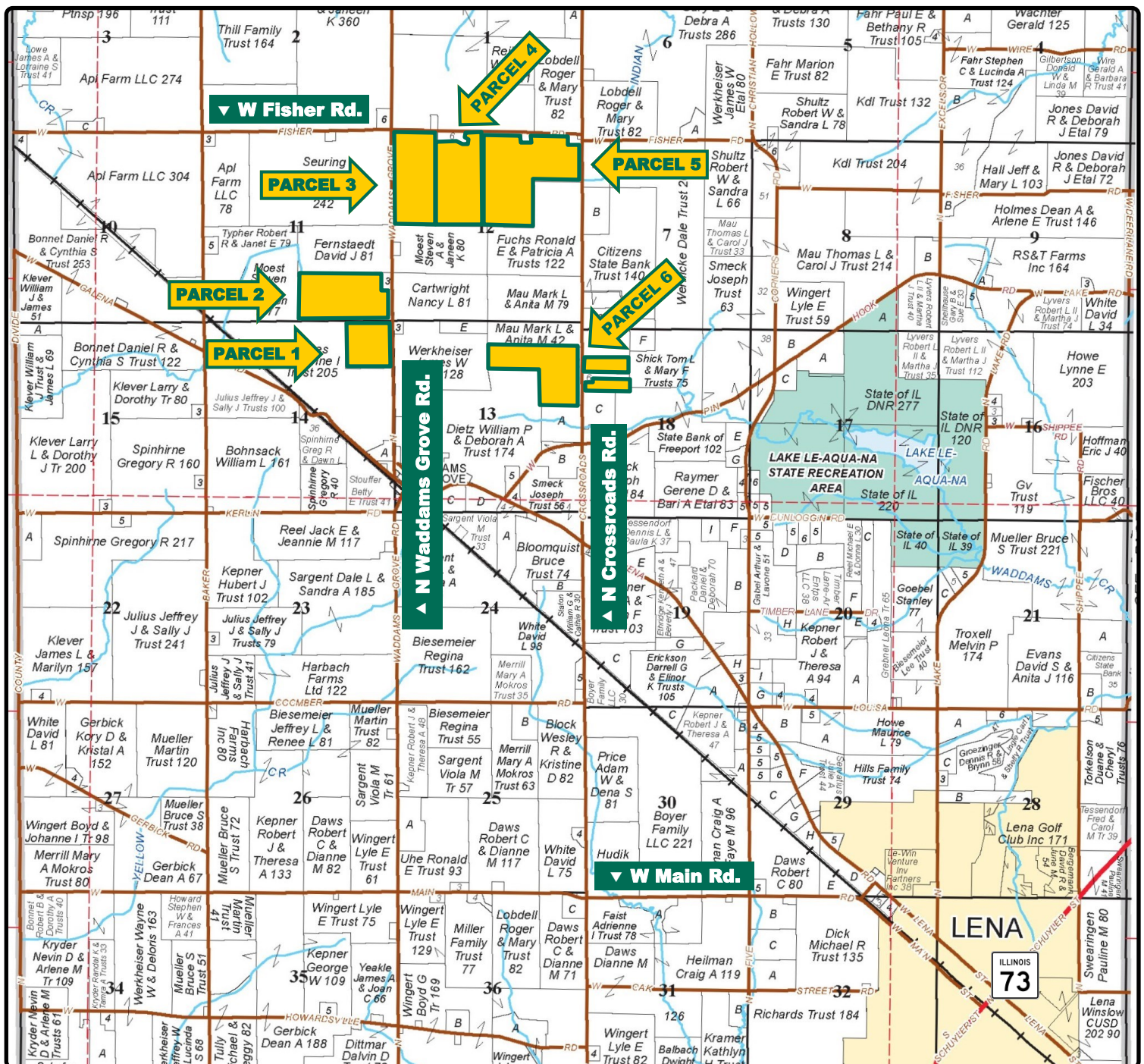
Property Key Features

- Investor Grade Farms with Top-Quality Soils
- High Percentage of Tillable Cropland
- Wind Turbine Income on Parcels 4 & 5

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Map reproduced with permission of Rockford Map Publishers

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Parcel 1

FSA/Eff. Crop Acres: 40.39
Corn Base Acres: 26.67*
Bean Base Acres: 13.72*
Soil Productivity: 143.60 P.I.

