

Land Auction

ACREAGE:

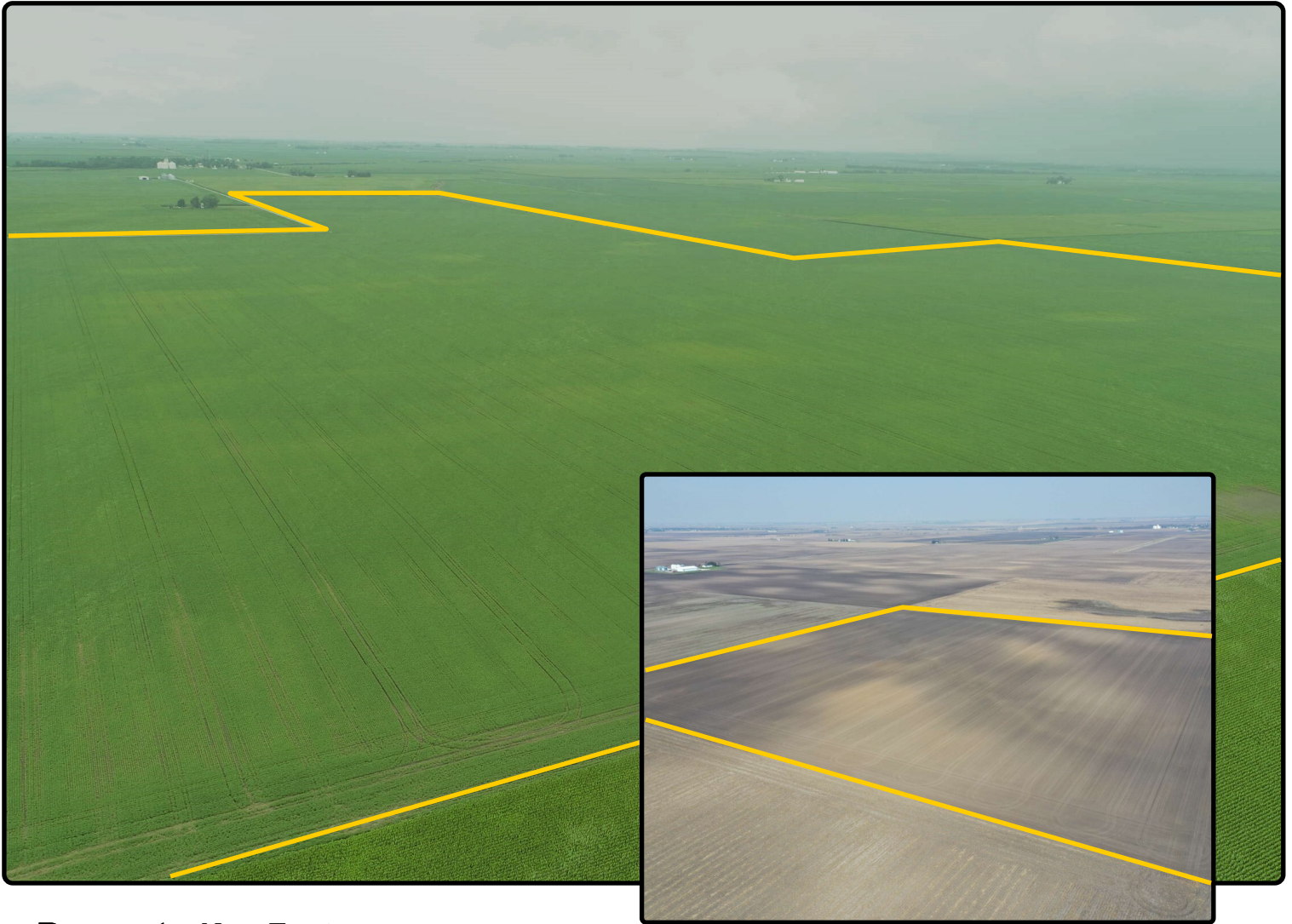
1,023.70 Acres, m/l
In 14 parcels
Edgar County, IL

DATE:

Tuesday
June 8, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



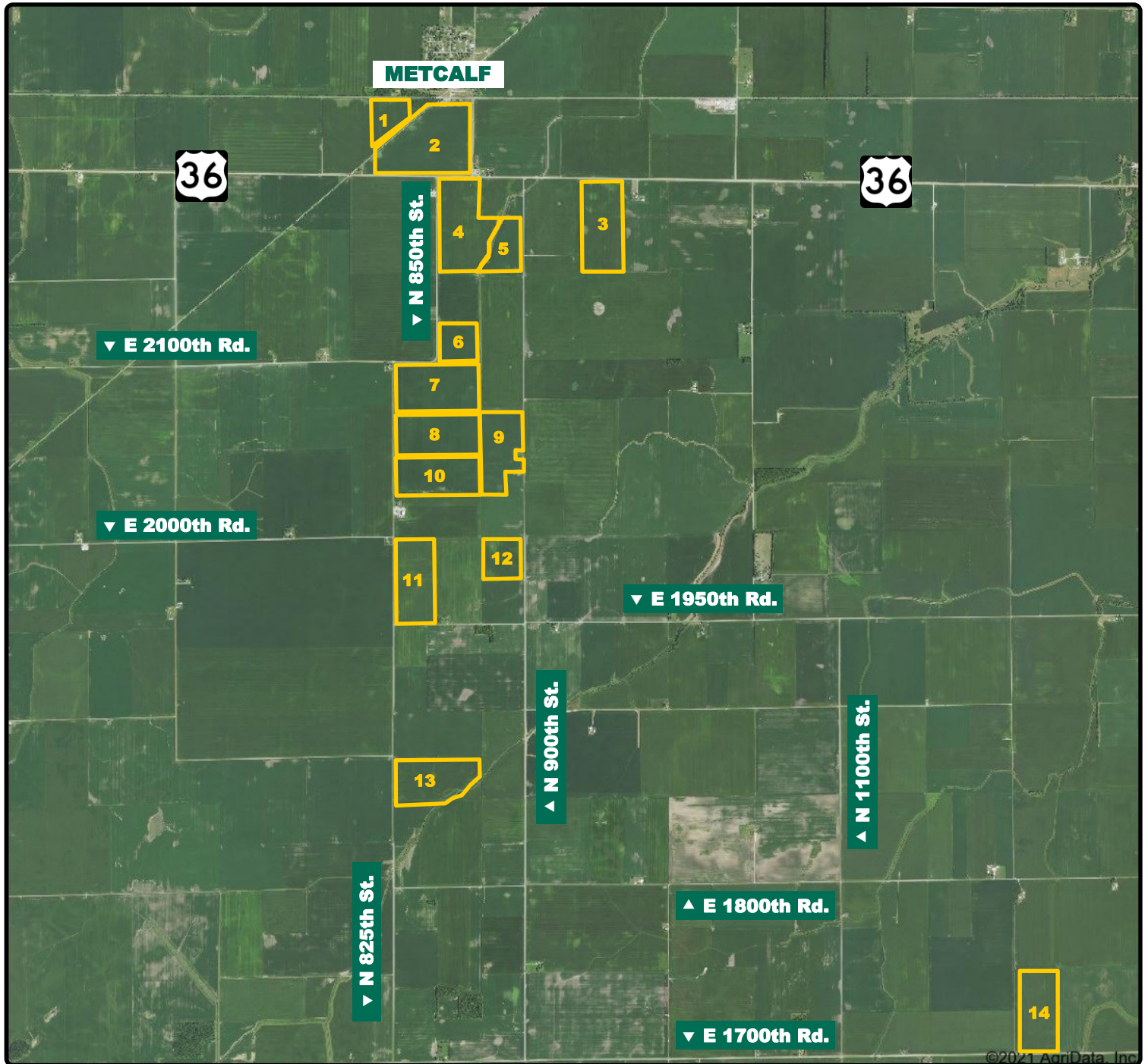
Property Key Features

- Exceptional, Investment-Quality Farmland that is 97%+ Tillable
- Highly Productive Soils with an Average PI of 142.47
- Unique, Large Eastern Illinois Holding

Brent Bidner, AFM
Designated Managing Broker in IL
BrentB@Hertz.ag

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

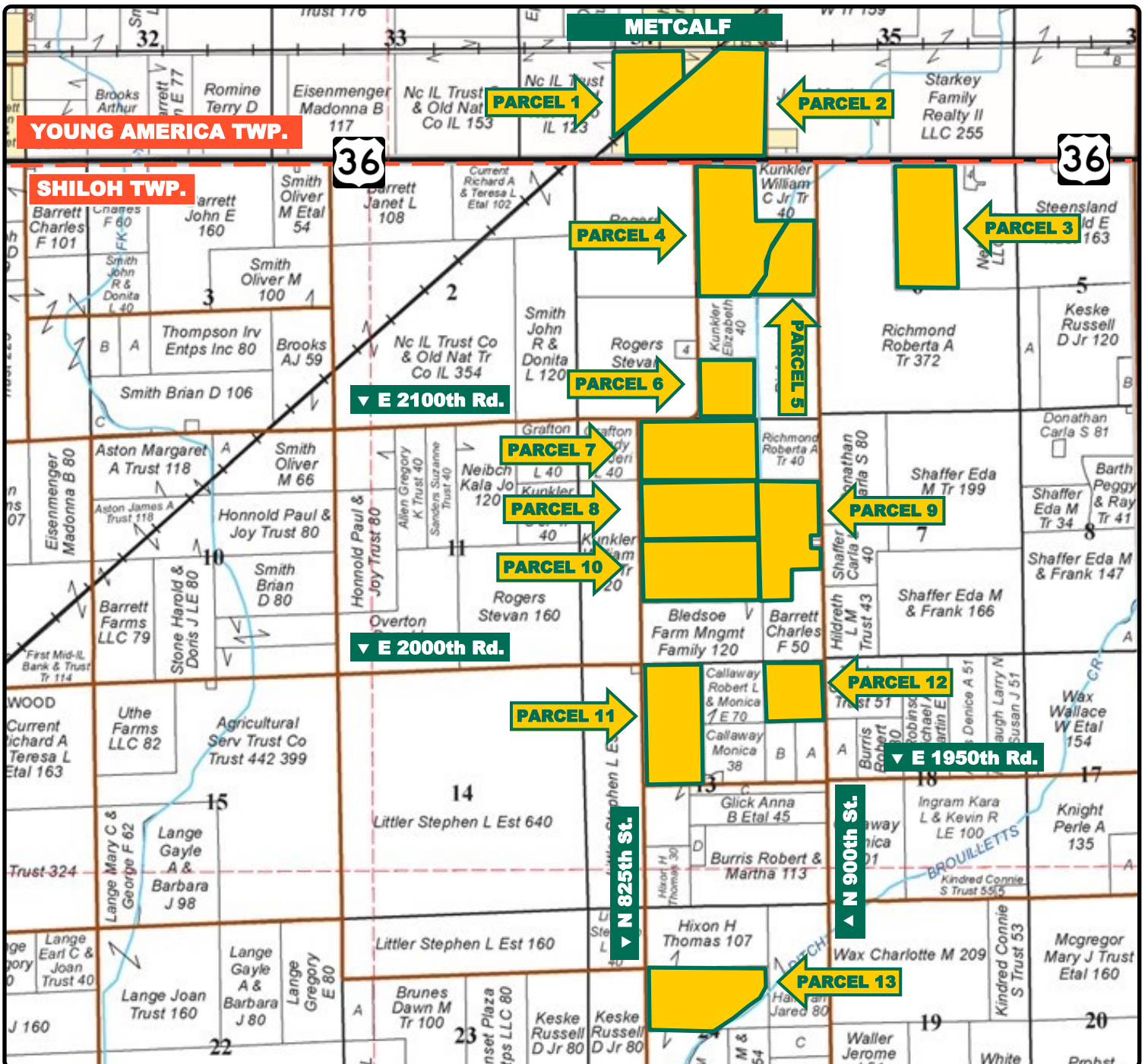
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Designated Managing Broker in IL
ChadK@Hertz.ag



