

ACREAGE:

158.21 Acres, m/l
Stark County, IL

DATE:

Bid Deadline:
August 16, 2021
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate
Services
Geneseo, IL



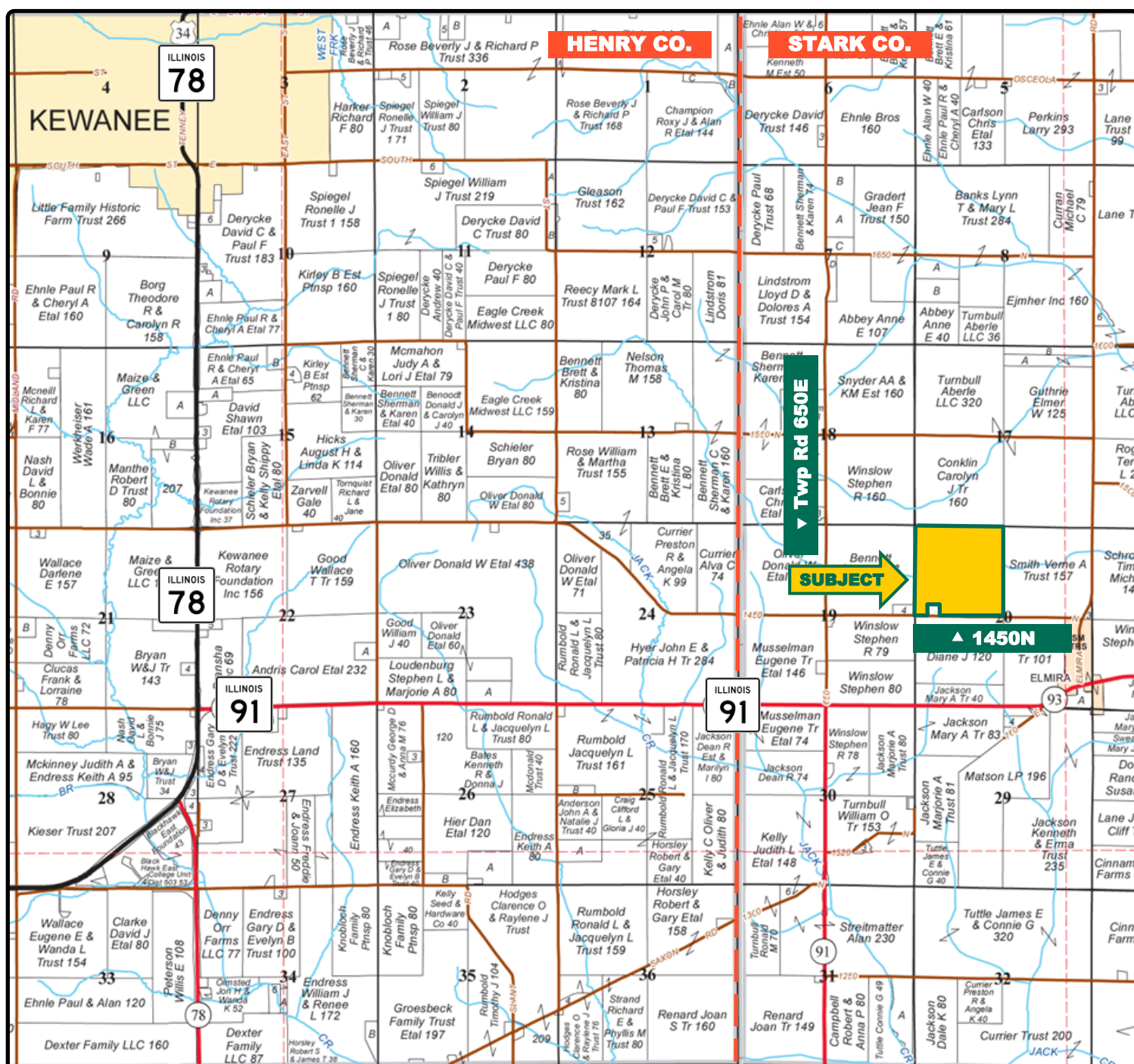
Property Key Features

- Attractive Mix of Cropland and Timber
- Abundant Wildlife
- 119.78 Estimated FSA/Eff. Crop Acres with a PI of 123.80

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FSA/Eff. Crop Acres: 119.78*

Corn Base Acres: 98.20*

Bean Base Acres: 9.70*

Soil Productivity: 123.80 P.I.