**Acres are estimated.*

Parcel 1 Property Information 40.934 Acres, m/l

Location

From Lena: 2½ miles west on W Main Road, then north on N Waddams Grove Rd. for 2¾ miles. The farm is on the west side of the road.

Legal Description

40.934 surveyed acres in the NE¼ NE¼, Section 14, Township 28 North, Range 5 East of the 4th P.M.

Real Estate Tax

2019 Taxes Paid in 2020: \$2,295.24
Gross Surveyed Acres: 40.934
Taxable Acres: 40.00
Tax per Taxable Acre: \$57.38

Lease Status

Leased for the 2021 crop year.

FSA Data

Part of Farm Number 5754, Tract 654

FSA/Eff. Crop Acres: 40.39

Corn Base Acres: 26.67*

Corn PLC Yield: 140 Bu.

Bean Base Acres: 13.72*

Bean PLC Yield: 51 Bu.

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

Soil Types/Productivity

Main soil types are Muscatune and Osco.
Productivity Index (PI) on the FSA/Eff.
Crop acres is 143.60. 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, plus some tile. No maps available.

Buildings/Improvements

None.

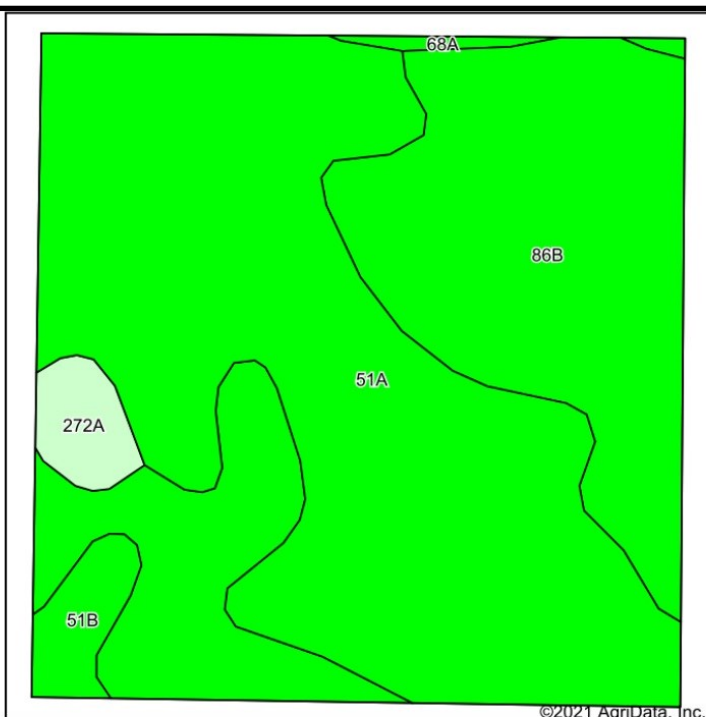
Water & Well Information

None.

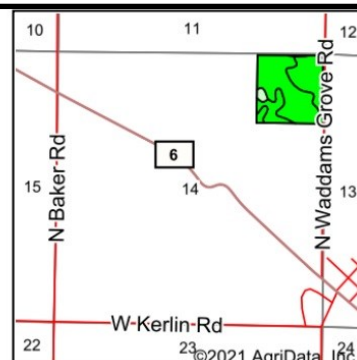
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stephenson**
Location: **14-28N-5E**
Township: **West Point**
Acres: **40.39**
Date: **4/7/2021**



Maps Provided By:

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Area Symbol: IL177, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataune silt loam, 0 to 2 percent slopes	21.82	54.0%		200	64	147
**86B	Osco silt loam, 2 to 5 percent slopes	16.24	40.2%		**189	**59	**140
**51B	Muscataune silt loam, 2 to 5 percent slopes	1.05	2.6%		**198	**63	**146
272A	Edgington silt loam, 0 to 2 percent slopes	1.00	2.5%		166	54	124
68A	Sable silty clay loam, 0 to 2 percent slopes	0.28	0.7%		192	63	143
Weighted Average					194.6	61.7	143.6

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

Wind Easement

This farm is subject to an existing wind easement agreement. Contact Agent for details.

Comments

Extremely high-quality soils with a 143.60 P.I.

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Parcel 2

FSA/Eff. Crop Acres: 78.84
Corn Base Acres: 52.05*
Bean Base Acres: 26.79*
Soil Productivity: 143.40 P.I.

**Acres are estimated.*

Parcel 2 Property Information 78.506 Acres, m/l

Location

From Lena: 2½ miles west on W Main Road, then north on N Waddams Grove Road for 3 miles. The farm is on the west side of the road.