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FSA, SOIL PI & CASH RENT CREDIT SUMMARY

	Surveyed Acres	Est. FSA Effective Crop Ac.	Est. Corn Base Ac.	Est. Soybean Base Ac.	PI	2021 Cash Rent Credit \$175/Ac.
Parcel 1	43.85	43.85	21.89	21.95	143.90	\$7,673.75
Parcel 2	119.72	114.35	57.09	57.23	144.00	\$20,011.25
Parcel 3	86.89	82.12	41.50	40.60	140.30	\$14,371.00
Parcel 4	106.92	102.76	50.53	49.72	143.70	\$17,741.50
Parcel 5	37.31	35.31	17.37	17.08	143.90	\$5,930.75
Parcel 6	40.30	38.99	20.62	18.27	144.00	\$6,823.25
Parcel 7	80.75	78.79	41.66	36.91	143.00	\$13,788.25
Parcel 8	80.72	79.39	41.98	37.20	144.00	\$13,893.25
Parcel 9	69.24	67.88	35.89	31.80	139.30	\$11,879.00
Parcel 10	81.45	80.09	42.35	37.52	142.20	\$14,015.75
Parcel 11	80.85	79.00	39.51	39.43	143.40	\$13,825.00
Parcel 12	40.49	40.04	20.03	19.98	139.60	\$7,007.00
Parcel 13	74.79	73.82	36.33	35.59	138.30	\$12,727.75
Parcel 14	80.42	80.43	40.40	40.00	144.00	\$14,075.25
TOTAL	1,023.70	996.82	507.15	483.28	Weighted PI of 142.47	\$173,762.75

YIELD HISTORY (Bu./Ac.)

Year	Corn	Beans
2020	201	68
2019	217	69
2018	241	77
2017	236	74
2016	238	73
5-Year Avg.	227	72

Yield information is reported from crop insurance records. Yields shown represent all combined parcels, plus adjoining land that is not part of the auction.

FERTILITY DATA SUMMARY

	Soil Test Date	pH	P	K	Comments
Parcel 1	May 2019	6.5	77	393	
Parcel 2	June 2020	6.3	80	361	
Parcel 3	June 2020	6.3	83	392	
Parcel 4	June 2020	6.3	83	419	Includes adjoining land not part of the auction
Parcel 5	May 2019	6.4	90	366	Includes adjoining land not part of the auction
Parcel 6	May 2019	6.5	85	351	Combined average of parcels 6-10
Parcel 7	May 2019	6.5	85	351	Combined average of parcels 6-10
Parcel 8	May 2019	6.5	85	351	Combined average of parcels 6-10
Parcel 9	May 2019	6.5	85	351	Combined average of parcels 6-10
Parcel 10	May 2019	6.5	85	351	Combined average of parcels 6-10
Parcel 11	June 2020	6.2	77	390	Includes adjoining land not part of the auction
Parcel 12	June 2020	6.2	78	372	
Parcel 13	June 2020	6.3	67	406	
Parcel 14	June 2020	6.4	70	331	

**The figures above represent the average results from grid sampling completed on each respective parcel.*

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Parcel 1

FSA/Eff. Crop Acres: 43.85*
Corn Base Acres: 21.89*
Bean Base Acres: 21.95*
Soil Productivity: 143.90 P.I.

**Acres are estimated.*

Parcel 1 Property Information 43.85 Acres, m/l

Location

Located contiguously southwest of Metcalf, IL on the north side of US Route 36.

Legal Description

43.85 surveyed acres in part of the S½, Section 34, Township 16 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$2,273.17*

Gross Surveyed Acres: 43.85

Taxable Acres: 43.85*

Tax per Taxable Acre: \$51.84*

**Taxes are estimated pending tax parcel split. Edgar County Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 7574, Tract 478

FSA/Eff. Crop Acres: 43.85*

Corn Base Acres: 21.89*

Corn PLC Yield: 185 Bu.

Bean Base Acres: 21.95*

Bean PLC Yield: 58 Bu.

**Acres are estimated pending reconstitution of 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 143.90. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in May 2019 by Ingram's Soil Testing Center.

pH: 6.5

P: 77

K: 393

Land Description

Level.

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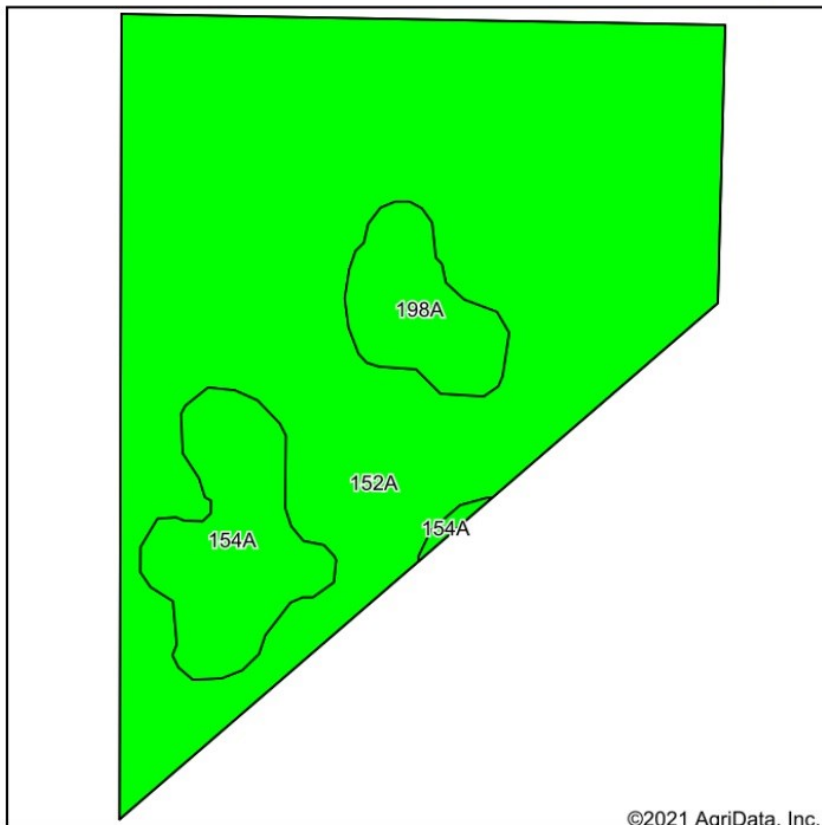
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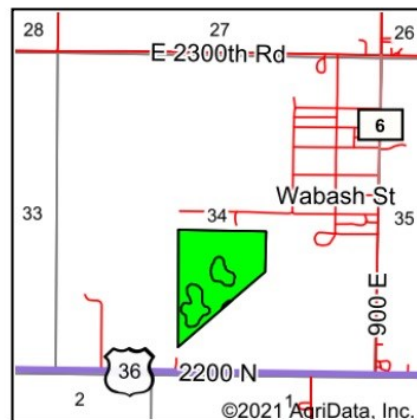
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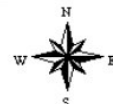
Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Edgar**
Location: **34-16N-13W**
Township: **Young America**
Acres: **43.85**
Date: **4/6/2021**



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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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	36.75	83.8%		144
154A	Flanagan silt loam, 0 to 2 percent slopes	4.46	10.2%		144
198A	Elburn silt loam, 0 to 2 percent slopes	2.64	6.0%		143
Weighted Average					143.9

Drainage

Natural, plus tile. No maps available.

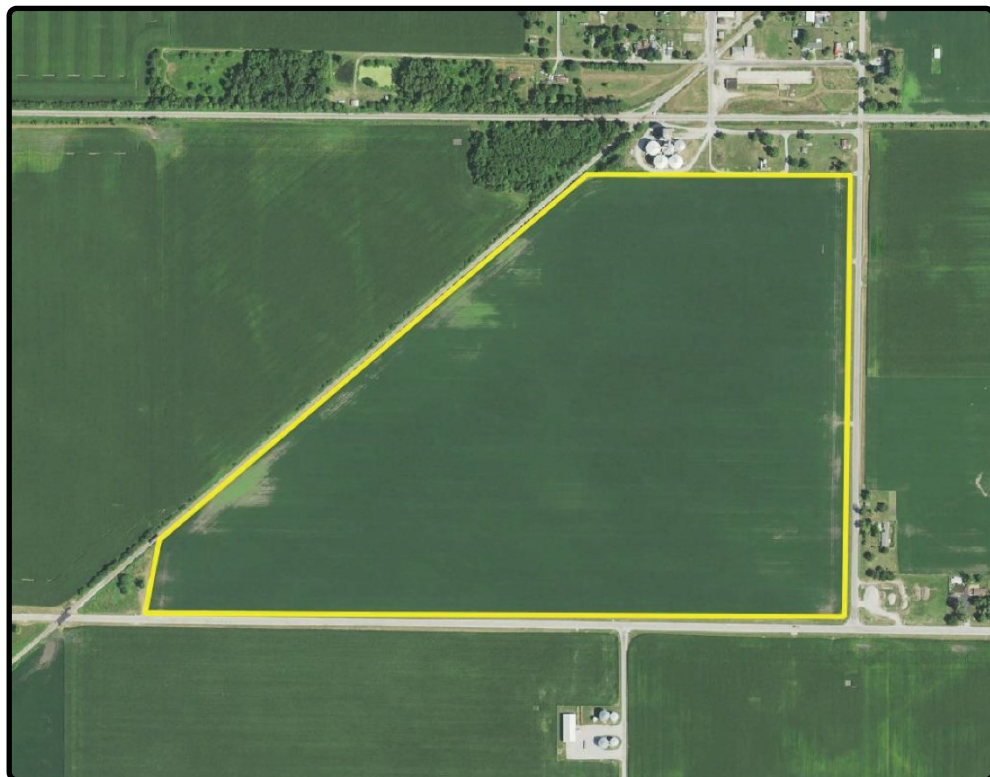
Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres: 114.35
Corn Base Acres: 57.09*
Bean Base Acres: 57.23*
Soil Productivity: 144.00 P.I.

** Base acres are estimated.*

Parcel 2 Property Information 119.72 Acres, m/l

Location

Located contiguously south of Metcalf, IL on the north side of US Route 36.

Legal Description

119.72 surveyed acres in part of the S½, Section 34, Township 16 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$6,469.81*

Gross Surveyed Acres: 119.72

Taxable Acres: 121.65*

Tax per Taxable Acre: \$53.18*

**Taxes are estimated pending tax parcel split. Edgar County Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 7574, Tract 478

FSA/Eff. Crop Acres: 114.35

Corn Base Acres: 57.09*

Corn PLC Yield: 185 Bu.