**Acres are estimated*

Property Information

158.21 Acres, m/l

Location

From Kewanee: take Route 78 south 4½ miles to Illinois Route 91, then east 4½ miles to Township Road 650E, then north 1 mile to Township Road 1450N, then east ½ mile. The property is on the north side of the road.

Legal Description

NW¼ of Section 20, Excepting 1.60 acre building site in the SW corner, Township 14 North, Range 6 East of the 4th P.M., Stark Co., IL (Elmira Twp.)

Lease Status

Leased through the 2021 crop year. Lease expires on 12/15/21.

Real Estate Tax

2020 Taxes Payable 2021: \$3,870.59*

Taxable Acres: 158.21*

Tax per Taxable Acre: \$24.46*

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

FSA Data

Farm Number 26, Tract 201

FSA/Eff. Crop Acres: 119.78*

Corn Base Acres: 98.20*

Corn PLC Yield: 157 Bu.

Bean Base Acres: 9.70*

Bean PLC Yield: 49 Bu.

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

Soil Types/Productivity

Main soil types are Osco, Ipava and Hickory. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 123.80. 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

Moderately rolling.

Drainage

Natural and Terraces. No maps available.

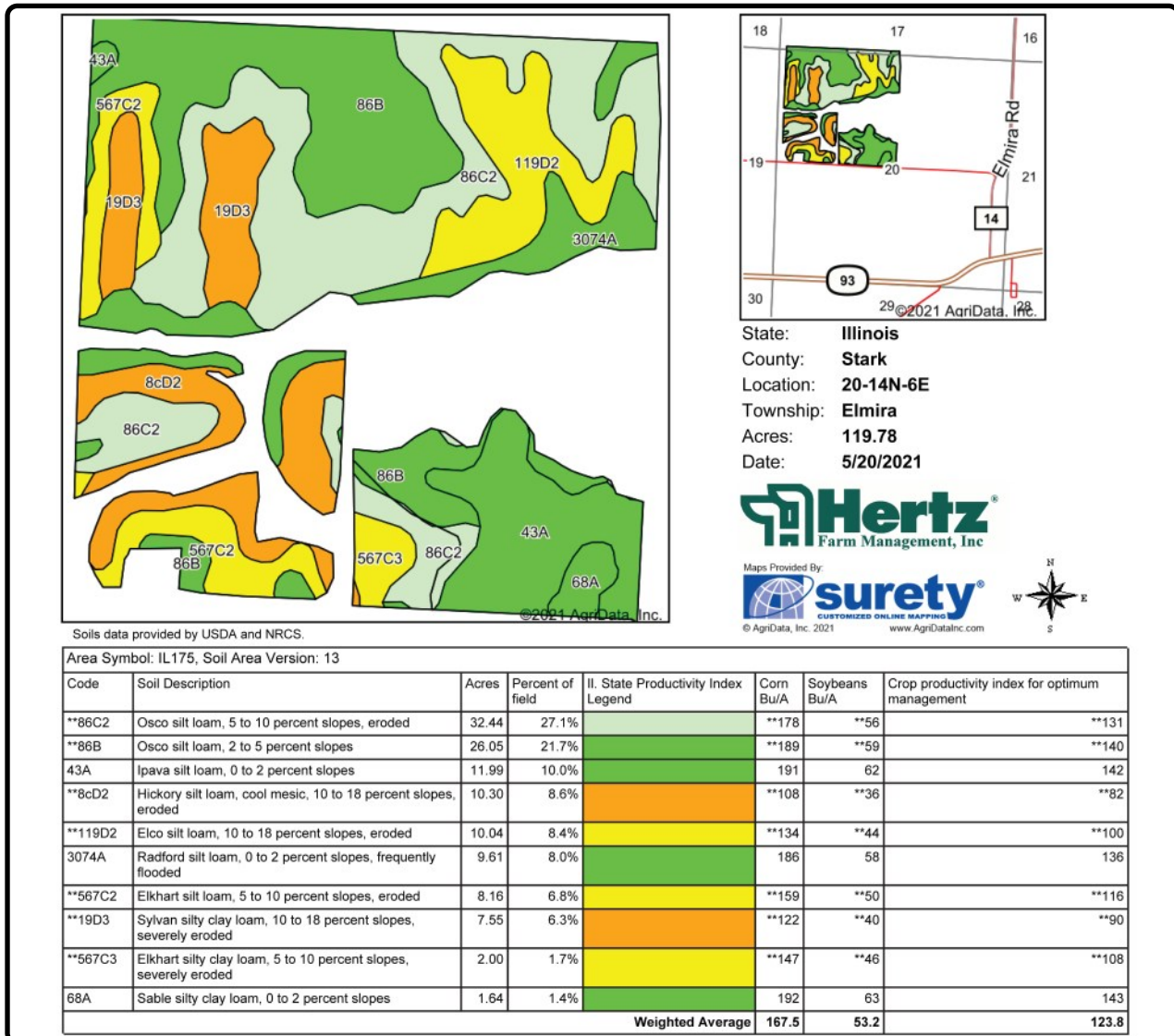
Water & Well Information

None.

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Easement

A septic easement will be granted to the homestead at closing.

Comments

Nice Stark County farm with an attractive mix of cropland, timber, and an abundance of wildlife.