Legal Description

78.506 surveyed acres in part of the S½ SE¼, Section 11, Township 28 North, Range 5 East of the 4th P.M.

Real Estate Tax

2019 Taxes Paid in 2020: \$4,445.48
 Gross Surveyed Acres: 78.506
 Taxable Acres: 77.04
 Tax per Taxable Acre: \$57.70

Lease Status

Leased for the 2021 crop year.

FSA Data

Part of Farm Number 5754, Tract 654
 FSA/Eff. Crop Acres: 78.84
 Corn Base Acres: 52.05*
 Corn PLC Yield: 140 Bu.
 Bean Base Acres: 26.79*
 Bean PLC Yield: 51 Bu.
**Acres are estimated pending reconstitution of farm by the Stephenson County FSA Office.*

Soil Types/Productivity

Main soil types are Osco, Sable and Muscatune. Productivity Index (PI) on the FSA/Eff. Crop acres is 143.40. 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 rolling.

Drainage

Natural, plus some tile. No maps available.

Buildings/Improvements

None.

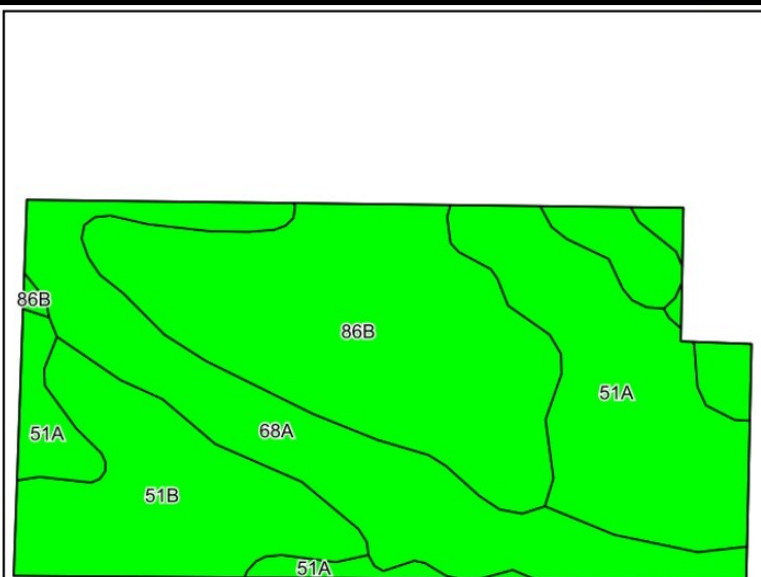
Water & Well Information

None.

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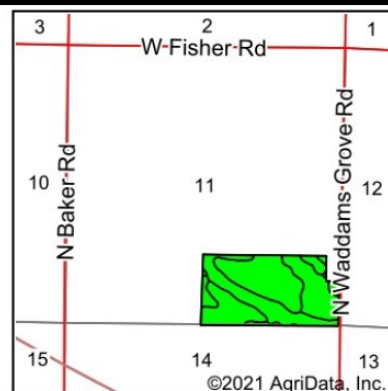
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stephenson**
Location: **11-28N-5E**
Township: **West Point**
Acres: **78.84**
Date: **4/7/2021**



Maps Provided By:



Area Symbol: IL177, Soil Area Version: 14

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	27.00	34.2%		**189	**59	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	19.72	25.0%		192	63	143
51A	Muscataune silt loam, 0 to 2 percent slopes	18.87	23.9%		200	64	147
**51B	Muscataune silt loam, 2 to 5 percent slopes	13.25	16.8%		**198	**63	**146
Weighted Average					193.9	61.9	143.4

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

Wind Easement

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Comments

High percentage tillable farm in Stephenson County, Illinois.

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Parcel 3

FSA/Eff. Crop Acres: 77.16
Corn Base Acres: 56.12*
Bean Base Acres: 21.04*
Soil Productivity: 140.40 P.I.

**Acres are estimated.*

Parcel 3 Property Information 79.745 Acres, m/l

Location

From Lena: 2½ miles west on W Main Road, then north on N Waddams Grove Road for 3½ miles. The farm is on the east side of the road.

Legal Description

79.745 surveyed acres in part of the NW¼, Section 12, Township 28 North, Range 5 East of the 4th P.M.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$3,730.01*

Gross Surveyed Acres: 79.745

Taxable Acres: 77.66*

Tax per Taxable Acre: \$48.03*

**Taxes are estimated pending parcel split.*

The Stephenson County Assessor will determine final tax figures.