Bean Base Acres: 57.23*

Bean PLC Yield: 58 Bu.

**Base acres are estimated pending reconstitution of farm by the Edgar County FSA Office.*

Soil Types/Productivity

Main soil types are Drummer and Flanagan. Productivity Index (PI) on the FSA/Eff. Crop acres is 144.00. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in June 2020 by Ingram's Soil Testing Center.

pH: 6.3

P: 80

K: 361

Land Description

Level.

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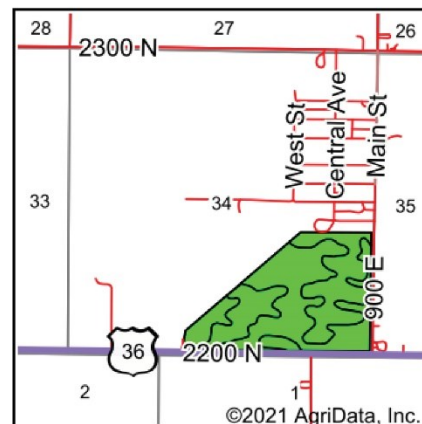
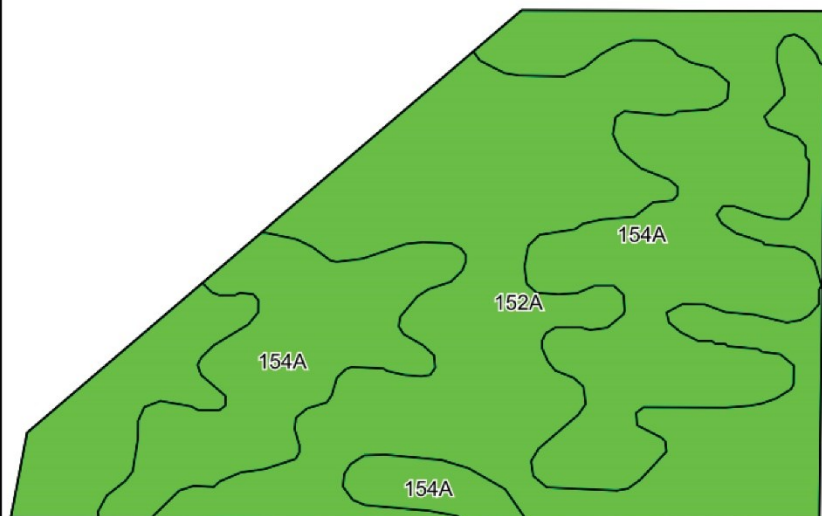
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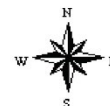
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State: **Illinois**
County: **Edgar**
Location: **34-16N-13W**
Township: **Young America**
Acres: **114.35**
Date: **4/2/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	63.84	55.8%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	50.51	44.2%		194	63	144
Weighted Average					194.6	63	144

Drainage

Natural, plus tile. No maps available.

Water & Well Information

None.

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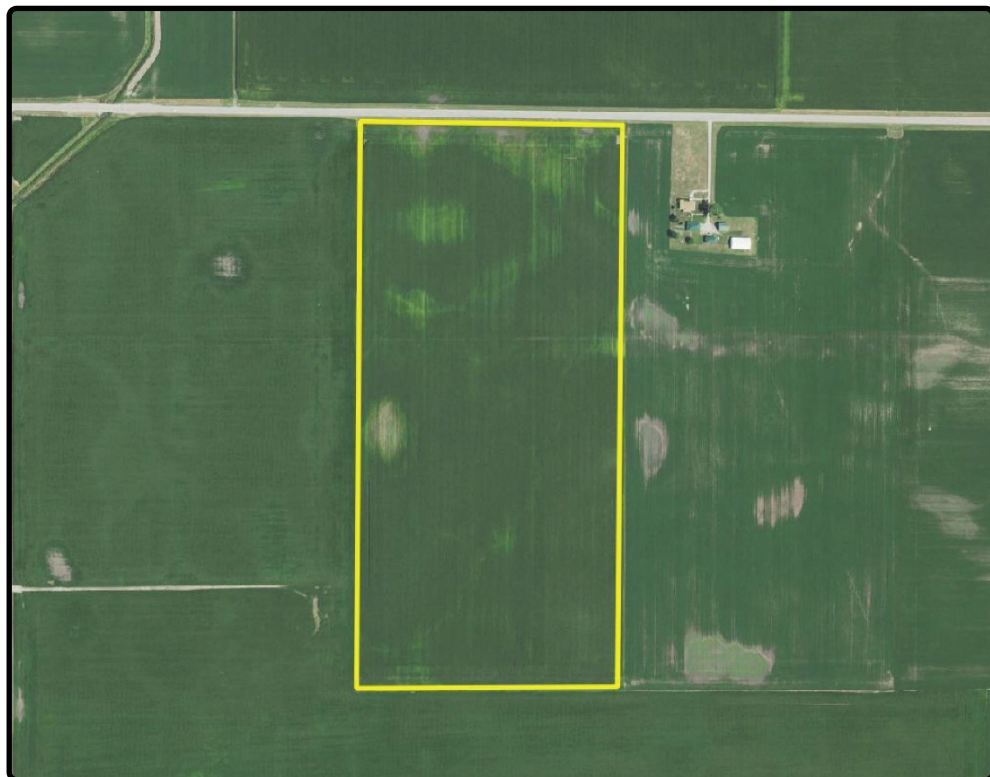
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Parcel 3

FSA/Eff. Crop Acres:	82.12
Corn Base Acres:	41.50
Bean Base Acres:	40.60
Soil Productivity:	140.30 P.I.

Parcel 3 Property Information 86.89 Acres, m/l

Location

Located 2 miles southeast of Metcalf, IL on the south side of US Route 36.

Legal Description

86.89 surveyed acres in the W½ NE¼, Section 6, Township 15 North, Range 12 West of the 2nd P.M., Edgar Co., IL.

Real Estate Tax

2019 Taxes Paid in 2020: \$3,437.36
Gross Surveyed Acres: 86.89
Net Taxable Acres: 85.84
Tax per Taxable Acre: \$40.04

Lease Status

Leased for the 2021 crop year.

FSA Data

Part of Farm Number 7574, Tract 508
FSA/Eff. Crop Acres: 82.12
Corn Base Acres: 41.50
Corn PLC Yield: 185 Bu.
Bean Base Acres: 40.60
Bean PLC Yield: 58 Bu.

Soil Types/Productivity

Main soil types are Drummer and Elburn.
Productivity Index (PI) on the FSA/Eff.
Crop acres is 140.30. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in June 2020 by Ingram's Soil Testing Center.
pH: 6.3
P: 83
K: 392

Land Description

Level.

Drainage

Natural, plus tile. Maps available.

Water & Well Information

None.

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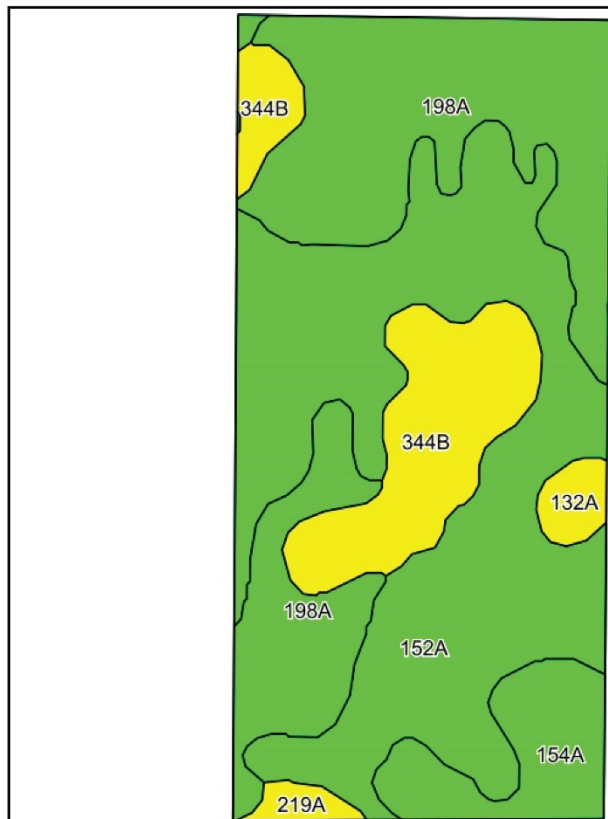
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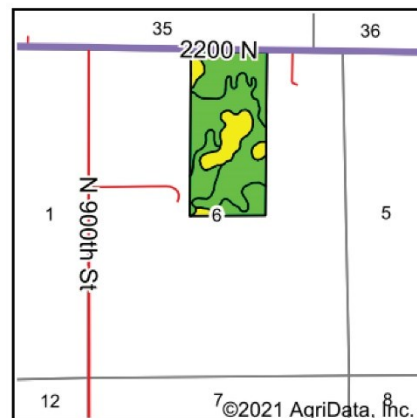
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Edgar**
Location: **6-15N-12W**
Township: **Shiloh**
Acres: **82.12**
Date: **4/2/2021**



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Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	35.97	43.8%		195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	26.44	32.2%		197	61	143
**344B	Harvard silt loam, 2 to 5 percent slopes	11.41	13.9%		**169	**53	**124
154A	Flanagan silt loam, 0 to 2 percent slopes	6.05	7.4%		194	63	144
132A	Starks silt loam, 0 to 2 percent slopes	1.35	1.6%		163	51	119
219A	Millbrook silt loam, 0 to 2 percent slopes	0.90	1.1%		177	55	129
Weighted Average					191.2	60.7	140.3

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700 W. Bridge St. / PO Box 467
Monticello, IL 61856
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Parcel 4

FSA/Eff. Crop Acres: 102.76
Corn Base Acres: 50.53*
Bean Base Acres: 49.72*
Soil Productivity: 143.70 P.I.

* Base acres are estimated.

Parcel 4 Property Information 106.92 Acres, m/l

Location

Located 1 mile south of Metcalf, IL on the south side of US Route 36.

Legal Description

106.92 surveyed acres in the NE¼, Section 1, Township 15 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Natural Gas Station

Panhandle Eastern Pipeline Company has a lease agreement for \$100 per year.

Real Estate Tax

2019 Taxes Paid in 2020: \$4,665.81*
 Gross Surveyed Acres: 106.92
 Net Taxable Acres: 100.28*
 Tax per Taxable Acre: \$46.53*

*Taxes are estimated pending tax parcel split. Edgar County Treasurer will determine final tax figures.

FSA Data

Part of Farm Number 7574, Tract 11637
 FSA/Eff. Crop Acres: 102.76
 Corn Base Acres: 50.53*
 Corn PLC Yield: 185 Bu.
 Bean Base Acres: 49.72*
 Bean PLC Yield: 58 Bu.

*Base acres are estimated pending reconstitution of farm by the Edgar County FSA Office.

Soil Types/Productivity

Main soil types are Drummer and Flanagan. Productivity Index (PI) on the FSA/Eff. Crop acres is 143.70. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in June 2020 by Ingram's Soil Testing Center.

pH: 6.3

P: 83

K: 419

Includes adjoining land not part of auction.

Land Description

Level.

