

# Land Auction

**ACREAGE:**

**276.64 Acres, m/l**  
In 4 parcels  
Henry County, IL

**DATE:**

Friday  
**Sept. 10, 2021**  
**10:00 a.m.**

**LOCATION:**

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



## Property Key Features

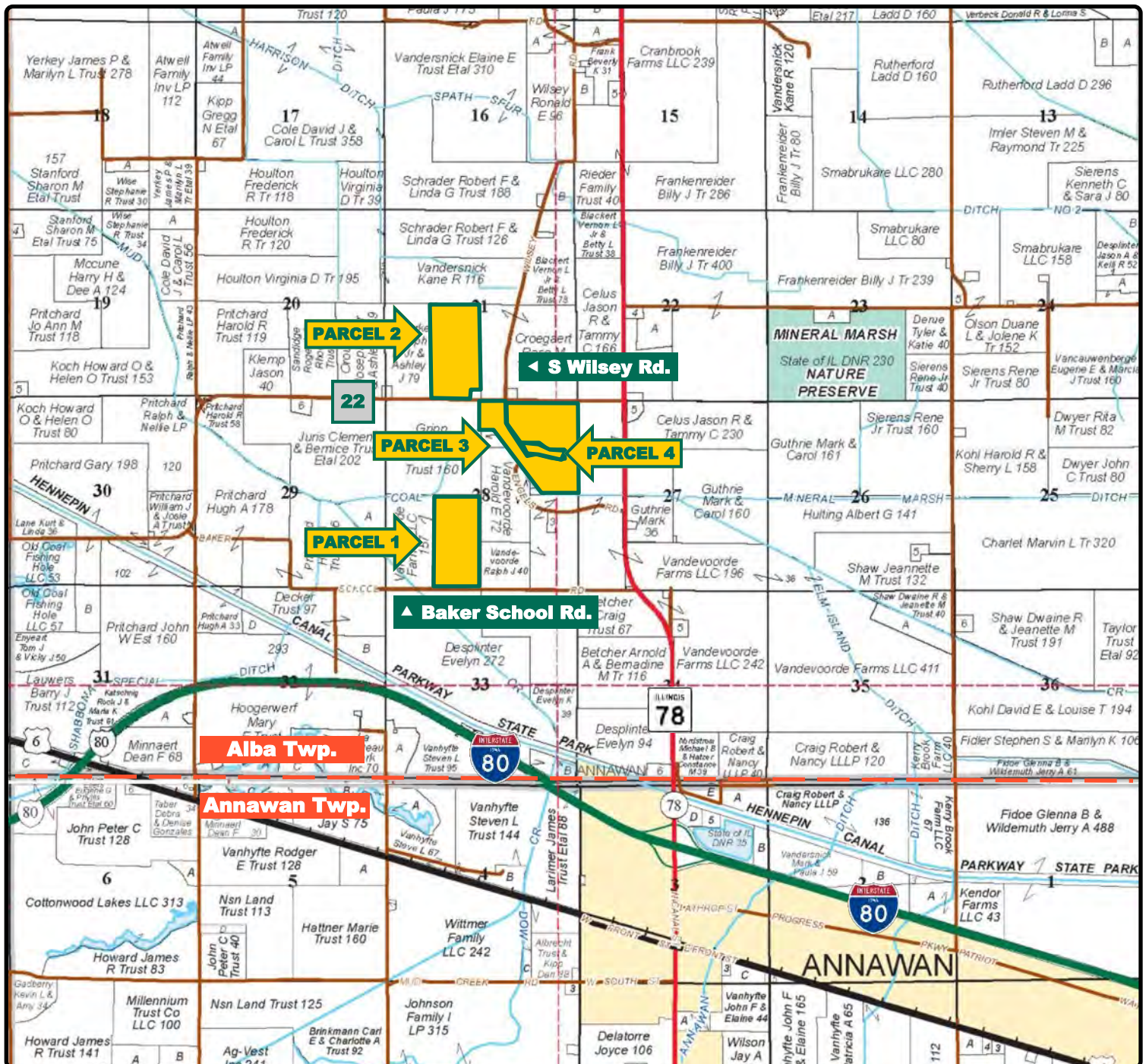
- Located Near Annawan, Illinois
- High Percentage Tillable Cropland
- Attractive Farmstead with Hard-to-Find Pasture

**Brandon Yaklich**  
Licensed Broker in IL  
**309-883-9490**  
[BrandonY@Hertz.ag](mailto:BrandonY@Hertz.ag)

**309-944-2184**  
720 E. Culver Ct./ PO Box 9  
Geneseo, IL 61254  
[www.Hertz.ag](http://www.Hertz.ag)

**Chad Kies, AFM**  
Designated Managing Broker in IL  
**309-944-7838**  
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Map reproduced with permission of Farm & Home Publishers, Ltd.