FSA Data

Part of Farm Number 5754, Tract 662

FSA/Eff. Crop Acres: 77.16

Corn Base Acres: 56.12*

Corn PLC Yield: 140 Bu.

Bean Base Acres: 21.04*

Bean PLC Yield: 51 Bu.

**Acres are estimated pending*

reconstitution of farm by the Stephenson County FSA Office.

Soil Types/Productivity

Main soil types are Osco and Sable.

Productivity Index (PI) on the FSA/Eff.

Crop acres is 140.40. 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, plus some tile. No maps available.

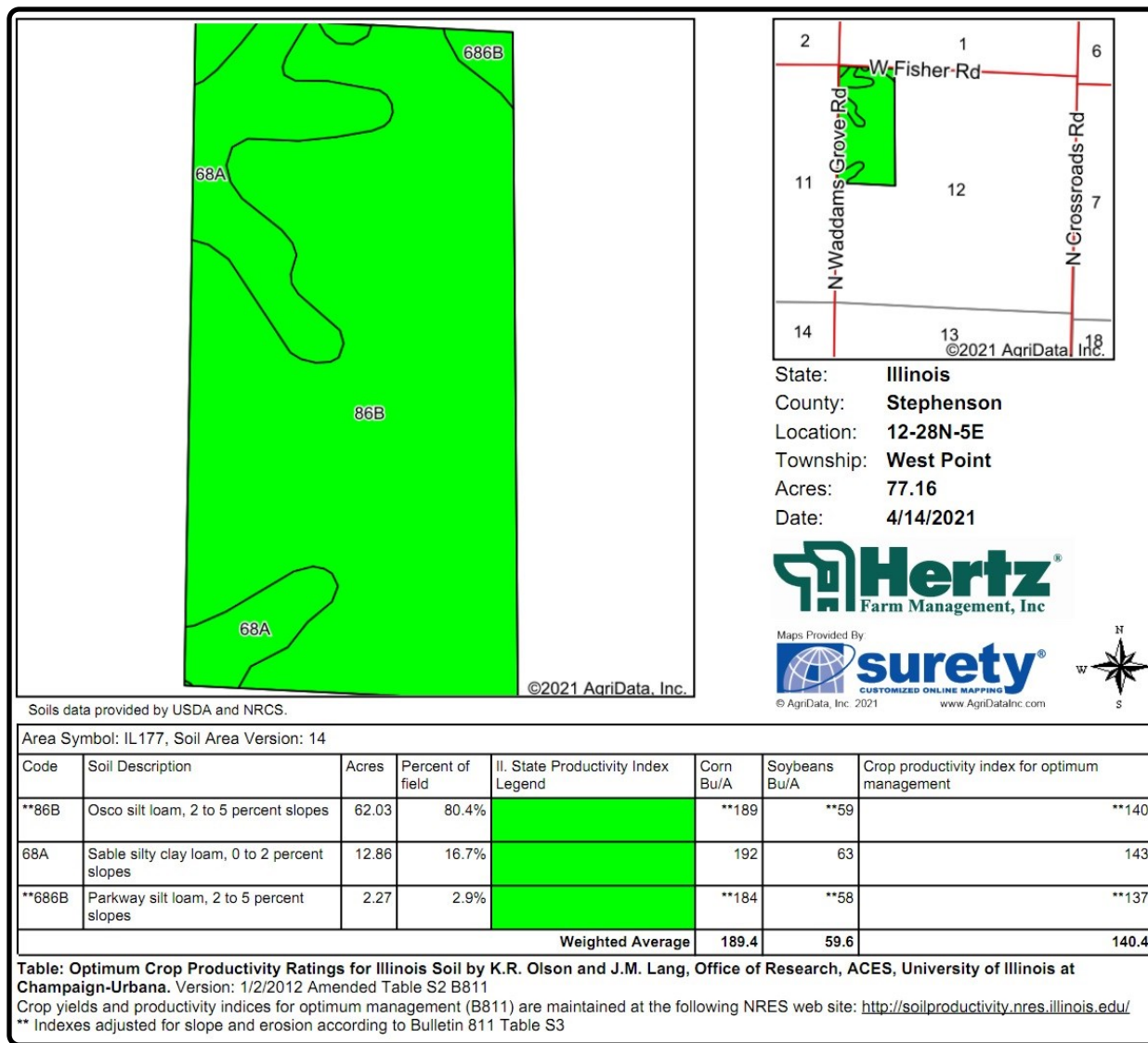
Water & Well Information

None.