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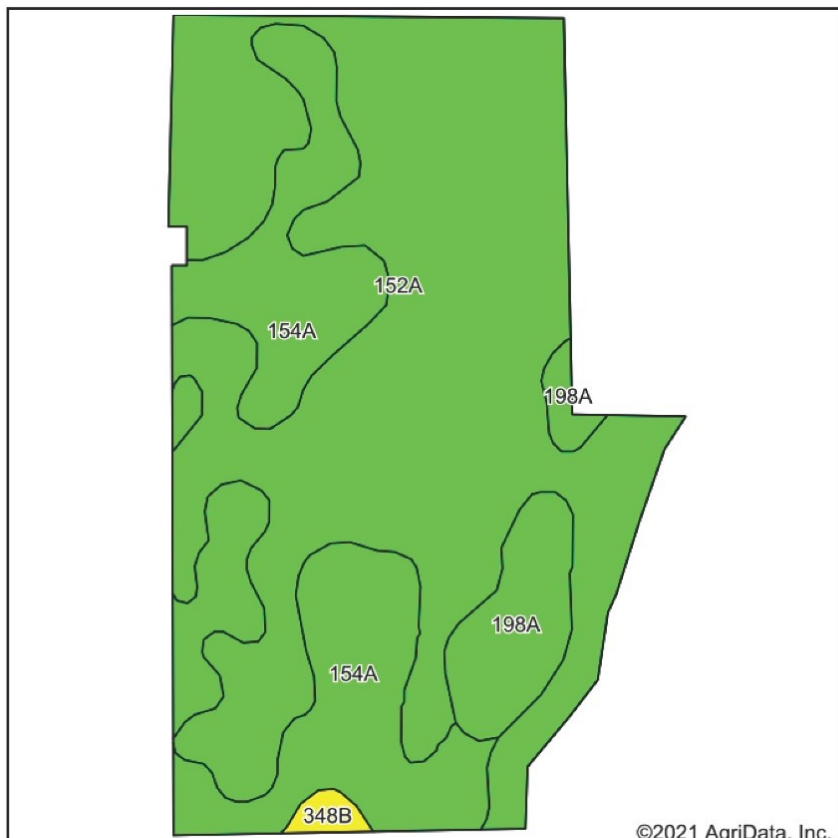
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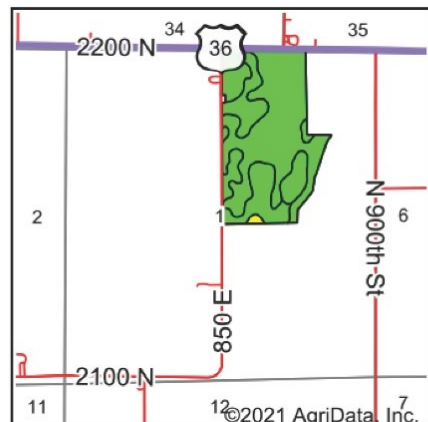
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Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	67.01	65.2%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	27.90	27.2%		194	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	7.06	6.9%		197	61	143
**348B	Wingate silt loam, 2 to 5 percent slopes	0.79	0.8%		**163	**51	**120
Weighted Average					194.6	62.8	143.7



State: **Illinois**
County: **Edgar**
Location: **1-15N-13W**
Township: **Shiloh**
Acres: **102.76**
Date: **4/2/2021**



Maps Provided By:

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Drainage

Natural, plus tile. Maps available.

Water & Well Information

None.

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Parcel 5

FSA/Eff. Crop Acres: 35.31
Corn Base Acres: 17.37*
Bean Base Acres: 17.08*
Soil Productivity: 143.90 P.I.

* Base acres are estimated.

Parcel 5 Property Information 37.31 Acres, m/l

Location

Located 1 mile south of Metcalf, IL on the west side of N 900th St.

Legal Description

37.31 surveyed acres in the NE¼, Section 1, Township 15 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$1,321.59*

Gross Surveyed Acres: 37.31

Net Taxable Acres: 37.31*

Tax per Taxable Acre: \$35.42*

*Taxes are estimated pending tax parcel split. Edgar County Treasurer will determine final tax figures.

FSA Data

Part of Farm Number 7574, Tract 11637

FSA/Eff. Crop Acres: 35.31

Corn Base Acres: 17.37*

Corn PLC Yield: 185 Bu.

Bean Base Acres: 17.08*

Bean PLC Yield: 58 Bu.

*Base acres are estimated pending reconstitution of farm by the Edgar County FSA office.

Soil Types/Productivity

Main soil types are Drummer and Elburn. Productivity Index (PI) on the FSA/Eff. Crop acres is 143.90. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in May 2019 by Ingram's Soil Testing Center.

pH: 6.4

P: 90

K: 366

Includes adjoining land not part of auction.

Land Description

Level.

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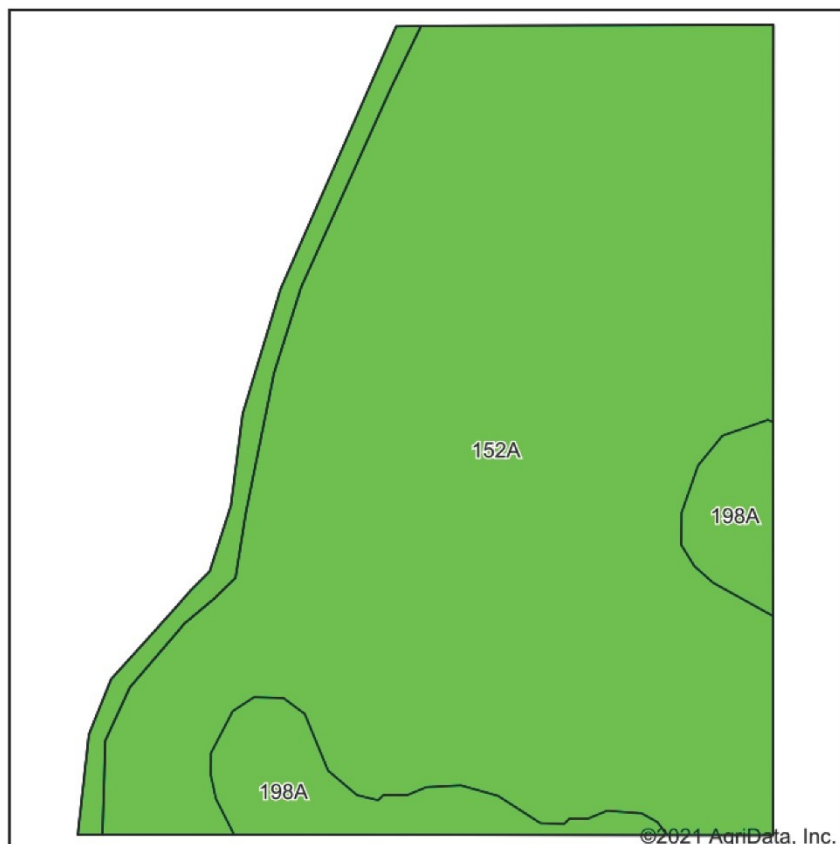
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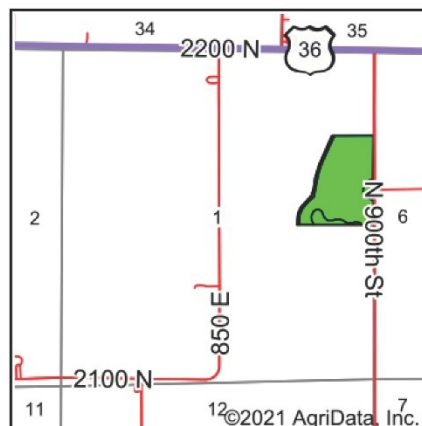
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Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	32.29	91.4%		195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	3.02	8.6%		197	61	143
Weighted Average					195.2	62.8	143.9



State: **Illinois**
County: **Edgar**
Location: **1-15N-13W**
Township: **Shiloh**
Acres: **35.31**
Date: **4/2/2021**



Maps Provided By:



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Drainage

Natural, plus tile. No maps available.

Water & Well Information

None.

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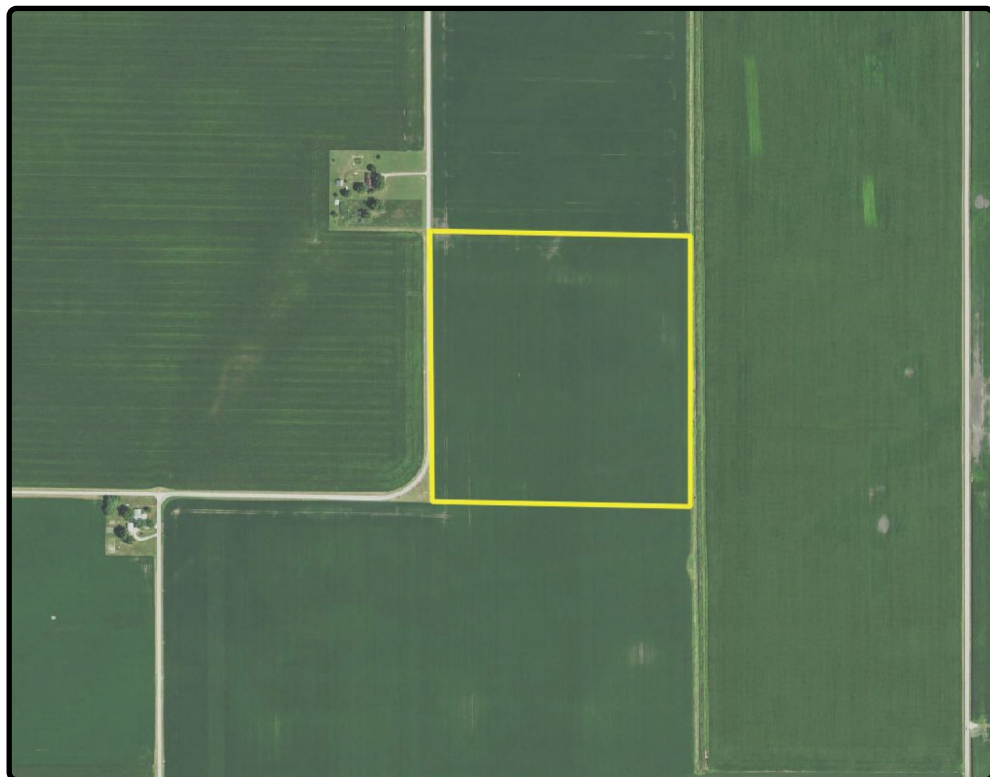
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Parcel 6

FSA/Eff. Crop Acres: 38.99*
Corn Base Acres: 20.62*
Bean Base Acres: 18.27*
Soil Productivity: 144.00 P.I.

**Acres are estimated.*

Parcel 6 Property Information 40.30 Acres, m/l

Location

Located 2 miles south of Metcalf, IL on the east side of N 850th St.

Legal Description

40.30 surveyed acres in the SW¼ SE¼, Section 1, Township 15 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$1,734.70
 Gross Surveyed Acres: 40.30
 Net Taxable Acres: 40.00
 Tax per Taxable Acre: \$43.37

FSA Data

Part of Farm Number 7574, Tract 11700
 FSA/Eff. Crop Acres: 38.99*
 Corn Base Acres: 20.62*
 Corn PLC Yield: 185 Bu.
 Bean Base Acres: 18.27*
 Bean PLC Yield: 58 Bu.

