

# ◆ HENRY COUNTY LAND AUCTION ◆



720 E. Culver Court, P.O. Box 9, Geneseo, IL 61254  
[www.Hertz.ag](http://www.Hertz.ag) ◆ 800-593-LAND ◆ [BrandonY@Hertz.ag](mailto:BrandonY@Hertz.ag)

---

***276.64 Acres, m/l – September 10, 2021 @ 10:00 A.M.***

Virtual Live Auction – Online Only

## **SELLERS:**

***THE HOWARD A. VANDEVOORDE TRUST AND THE ROBERTA M. VANDEVOORDE TRUST***

---

## **AUCTION METHOD & TERMS OF SALE**

1. All bidding is open and public. Beneficiaries of the Trusts have the same right to bid upon this property just as any other bidder at this Public Auction. Registered bidders may be bidding through the Hertz website, through the Hertz app, or for those with inadequate technology, by phone with the assistance of a Hertz staff member.
2. This land is being offered as four parcels. Parcels 1 – 3 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 of parcels 1 – 3 are matched with a high bidder and price. At the conclusion of Parcels 1 – 3, Parcel 4 will then be offered as a single tract of land, separately, and will not be offered in any combination.
3. All bidding on Parcels 1 – 3 will be on a "dollars per acre" basis. The final total purchase price for these will be calculated by multiplying the per acre bid amount times the number of surveyed acres detailed in the auction brochure. Bidding on Parcel 4 will be conducted on a "total dollars" for the parcel basis.
4. ***YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING***, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, ***YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION***, so be certain you have completed your due diligence on the property prior to bidding.
5. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
6. The successful Buyer(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction.
7. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.
8. The successful Buyer(s) will provide a 10% cash down payment at the close of the auction upon signing a Real Estate Sales Agreement. As successful buyer, within 24 hours of contract signing, your 10% down payment will need to be wire transferred from your bank to the escrow account of *Stone & Palmgren* in Geneseo, IL.
9. The sale is subject to confirmation and acceptance of the final bid prices by the Sellers.
10. Closing will take place on or before October 12, 2021, or as soon thereafter as applicable closing documents are completed.

11. At the time of closing, the Sellers will provide a deed and an owner's title insurance policy in the amount of the contract price.
12. Full possession of the farms will be given at closing, subject to the existing farm lease for the 2021 crop year, which expires February 28, 2022. The Buyer(s) will have full farming rights for the 2022 crop year. Full possession of the house and buildings on Parcel 4 shall be given at closing.
13. The Sellers shall retain all cropland income generated by the property in 2021. The Sellers shall also be responsible for all expenses related to the same.
14. An application has been filed with Henry County Highway Department to install a farm field entrance to Parcel 2. This entrance will be paid for by the Sellers. The Henry County Highway Department anticipates the installation will be complete by October 31, 2021.
15. We want to make you aware that the septic system that serves the home on Parcel 4 was inspected by an official of the Henry County Health Department the last week of June 2021. The results of the inspection show the system to be functioning and operational with no obvious malfunction or deviations. Likewise, a water sample was taken from the water well that serves the home and was tested for E. Coli, Coliform, Nitrate, and Nitrite concentrations; all test results of the water were within acceptable limits, per the Health Department.
16. The Sellers will credit the Buyer(s) at closing for the 2021 real estate taxes, payable in 2022. Any credits shall be based upon the most recently ascertainable real estate tax information, and the Buyer(s) will be responsible for any and all real estate tax payments thereafter.
17. As part of the sale process, each parcel of this property was recently surveyed, at the Sellers expense. You will be bidding and closing based on the final surveyed acres. Please note that the surveyed corner points match closely to the existing fence lines but may not fall exactly on the existing fence lines. For details on any particular parcel, please refer to the survey, which was emailed to you in the bidder registration process.
18. All mineral rights owned by the Sellers, if any, will be transferred to the Buyer(s) at closing.
19. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Sellers nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the Disclaimer and Absence of Warranties paragraphs in the auction brochure and the Purchase Agreement, each of which is available for your review. It is the responsibility of each bidder to become familiar with this information.
20. Hertz Real Estate Services, its auctioneer, and its representatives are agents of the Sellers.
21. All real estate is sold subject to all other terms and conditions set forth in the Sales Agreement.

---

**Thanks very much for your interest in this auction! If you have any questions, please contact Sale Managers, Brandon Yaklich & Chad Kies, with *Hertz Real Estate Services*.**

**IMPORTANT PHONE NUMBERS**

**Property #'s: 309-944-2184**

**Bidding #'s: 515-686-0911**  
or  
**800-593-5263**

**Request Break: 515-686-0921**