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Wind Easement

This farm is subject to an existing wind easement agreement. Contact Agent for details.

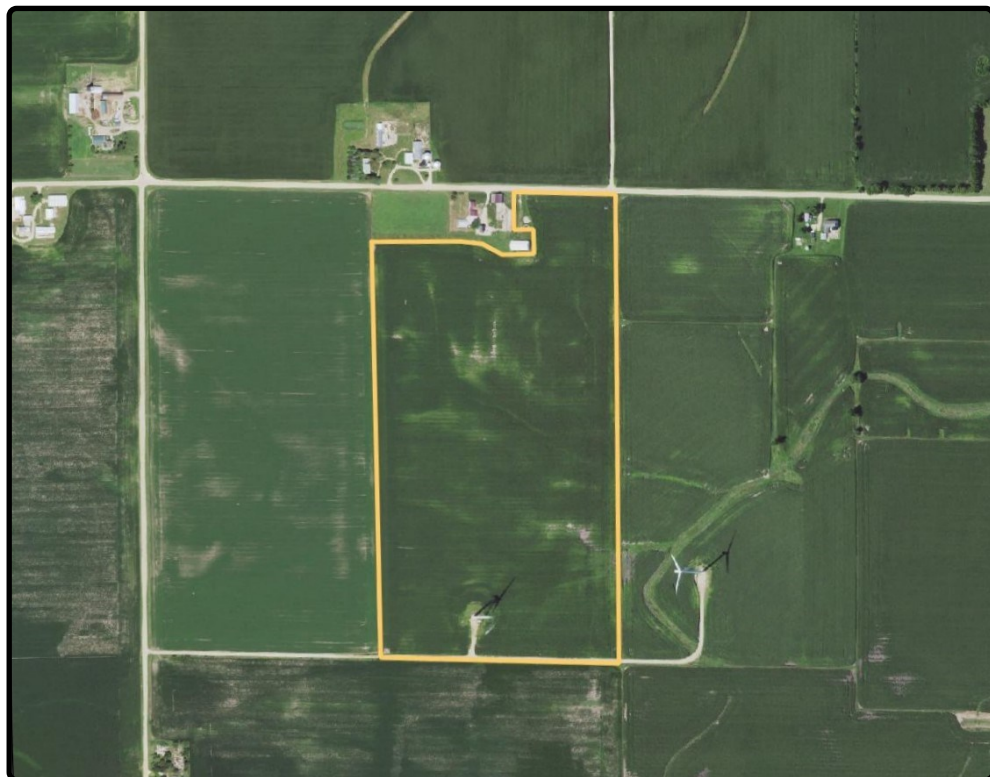
Comments

Excellent soils with high percentage tillable.

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Parcel 4

FSA/Eff. Crop Acres: 74.42
Corn Base Acres: 54.13*
Bean Base Acres: 20.29*
Soil Productivity: 139.70 P.I.

**Acres are estimated.*

Parcel 4 Property Information 78.320 Acres, m/l

Location

From Lena: 2½ miles west on W Main Road, then north on N Waddams Grove Road for 4 miles, then east for ¼ mile on W Fisher Rd. The farm is on the south side of the road.

Legal Description

78.320 surveyed acres in part of NW¼, Section 12, Township 28 North, Range 5 East of the 4th P.M.

Real Estate Tax

2019 Taxes Paid in 2020: \$3,663.35*

Gross Surveyed Acres: 78.320

Taxable Acres: 76.28*

Tax per Taxable Acre: \$48.03*

**Taxes are estimated pending parcel split.*

The Stephenson County Assessor will determine final tax figures.

FSA Data

Part of Farm Number 5754, Tract 662

FSA/Eff. Crop Acres: 74.42

Corn Base Acres: 54.13*

Corn PLC Yield: 140 Bu.

Bean Base Acres: 20.29*

Bean PLC Yield: 51 Bu.

**Acres are estimated pending*

reconstitution of farm by the Stephenson County FSA Office.

Soil Types/Productivity

Main soil types are Osco, Parkway and Sable. Productivity Index (PI) on the FSA/Eff. Crop acres is 139.70. 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, plus some tile. No maps available.