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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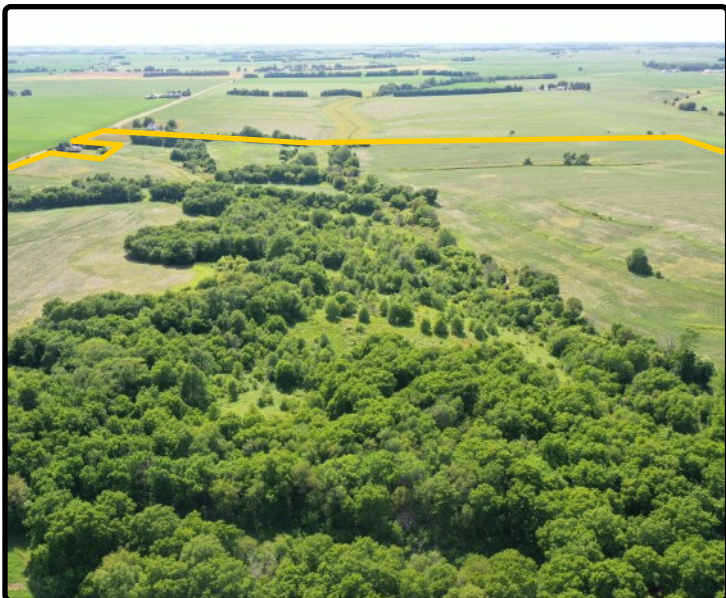
Southwest Looking Northeast



Southeast Looking Northwest



East View of Timber



Northwest Looking Southeast



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Time: 12:00 Noon, CST

Mail To:

**Hertz Farm Management
Attn: Brandon Yaklich
720 E. Culver Ct.
PO Box 9
Geneseo, IL 61254-0009**

Seller

The Estate of Juanita Lester

Agency

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

Attorney

Justin M. Raver
Barash & Everett, LLC

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 Managers, Brandon Yaklich or Chad Kies at 309-944-2184.

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 Geneseo, IL Hertz office, on or before August 16, 2021 by 12:00 Noon, C.S.T. The Seller will accept or reject all bids by 5:00 p.m. on August 16, 2021, and all bidders will be notified shortly thereafter.

Terms of Possession

The 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 September 15, 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, subject to the existing lease which expires December 15, 2021. The Seller will credit the successful bidder at closing for the 2021 real estate taxes, payable in 2022.

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 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.

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