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

Soil Types/Productivity

Main soil type is Drummer. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 144.00. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in May 2019 by Ingram's Soil Testing Center.

pH: 6.5

P: 85

K: 351

Combined average of parcels 6-10.

Land Description

Level.

Brent Bidner, AFM

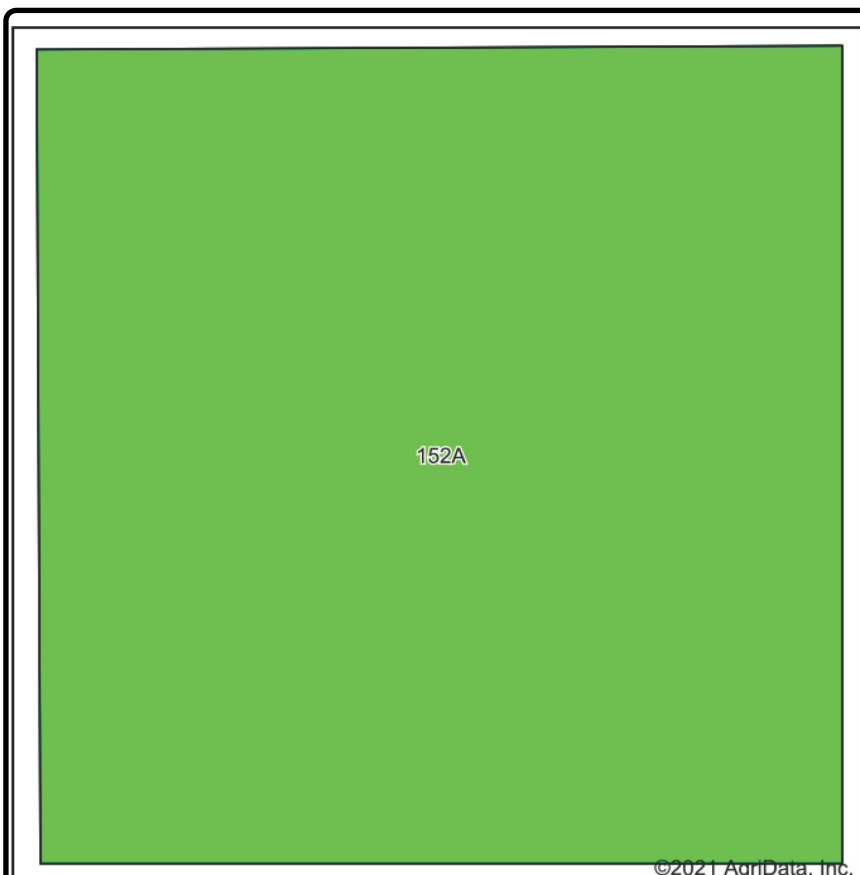
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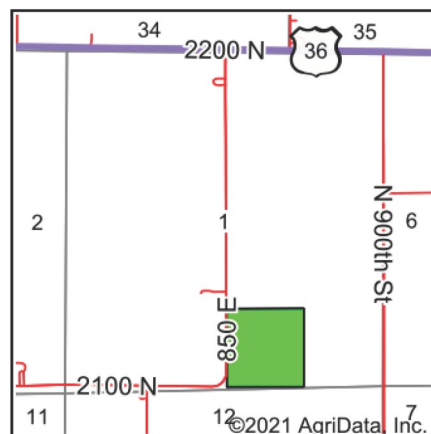
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Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	38.99	100.0%		195	63	144
Weighted Average					195	63	144



State: **Illinois**
County: **Edgar**
Location: **1-15N-13W**
Township: **Shiloh**
Acres: **38.99**
Date: **4/12/2021**



Maps Provided By:



Drainage

Natural, plus tile. No maps available.

Water & Well Information

None.

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Parcel 7

FSA/Eff. Crop Acres: 78.79*
Corn Base Acres: 41.66*
Bean Base Acres: 36.91*
Soil Productivity: 143.00 P.I.

**Acres are estimated.*

Parcel 7 Property Information 80.75 Acres, m/l

Location

Located 2 miles south of Metcalf, IL on the south side of 2100th Rd.

Legal Description

80.75 surveyed acres in the NW¼ NE¼ and NE¼ NW¼, all in Section 12, Township 15 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$3,500.83*

Gross Surveyed Acres: 80.75

Net Taxable Acres: 80.00*

Tax per Taxable Acre: \$43.76*

**Taxes are estimated pending tax parcel split. Edgar County Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 7574, Tract 11700

FSA/Eff. Crop Acres: 78.79*

Corn Base Acres: 41.66*

Corn PLC Yield: 185 Bu.

Bean Base Acres: 36.91*

Bean PLC Yield: 58 Bu.

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

Soil Types/Productivity

Main soil type is Drummer. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 143.00. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in May 2019 by Ingram's Soil Testing Center.

pH: 6.5

P: 85

K: 351

Combined average of parcels 6-10.

Land Description

Level.

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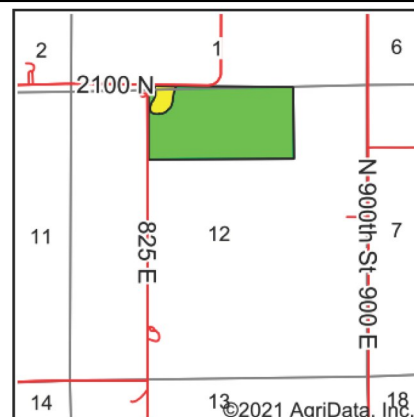
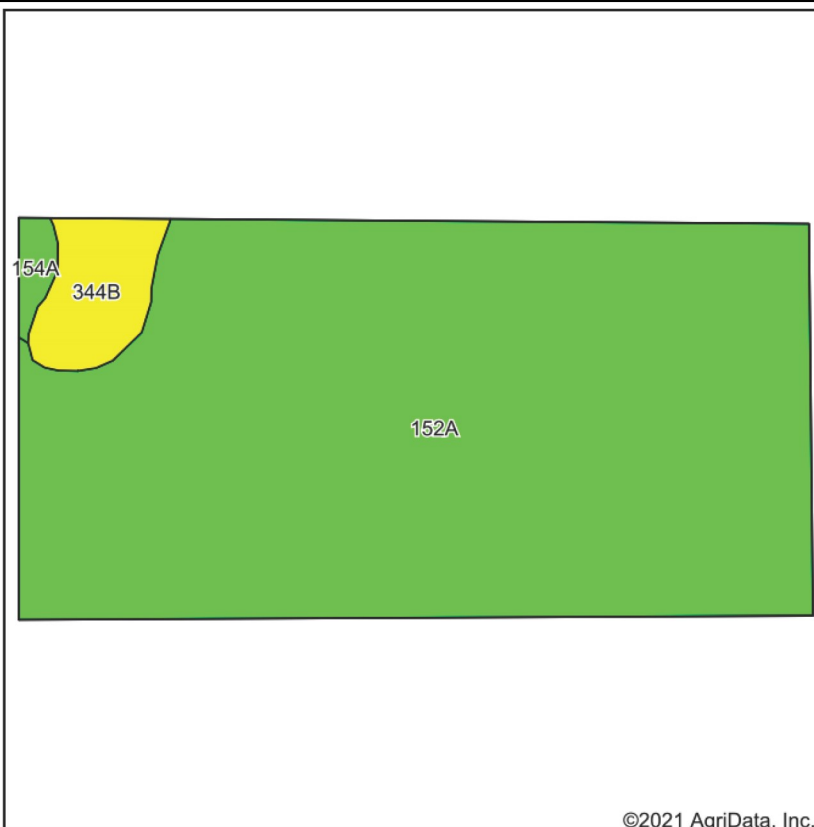
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State: **Illinois**
County: **Edgar**
Location: **12-15N-13W**
Township: **Shiloh**
Acres: **78.79**
Date: **4/12/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	74.04	94.0%		195	63	144
**344B	Harvard silt loam, 2 to 5 percent slopes	3.87	4.9%		**169	**53	**124
154A	Flanagan silt loam, 0 to 2 percent slopes	0.88	1.1%		194	63	144
Weighted Average					193.7	62.5	143

Drainage

Natural, plus tile. Maps available.

Water & Well Information

None.

Brent Bidner, AFM

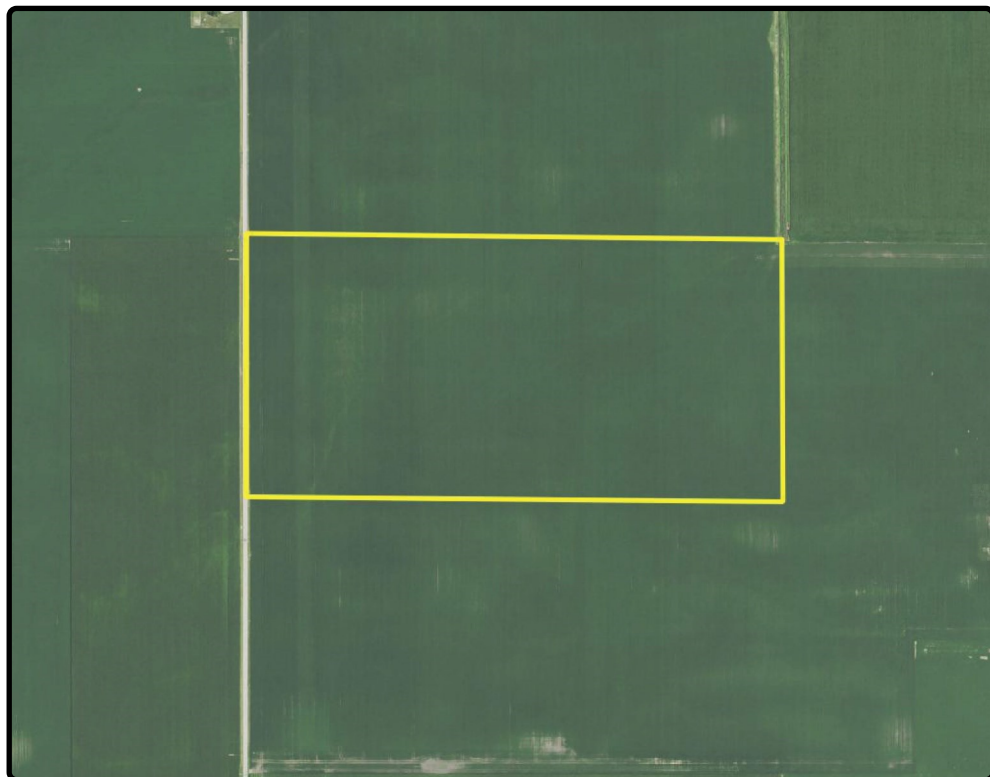
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Parcel 8

FSA/Eff. Crop Acres: 79.39*
Corn Base Acres: 41.98*
Bean Base Acres: 37.20*
Soil Productivity: 144.00 P.I.

**Acres are estimated.*

Parcel 8 Property Information 80.72 Acres, m/l

Location

Located 2 miles south of Metcalf, IL on the east side of N 825th St.

Legal Description

80.72 surveyed acres in the SW¼ NE¼ and SE¼ NW¼, all in Section 12, Township 15 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$3,414.54*

Gross Surveyed Acres: 80.72

Net Taxable Acres: 80.00*

Tax per Taxable Acre: \$42.68*

**Taxes are estimated pending tax parcel split. Edgar County Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 7574, Tract 11700

FSA/Eff. Crop Acres: 79.39*

Corn Base Acres: 41.98*

Corn PLC Yield: 185 Bu.