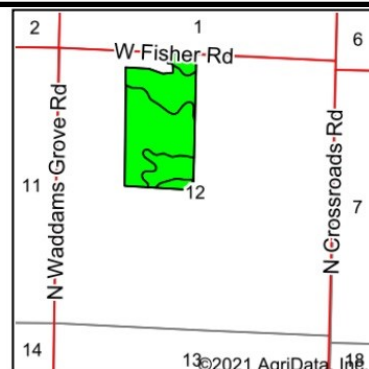
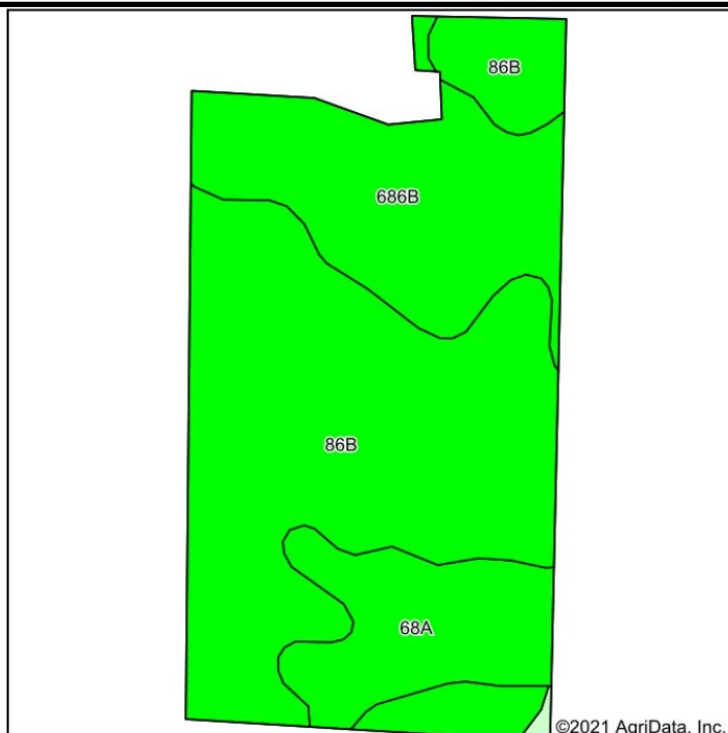
Water & Well Information

None.

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State: **Illinois**
County: **Stephenson**
Location: **12-28N-5E**
Township: **West Point**
Acres: **74.42**
Date: **4/14/2021**



Maps Provided By



Area Symbol: IL177, Soil Area Version: 14

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	44.79	60.2%		**189	**59	**140
**686B	Parkway silt loam, 2 to 5 percent slopes	18.57	25.0%		**184	**58	**137
68A	Sable silty clay loam, 0 to 2 percent slopes	10.82	14.5%		192	63	143
**675C	Greenbush silt loam, 5 to 10 percent slopes	0.24	0.3%		**178	**56	**130
Weighted Average					188.2	59.3	139.7

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

Building/Improvements

Wind Turbine.

Comments

Highly productive cropland with wind turbine income.

Wind Easement

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Parcel 5

FSA/Eff. Crop Acres: 116.90
Corn Base Acres: 84.94*
Bean Base Acres: 31.92*
Soil Productivity: 130.80 P.I.

**Acres are estimated.*

Parcel 5 Property Information 118.763 Acres, m/l

Location

From Lena: 1½ miles west on W Main Road, then north on N Crossroads Road for ¾ miles. The farm is on the west side of the road.

Legal Description

118.763 surveyed acres in part of W½ NE¼, NE¼ NE¼, Section 12, Township 28 North, Range 5 East of the 4th P.M.

Real Estate Tax

2019 Taxes Paid in 2020: \$4,389.04
 Gross Surveyed Acres: 118.763
 Taxable Acres: 115.55
 Tax per Taxable Acre: \$37.98

FSA Data

Part of Farm Number 5754
 Tract 662 & 663
 FSA/Eff. Crop Acres: 116.90
 Corn Base Acres: 84.94*
 Corn PLC Yield: 140 Bu.
 Bean Base Acres: 31.92*
 Bean PLC Yield: 51 Bu.

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

Soil Types/Productivity

Main soil types are Osco, Assumption and Parkway. Productivity Index (PI) on the FSA/Eff. Crop acres is 130.80. 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 moderately sloping.

Drainage

Natural, plus some tile. No maps available.

