

# Land Auction

**ACREAGE:**

**108.96 Acres, m/l**  
LaSalle County, IL

**DATE:**

Tuesday  
**August 24, 2021**  
**10:00 a.m.**

**LOCATION:**

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



## Property Key Features

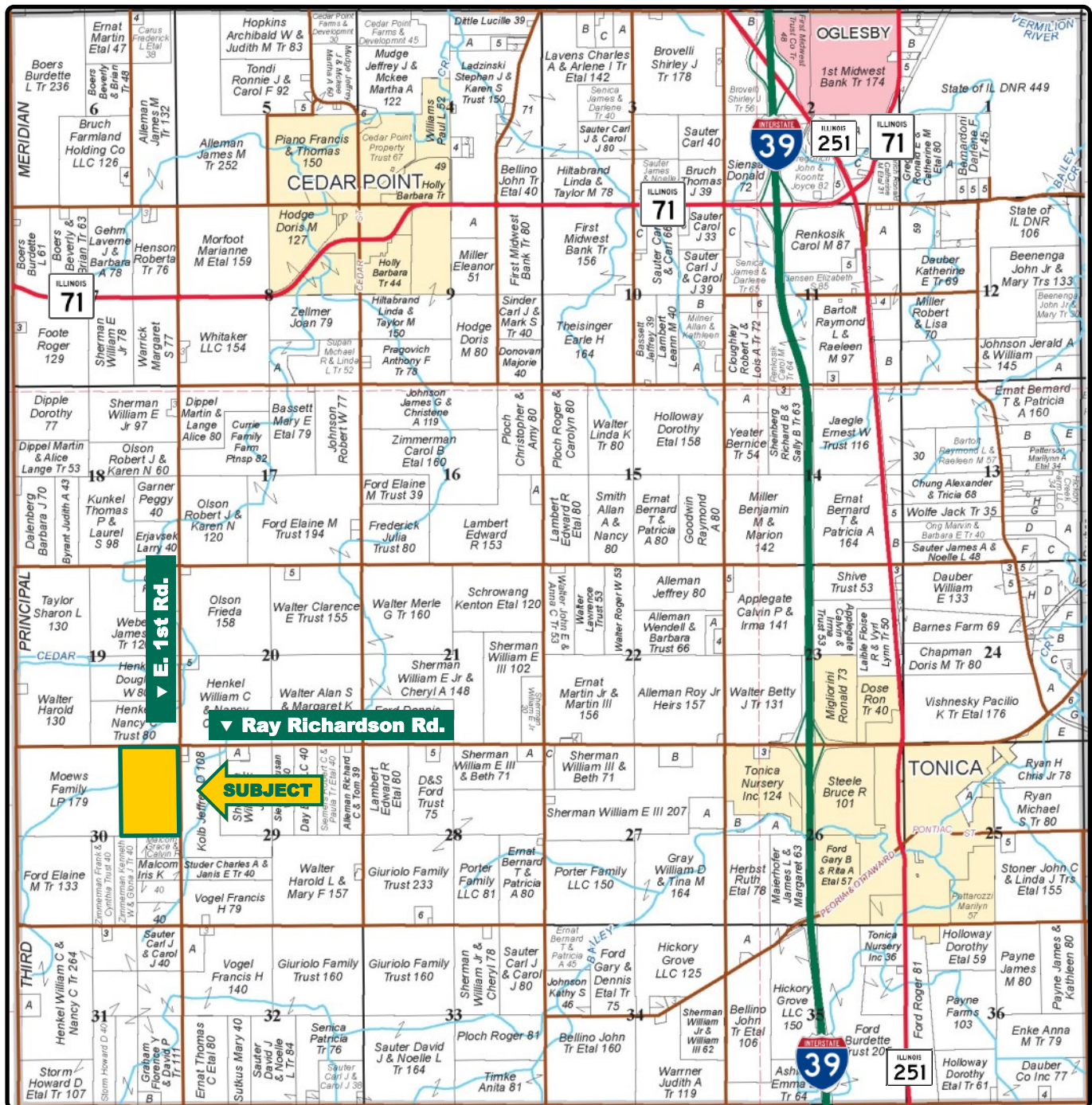
- Excellent Quality Soils with a 144.14 P.I.
- High Percentage Tillable
- Located Close to Ethanol Plant and Grain Terminals along the Illinois River