Bean Base Acres: 37.20*

Bean PLC Yield: 58 Bu.

**Acres are estimated pending reconstitution of 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 144.00. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in May 2019 by Ingram's Soil Testing Center.

pH: 6.5

P: 85

K: 351

Combined average of parcels 6-10.

Land Description

Level.

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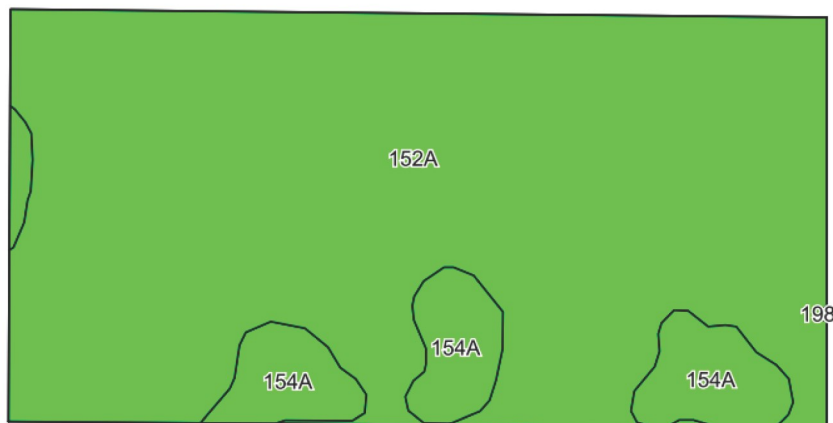
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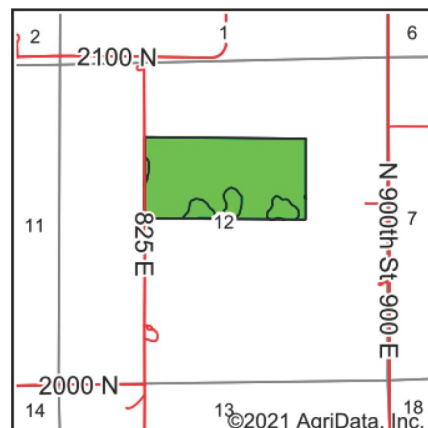


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Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	70.46	88.8%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	8.93	11.2%		194	63	144
Weighted Average					194.9	63	144



State: **Illinois**
County: **Edgar**
Location: **12-15N-13W**
Township: **Shiloh**
Acres: **79.39**
Date: **4/12/2021**



Drainage

Natural, plus tile. Maps available.

Water & Well Information

None.

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Parcel 9

FSA/Eff. Crop Acres: 67.88*
Corn Base Acres: 35.89*
Bean Base Acres: 31.80*
Soil Productivity: 139.30 P.I.

**Acres are estimated.*

Parcel 9 Property Information 69.24 Acres, m/l

Location

Located 2.5 miles south of Metcalf, IL on the west side of N 900th St.

Legal Description

69.24 surveyed acres in the E½, Section 12, Township 15 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$2,864.58*

Gross Surveyed Acres: 69.24

Net Taxable Acres: 69.31*

Tax per Taxable Acre: \$41.33*

**Taxes are estimated pending tax parcel split. Edgar County Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 7574

Tracts 927 & 11700

FSA/Eff. Crop Acres: 67.88*

Corn Base Acres: 35.89*

Corn PLC Yield: 185 Bu.

Bean Base Acres: 31.80*

Bean PLC Yield: 58 Bu.

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

Soil Types/Productivity

Main soil types are Drummer and Harvard. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.30. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in May 2019 by Ingram's Soil Testing Center.

pH: 6.5

P: 85

K: 351

Combined average of parcels 6-10.

Land Description

Level.

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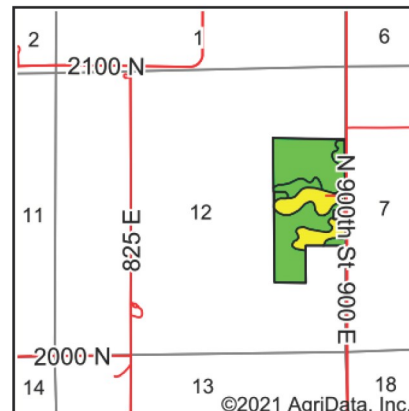
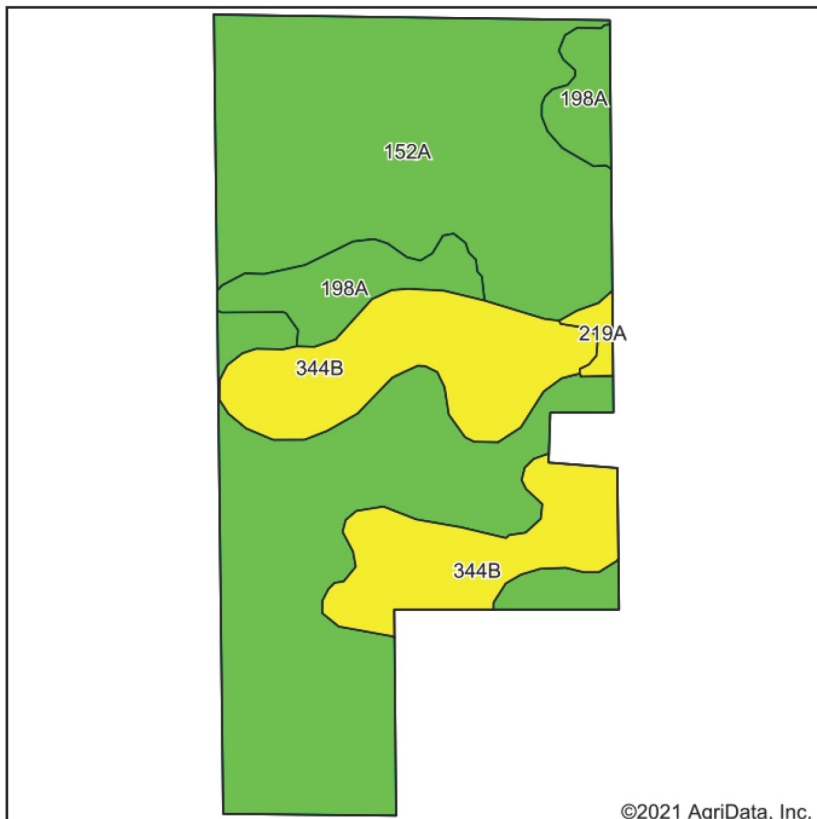
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State: **Illinois**
County: **Edgar**
Location: **12-15N-13W**
Township: **Shiloh**
Acres: **67.88**
Date: **4/12/2021**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	46.83	69.0%		195	63	144
**344B	Harvard silt loam, 2 to 5 percent slopes	15.20	22.4%		**169	**53	**124
198A	Elburn silt loam, 0 to 2 percent slopes	5.33	7.9%		197	61	143
219A	Millbrook silt loam, 0 to 2 percent slopes	0.52	0.8%		177	55	129
Weighted Average					189.2	60.5	139.3

Drainage

Natural, plus tile. Maps available.

Water & Well Information

None.

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Parcel 10

FSA/Eff. Crop Acres: 80.09*
Corn Base Acres: 42.35*
Bean Base Acres: 37.52*
Soil Productivity: 142.20 P.I.

**Acres are estimated.*

Parcel 10 Property Information 81.45 Acres, m/l

Location

Located 2.5 miles south of Metcalf, IL on the east side of N 825th St.

Legal Description

81.45 surveyed acres in the NW¼ SE¼ and NE¼ SW¼, all in Section 12, Township 15 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$3,359.81*

Gross Surveyed Acres: 81.45

Net Taxable Acres: 80.00*

Tax per Taxable Acre: \$42.00*

**Taxes are estimated pending tax parcel split. Edgar County Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 7574,

Tracts 927 & 11700

FSA/Eff. Crop Acres: 80.09*

Corn Base Acres: 42.35*

Corn PLC Yield: 185 Bu.

Bean Base Acres: 37.52*

Bean PLC Yield: 58 Bu.

**Acres are estimated pending reconstitution of 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 142.20. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in May 2019 by Ingram's Soil Testing Center.

pH: 6.5

P: 85

K: 351

Combined average of parcels 6-10.

Land Description

Level.

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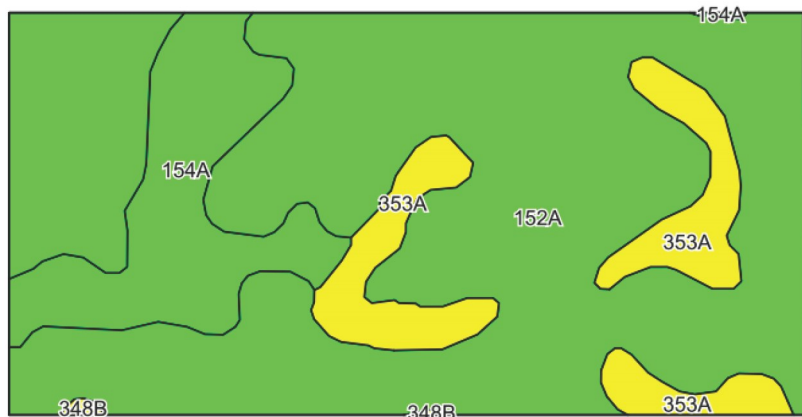
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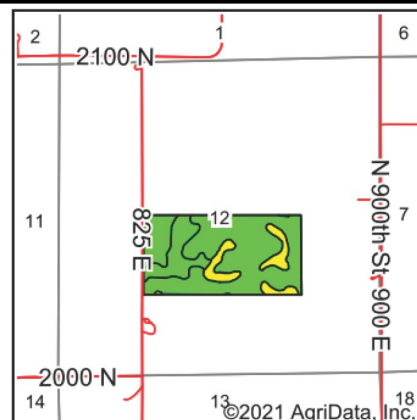


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Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	59.64	74.5%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	11.36	14.2%		194	63	144
353A	Toronto silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	8.92	11.1%		174	56	128
**348B	Wingate silt loam, 2 to 5 percent slopes	0.17	0.2%		**163	**51	**120
Weighted Average					192.5	62.2	142.2



State: **Illinois**
County: **Edgar**
Location: **12-15N-13W**
Township: **Shiloh**
Acres: **80.09**
Date: **4/12/2021**



Maps Provided By:



Drainage

Natural, plus tile. Maps available.

Water & Well Information

None.

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Parcel 11

FSA/Eff. Crop Acres: 79.00*
Corn Base Acres: 39.51*
Bean Base Acres: 39.43*
Soil Productivity: 143.40 P.I.

**Acres are estimated.*

Parcel 11 Property Information 80.85 Acres, m/l

Location

Located 3 miles south of Metcalf, IL on the east side of N 825th St.

Legal Description

80.85 surveyed acres in the E½ NW¼, Section 13, Township 15 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$3,413.26
 Gross Surveyed Acres: 80.85
 Net Taxable Acres: 80.00
 Tax per Taxable Acre: \$42.67

FSA Data

Part of Farm Number 7574, Tract 11638
 FSA/Eff. Crop Acres: 79.00*
 Corn Base Acres: 39.51*
 Corn PLC Yield: 185 Bu.
 Bean Base Acres: 39.43*
 Bean PLC Yield: 58 Bu.