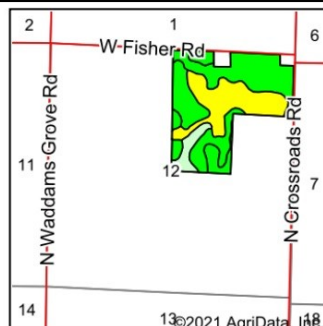
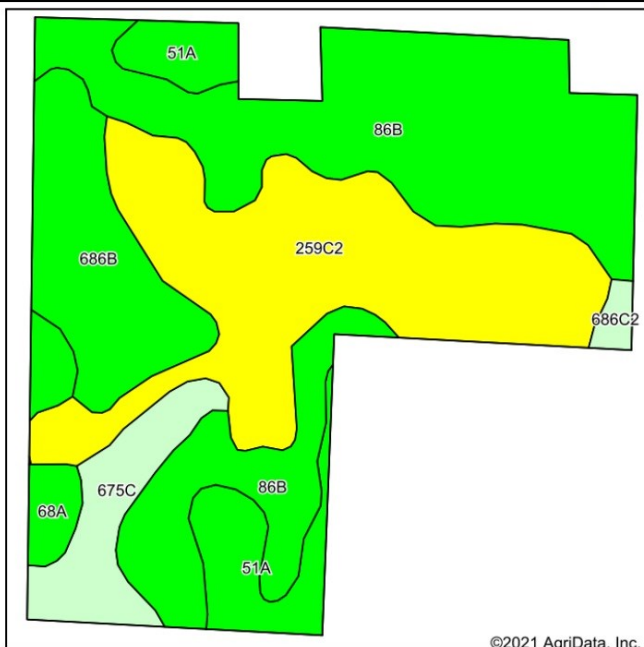
Water & Well Information

None.

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State: **Illinois**
County: **Stephenson**
Location: **12-28N-5E**
Township: **West Point**
Acres: **116.9**
Date: **4/14/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL177, Soil Area Version: 14

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	47.29	40.5%		**189	**59	**140
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	34.99	29.9%		**152	**48	**111
**686B	Parkway silt loam, 2 to 5 percent slopes	14.35	12.3%		**184	**58	**137
51A	Muscataine silt loam, 0 to 2 percent slopes	9.35	8.0%		200	64	147
**675C	Greenbush silt loam, 5 to 10 percent slopes	7.87	6.7%		**178	**56	**130
68A	Sable silty clay loam, 0 to 2 percent slopes	2.07	1.8%		192	63	143
**686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	0.98	0.8%		**173	**55	**128
Weighted Average					177.4	55.8	130.8

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

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

Buildings/Improvements

Wind Turbine.

Comments

Good-quality cropland with wind turbine income.

Wind Easement

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Parcel 6

FSA/Eff. Crop Acres:	87.38
Corn Base Acres:	62.70
Bean Base Acres:	24.65
Soil Productivity:	121.70 P.I.

Parcel 6 Property Information 89.125 Acres, m/l

Location

From Lena: 1½ miles west on W Main Road, then north on N Crossroads Road for 2½ miles. The farm is on the west and east sides of the road.

Legal Description

89.125 surveyed acres in part of NE¼, Section 13, Township 28 North, Range 5 East of the 4th P.M. and part of the NW¼, Section 18, Township 28 North, Range 6 East of the 4th P.M.

Real Estate Tax

2019 Taxes Paid in 2020: \$2,425.08
Gross Surveyed Acres: 89.125
Taxable Acres: 88.23
Tax per Taxable Acre: \$27.49

FSA Data

Part of Farm Number 5754
Tracts 934, 935 & 936
FSA/Eff. Crop Acres: 87.38
Corn Base Acres: 62.70
Corn PLC Yield: 140 Bu.
Bean Base Acres: 24.65
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Main soil types are Birkbeck and Osco.
Productivity Index (PI) on the FSA/Eff. Crop acres is 121.70. 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, plus some tile. No maps available.

Water & Well Information

None.