**John Meils**  
Licensed Broker in IL  
**309-657-2800**  
[JohnM@Hertz.ag](mailto:JohnM@Hertz.ag)

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**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**217-552-3777**  
[EricW@Hertz.ag](mailto:EricW@Hertz.ag)



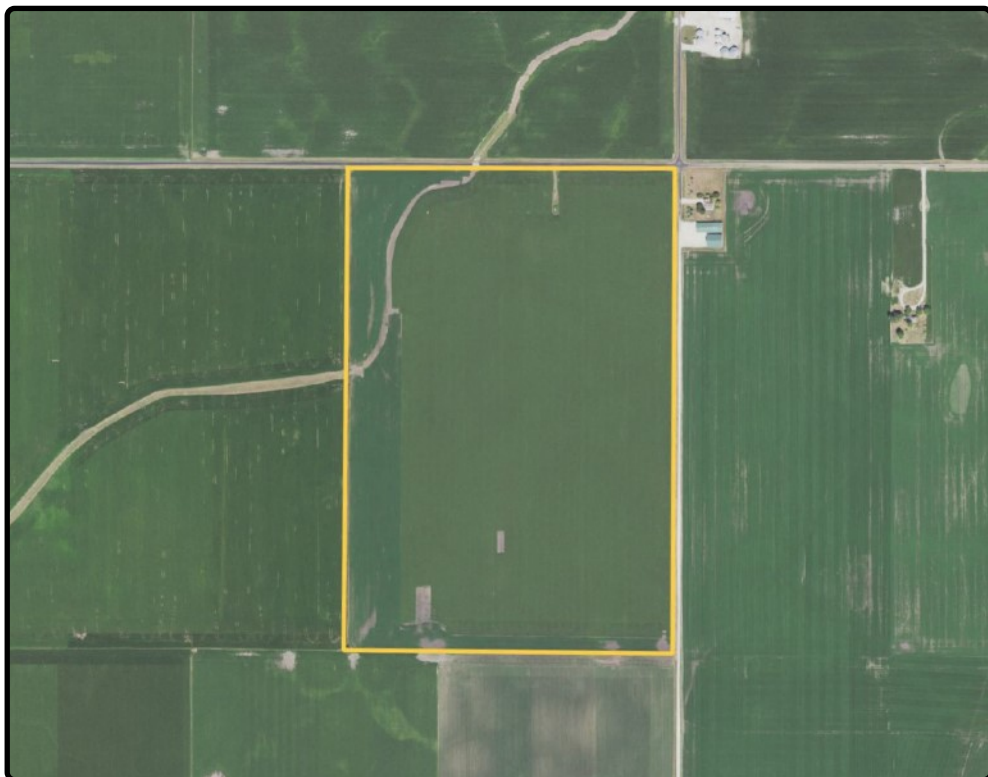


Map reproduced with permission of Rockford Map Publishers

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<b>FSA/Eff. Crop Acres:</b>	<b>106.71</b>
<b>Corn Base Acres:</b>	<b>79.95</b>
<b>Bean Base Acres:</b>	<b>26.65</b>
<b>Soil Productivity:</b>	<b>144.14 P.I.</b>

## Property Information

### 108.96 Acres, m/l

#### Location

**From Tonica, IL:** From the I-39/Ray Richardson Rd. Intersection, go west 3½ miles. The farm will be on the southwest corner of the intersection of Ray Richardson Road and East 1st Road.

#### Legal Description

E½ and part of the E½ W½ NW¼ all in Section 30, Township 32 North, Range 1 East of the 3rd P.M., Eden Township, LaSalle County, IL.

#### Lease Status

Leased through the 2021 Crop Year.

#### Real Estate Tax

2020 Taxes Payable 2021: \$5,923.30  
Taxable Acres: 108.96  
Tax per Taxable Acre: \$54.36  
PIN #s: 25-30-206-000, 25-30-207-000 and 25-30-200-001.

#### FSA Data

Farm Number 1349, Tract 2610  
FSA/Eff. Crop Acres: 106.71  
Corn Base Acres: 79.95  
Corn PLC Yield: 181 Bu.  
Bean Base Acres: 26.65  
Bean PLC Yield: 61 Bu.

#### Soil Types/Productivity

Main soil types are Muscatune-Burkhart and Sable. Productivity Index (PI) on the FSA/Eff. Crop acres is 144.14. 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, 0-10% slopes.

#### Drainage

Natural, with some tile. No maps available.