**Acres are estimated pending reconstitution of 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 143.40. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in June 2020 by Ingram's Soil Testing Center.

pH: 6.2

P: 77

K: 390

Includes adjoining land not part of auction.

Land Description

Level.

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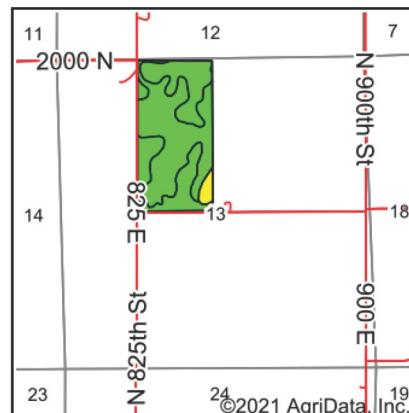
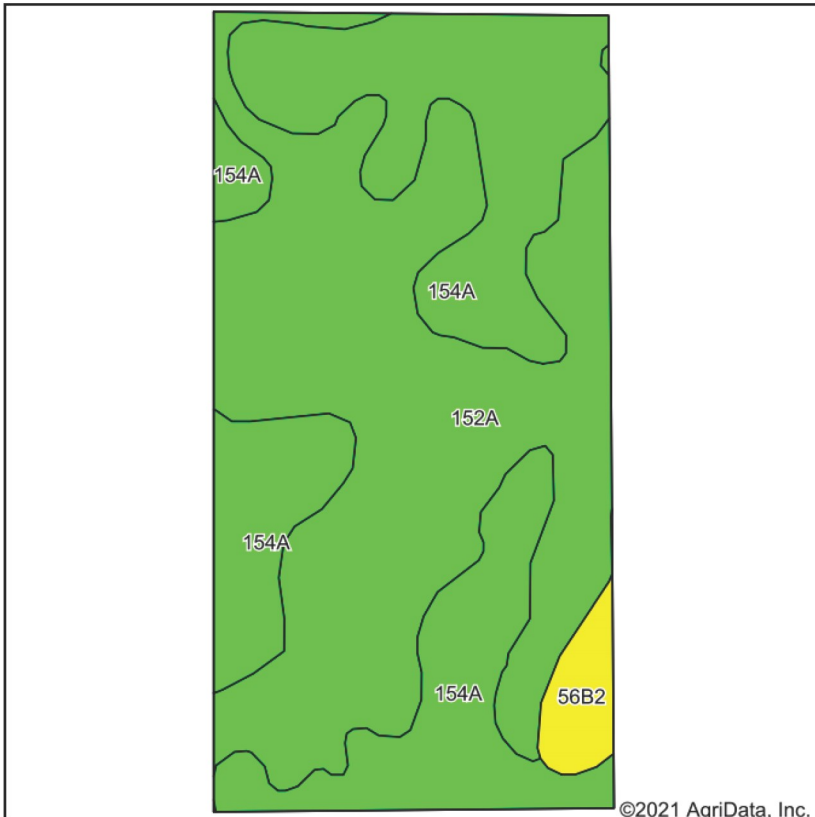
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State: **Illinois**
County: **Edgar**
Location: **13-15N-13W**
Township: **Shiloh**
Acres: **79**
Date: **4/2/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	42.74	54.1%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	33.78	42.8%		194	63	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	2.48	3.1%		**171	**53	**124
Weighted Average					193.8	62.7	143.4

Drainage

Natural, plus tile. Maps available.

Water & Well Information

None.

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Parcel 12

FSA/Eff. Crop Acres: 40.04
Corn Base Acres: 20.03*
Bean Base Acres: 19.98*
Soil Productivity: 139.60 P.I.

** Base acres are estimated.*

Parcel 12 Property Information 40.49 Acres, m/l

Location

Located 3 miles south of Metcalf, IL on the west side of N 900th St.

Legal Description

40.49 surveyed acres in the NE¼ NE¼, Section 13, Township 15 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$1,553.78
 Gross Surveyed Acres: 40.49
 Net Taxable Acres: 40.00
 Tax per Taxable Acre: \$38.84

FSA Data

Part of Farm Number 7574, Tract 11638
 FSA/Eff. Crop Acres: 40.04
 Corn Base Acres: 20.03*
 Corn PLC Yield: 185 Bu.
 Bean Base Acres: 19.98*
 Bean PLC Yield: 58 Bu.

**Base acres are estimated pending reconstitution of farm by the Edgar County FSA office.*

Soil Types/Productivity

Main soil types are Drummer and Flanagan. Productivity Index (PI) on the FSA/Eff. Crop acres is 139.60. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in June 2020 by Ingram's Soil Testing Center.

pH: 6.2

P: 78

K: 372

Land Description

Level.

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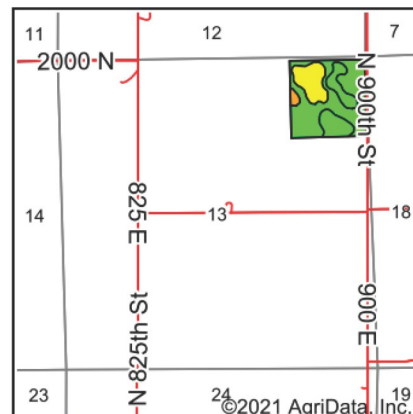
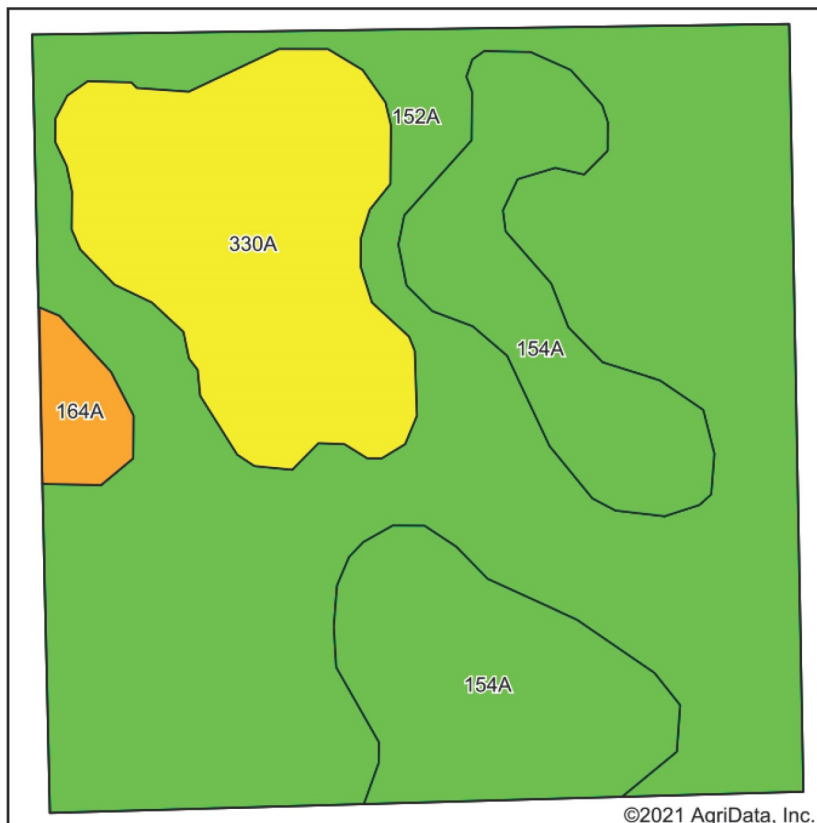
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State: **Illinois**
County: **Edgar**
Location: **13-15N-13W**
Township: **Shiloh**
Acres: **40.04**
Date: **4/2/2021**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	23.81	59.5%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	8.45	21.1%		194	63	144
330A	Peotone silty clay loam, 0 to 2 percent slopes	6.95	17.4%		164	55	123
164A	Stoy silt loam, 0 to 2 percent slopes	0.83	2.1%		145	47	109
Weighted Average					188.4	61.3	139.6

Drainage

Natural, plus tile. Maps available.

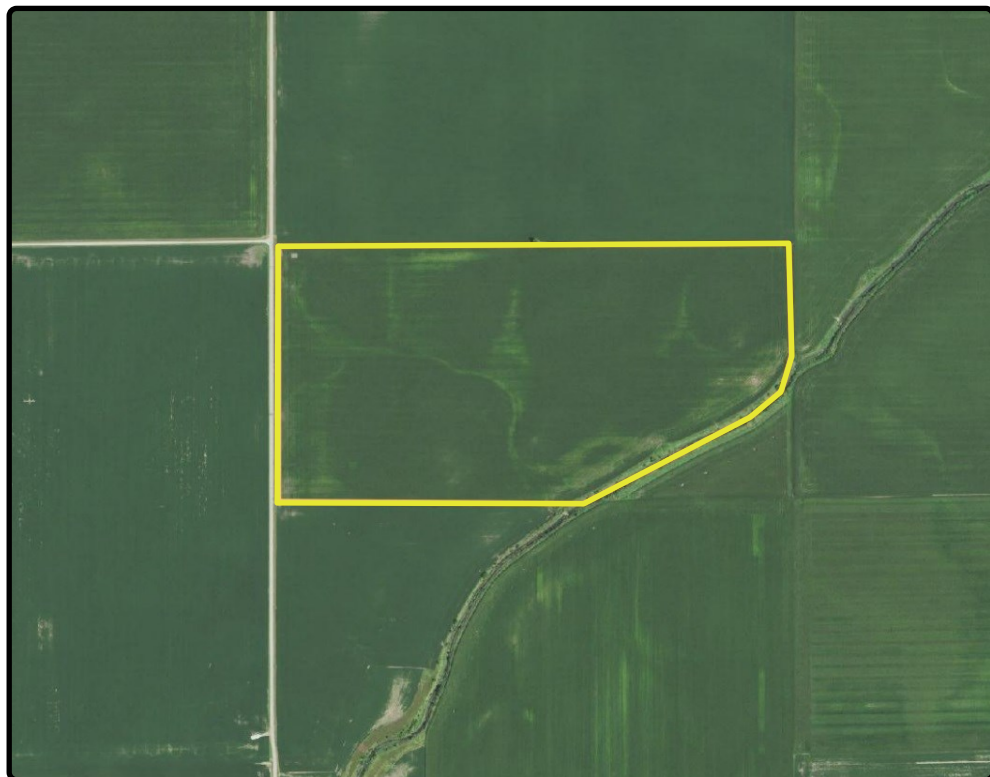
Water & Well Information

None.

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Parcel 13

FSA/Eff. Crop Acres: 73.82
Corn Base Acres: 36.33*
Bean Base Acres: 35.59*
Soil Productivity: 138.30 P.I.

** Base acres are estimated.*

Parcel 13 Property Information 74.79 Acres, m/l

Location

Located 4 miles south of Metcalf, IL on the east side of 825th St.

Legal Description

74.79 surveyed acres in the N½, Section 24, Township 15 North, Range 13 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$2,708.60*

Gross Surveyed Acres: 74.79

Net Taxable Acres: 73.24*

Tax per Taxable Acre: \$36.98*

**Acres are estimated pending tax parcel split. Edgar County Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 7574, Tract 961

FSA/Eff. Crop Acres: 73.82

Corn Base Acres: 36.33*

Corn PLC Yield: 185 Bu.