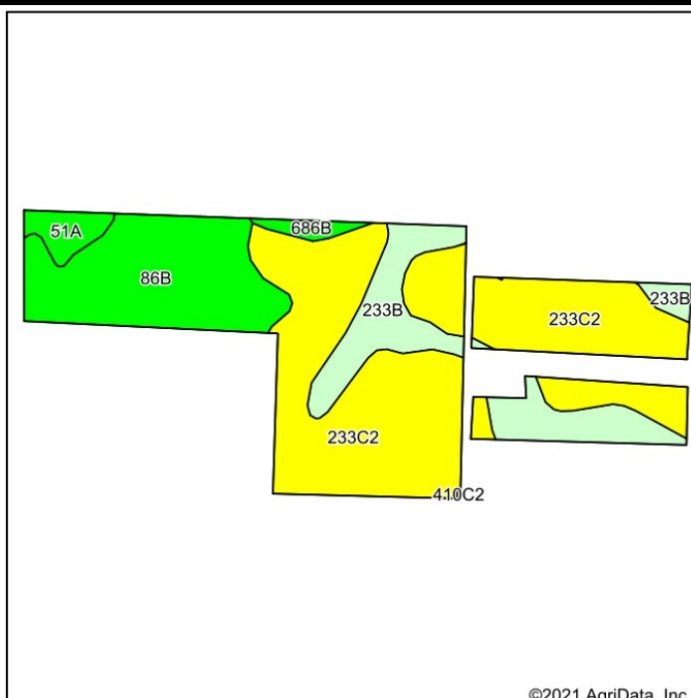
Wind Easement

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Soils data provided by USDA and NRCS.

Area Symbol: IL177, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	49.05	56.1%		**155	**48	**113
**86B	Osco silt loam, 2 to 5 percent slopes	19.63	22.5%		**189	**59	**140
**233B	Birkbeck silt loam, 2 to 5 percent slopes	15.03	17.2%		**165	**51	**121
51A	Muscature silt loam, 0 to 2 percent slopes	2.45	2.8%		200	64	147
**686B	Parkway silt loam, 2 to 5 percent slopes	1.22	1.4%		**184	**58	**137
Weighted Average					166	51.6	121.7

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

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



State: **Illinois**
County: **Stephenson**
Location: **13-28N-5E**
Township: **West Point**
Acres: **87.38**
Date: **4/15/2021**



Maps Provided By:



Comments

Productive Stephenson County, Illinois farm.

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 - NE Looking SW



Parcels 1 & 2 - SE Looking NW



Parcels 3, 4 & 5 - SW Looking NE



Parcels 3, 4 & 5 - SE looking NW



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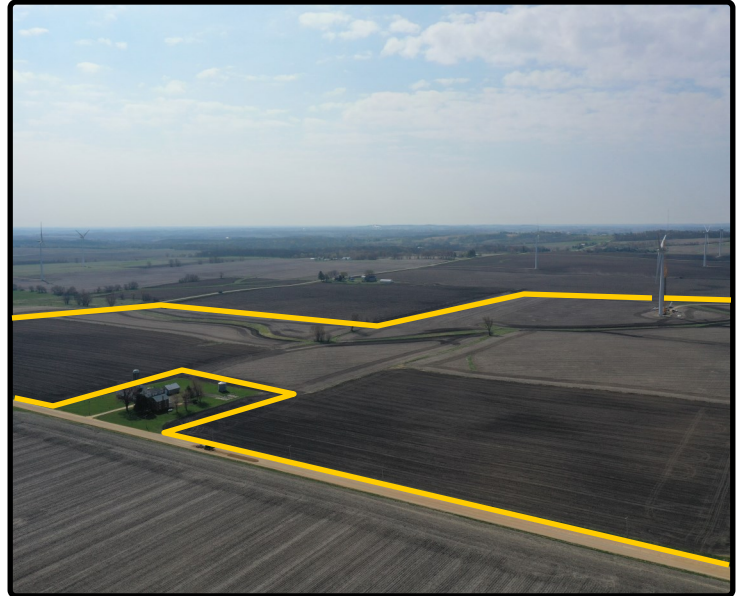
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Parcels 3, 4 & 5- SW Looking NE



Parcel 5 – NW Looking SE



Parcel 6 - NE Looking SW



Parcel 6 - Looking East



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Date: **Thurs., June 3, 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. 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 Stephenson 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, Elizabeth Heaton 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.
- Seller reserves the right to refuse any and all bids.

Seller

Schoney Farms, LLC.

Agency

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

Auctioneer

Doug Hensley, License #471.000048
Designated Managing Broker in IL

Attorney

David Shockey
Shockey and Cox, LLC

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer and 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. 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 September 1, 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, 2022. The Seller will credit the successful bidder at closing for the 2021 real estate taxes, payable in 2022.

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.

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

309-944-2184
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Geneseo, IL 61254
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Elizabeth Heaton, AFM
Broker in IL
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