#### Water & Well Information

None known.

#### Comments

Very efficient farm with excellent soil types. Located just east of the LaSalle/Putnam County line. The farm is only 13 miles from the Marquis ethanol plant and other grain terminals along the Illinois River.

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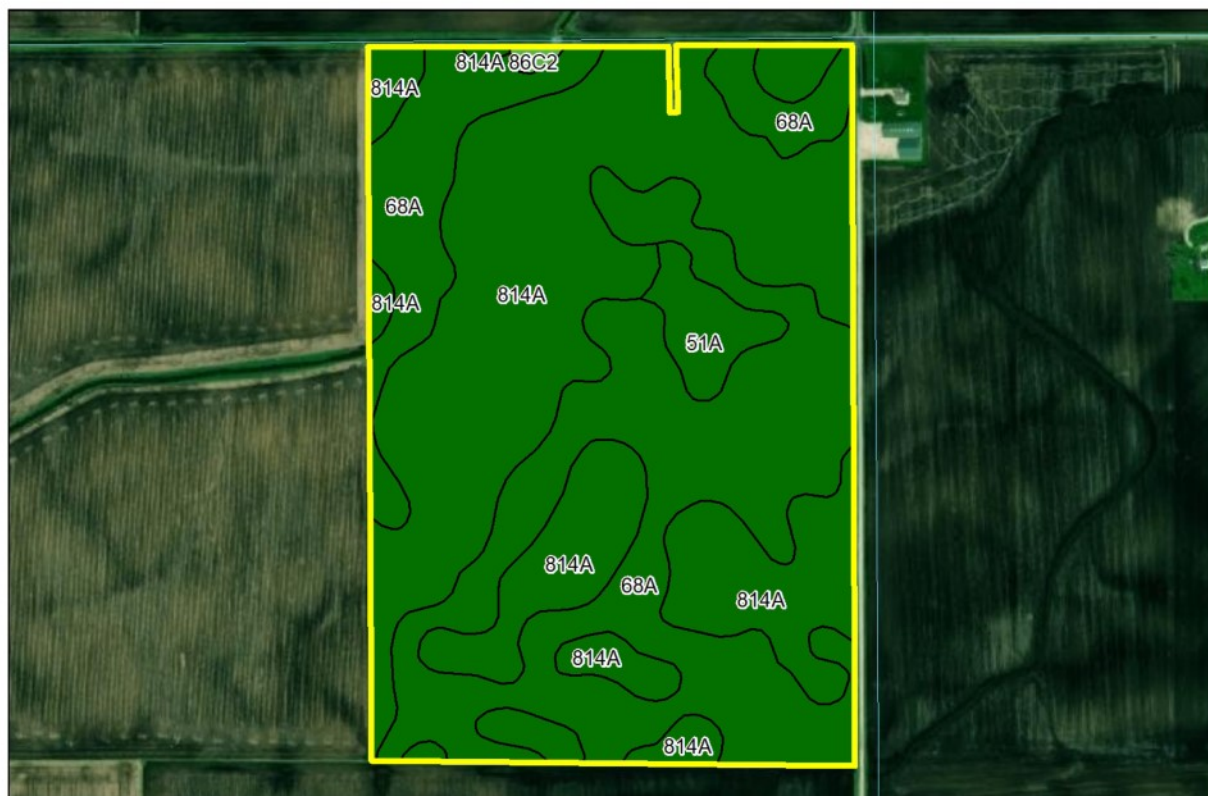
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	Corn yld (811)	Soybeans yld (811)	PI (811)	
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	56.50	52.95	1	195	63	145	
68A	Sable silty clay loam, 0 to 2 percent slopes	46.70	43.76	2	192	63	143	
51A	Muscatune silt loam, 0 to 2 percent slopes	3.19	2.99	1	200	64	147	
86C2	Osco silt loam, 5 to 10 percent slopes, eroded	0.32	0.30	3	178	56	131	

Measured Tillable Acres: 106.71

Average PI (811): 144.14

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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NE Corner Looking SW



SE Corner Looking N



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### 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 LaSalle 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, John Meils at 309-657-2800 with questions.

### Method of Sale

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

### Seller

Gary Miller and James Miller

### Agency

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

### Auctioneer

Doug Hensley, 471.000048

### Attorney

Richard C Fiocchi  
Bernabei, Balestri & Fiocchi

### 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 September 24, 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.