Bean Base Acres: 35.59*

Bean PLC Yield: 58 Bu.

**Base acres are estimated pending reconstitution of farm by the Edgar County FSA office.*

Soil Types/Productivity

Main soil types are Drummer, Flanagan and Wingate. Productivity Index (PI) on the FSA/Eff. Crop acres is 138.30. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in June 2020 by Ingram's Soil Testing Center.

pH: 6.3

P: 67

K: 406

Land Description

Level.

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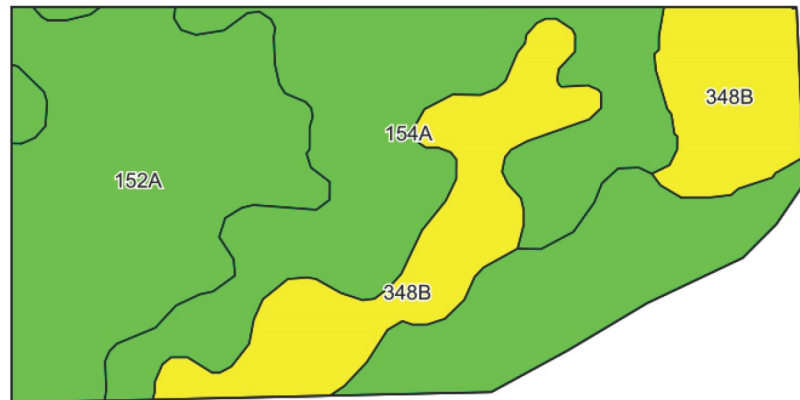
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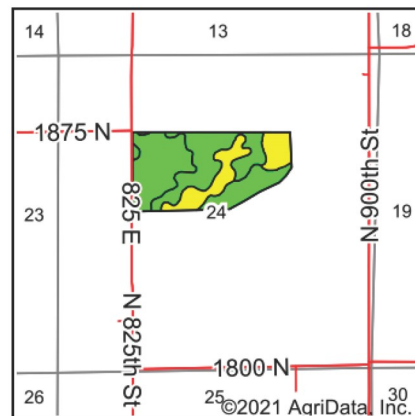
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Chad Kies, AFM

Designated Managing Broker in IL
ChadK@Hertz.ag



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State: **Illinois**
County: **Edgar**
Location: **24-15N-13W**
Township: **Shiloh**
Acres: **73.82**
Date: **4/2/2021**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	33.47	45.3%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	22.97	31.1%		194	63	144
**348B	Wingate silt loam, 2 to 5 percent slopes	17.38	23.5%		**163	**51	**120
Weighted Average					187.2	60.2	138.3

Drainage

Natural, plus tile. No maps available.

Water & Well Information

None.

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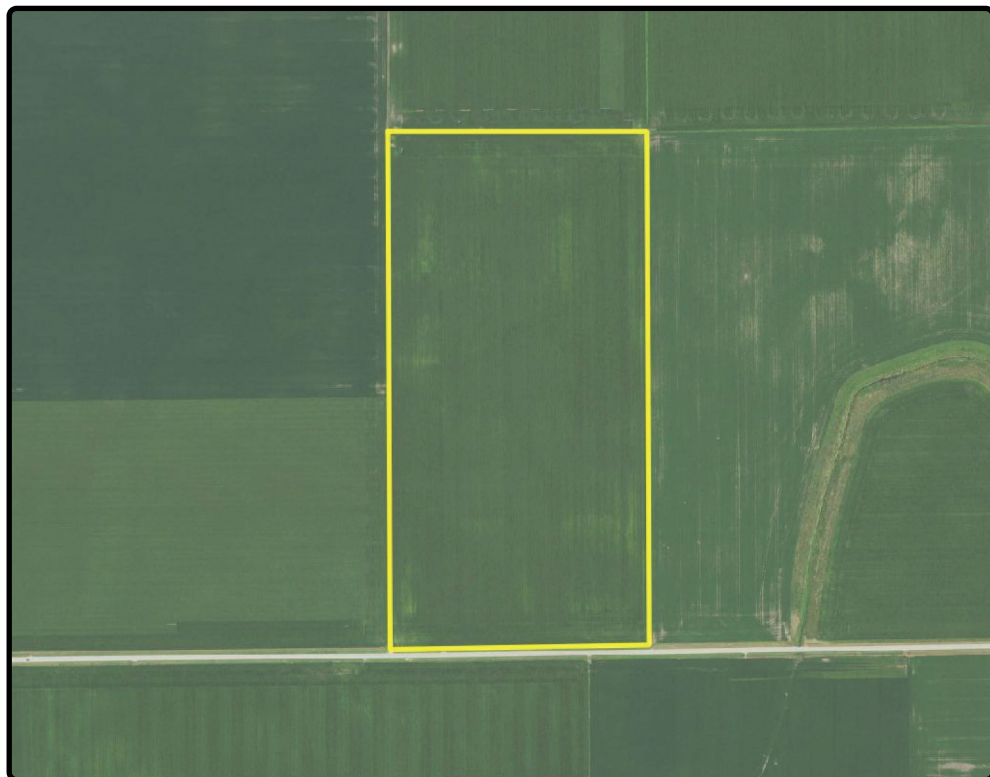
Designated Managing Broker in IL
BrentB@Hertz.ag

217-762-9881

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Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM

Designated Managing Broker in IL
ChadK@Hertz.ag



Parcel 14

FSA/Eff. Crop Acres:	80.43
Corn Base Acres:	40.40
Bean Base Acres:	40.00
Soil Productivity:	144.00 P.I.

Parcel 14 Property Information 80.42 Acres, m/l

Location

Located 8 miles southeast of Metcalf, IL on the north side of E 1700th Rd.

Legal Description

80.42 surveyed acres in the W½ SW¼, Section 27, Township 15 North, Range 12 West of the 2nd P.M., Edgar Co., IL.

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

2019 Taxes Paid in 2020: \$3,447.34
Gross Surveyed Acres: 80.42
Net Taxable Acres: 80.00
Tax per Taxable Acre: \$43.09

FSA Data

Part of Farm Number 7574, Tract 1041
FSA/Eff. Crop Acres: 80.43
Corn Base Acres: 40.40
Corn PLC Yield: 185 Bu.
Bean Base Acres: 40.00
Bean PLC Yield: 58 Bu.

Soil Types/Productivity

Main soil types are Flanagan and Drummer. Productivity Index (PI) on the FSA/Eff. Crop acres is 144.00. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soils tests completed in June 2020 by Ingram's Soil Testing Center.
pH: 6.4
P: 70
K: 331

Land Description

Level.

Drainage

Natural, plus tile. Maps available.

Water & Well Information

None.

Brent Bidner, AFM

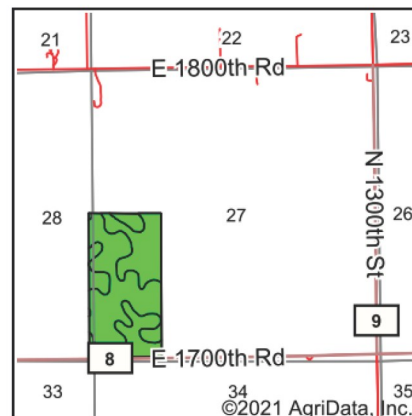
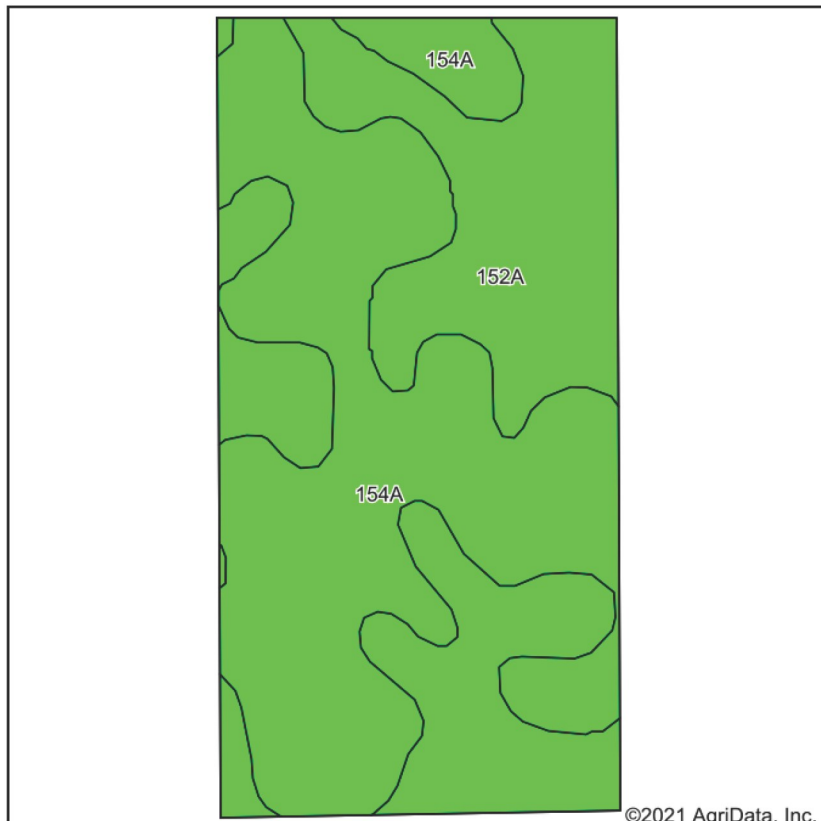
Designated Managing Broker in IL
BrentB@Hertz.ag

217-762-9881

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

Chad Kies, AFM

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ChadK@Hertz.ag



State: **Illinois**
County: **Edgar**
Location: **27-15N-12W**
Township: **Edgar**
Acres: **80.43**
Date: **4/2/2021**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL045, 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
154A	Flanagan silt loam, 0 to 2 percent slopes	44.32	55.1%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	36.11	44.9%		195	63	144
Weighted Average					194.4	63	144

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.

Brent Bidner, AFM
Designated Managing Broker in IL
BrentB@Hertz.ag

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

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ChadK@Hertz.ag

Date: **Tues., June 8, 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 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, Brent Bidner at 217-762-9881 or 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.

Sellers

Bledsoe Farm Management FLP, WAB,
Jr. Descendants Trust UTA Feb. 27, 2013
F/B/O Walter A. Bledsoe, WAB, Jr.
Descendants Trust UTA Feb. 27, 2013
F/B/O Kimberly E. Asmundson, WAB,
Jr. Descendants Trust UTA Feb. 27, 2013
F/B/O Katherine B. Slack

Agency

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

Auctioneer

Doug Hensley, License #471.000048
Designated Managing Broker in IL

Attorney

E. Robert Anderson,
Anderson Law Offices, Paris, IL

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer and Hertz Real Estate Services, Inc. make 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 July 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 December 1, 2021. Sellers will credit Buyer(s) a portion of the 2021 cash rent at closing. See Property Summary Data Tables for details. The Sellers will be responsible for the 2020 real estate taxes, payable in 2021. The Sellers will credit Buyer(s) at closing 50% of the estimated 2021 real estate taxes, payable in 2022.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Sellers 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 Sellers and Buyer(s).

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