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## Parcel 1

FSA/Eff. Crop Acres:	81.59
Corn Base Acres:	54.20
Bean Base Acres:	27.10
Soil Productivity:	138.90 P.I.

### Parcel 1 Property Information 81.20 Acres, m/l

#### Location

From Annawan: go north on Illinois Hwy 78 for 2 miles, then west 1 mile on Baker School Rd. The farm is on the north side of the road.

#### Legal Description

E½ SW¼, Section 28, Township 17 North, Range 5 East of the 4th P.M., Henry Co., IL.

#### Real Estate Tax

2020 Taxes Payable 2021: \$3,801.76  
Gross Surveyed Acres: 81.20  
Taxable Acres: 80.00  
Tax per Taxable Acre: \$47.52

#### Lease Status

Leased through the 2021 crop year.

#### FSA Data

Farm Number 206, Tract 7865  
FSA/Eff. Crop Acres: 81.59  
Corn Base Acres: 54.20  
Corn PLC Yield: 156 Bu.  
Bean Base Acres: 27.10  
Bean PLC Yield: 49 Bu.

#### Soil Types/Productivity

Main soil types are Plano, Drummer and Thorp. Productivity Index (PI) on the FSA/Eff. Crop acres is 138.90. 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, some tile. No maps available.

#### Buildings/Improvements

None.

#### Water & Well Information

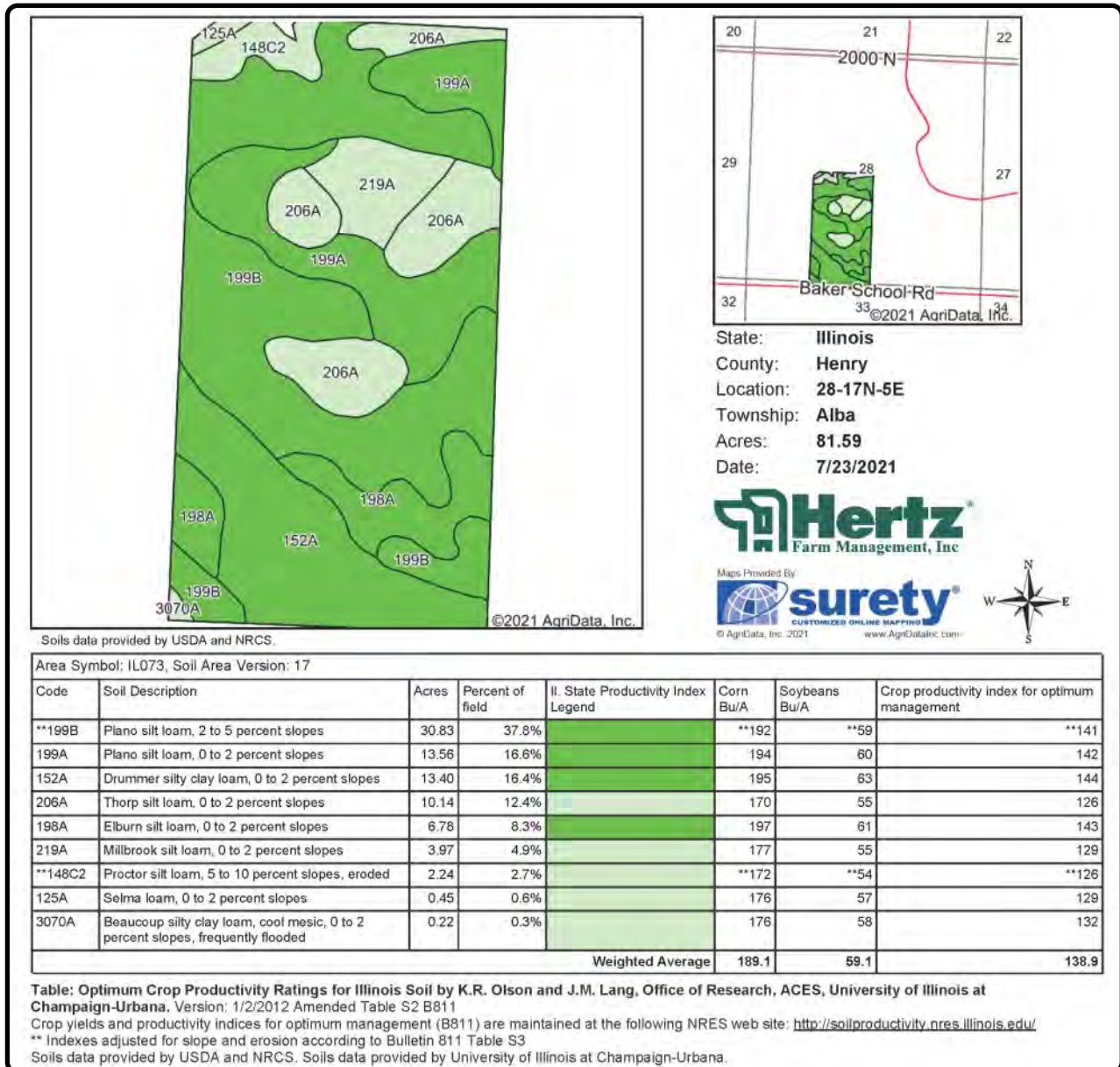
None.

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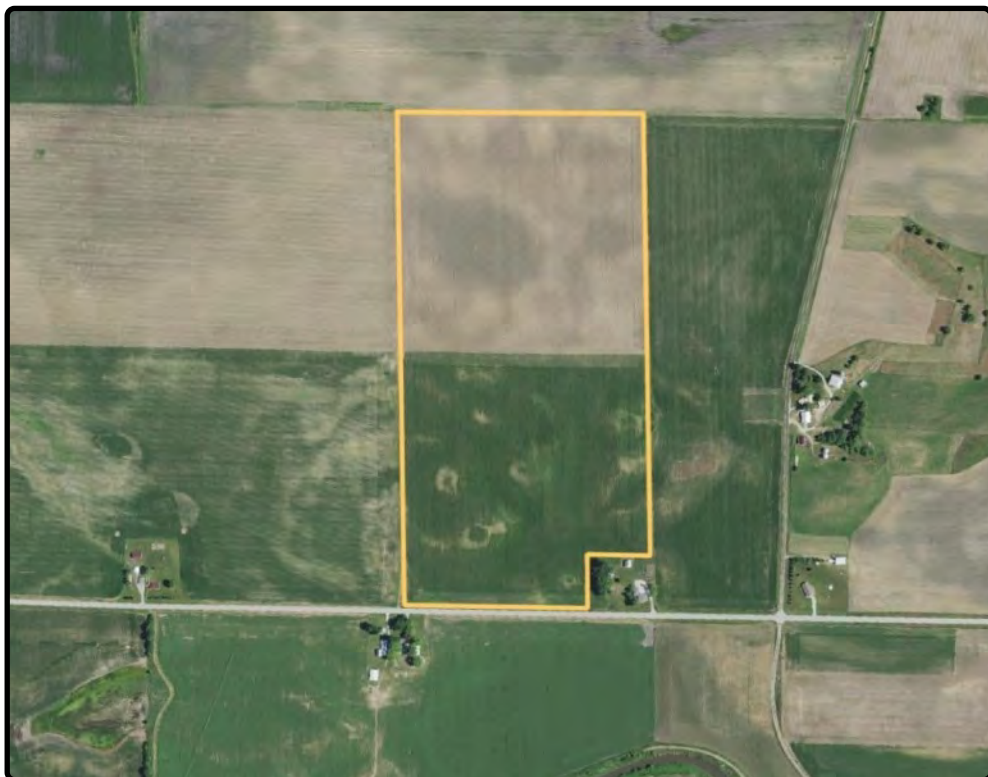




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## Parcel 2

**FSA/Eff. Crop Acres:** 77.98\*

**Corn Base Acres:** 71.20\*

**Soil Productivity:** 108.80 P.I.

*\*Acres are estimated.*

## Parcel 2 Property Information 76.63 Acres, m/l

### Location

From Annawan: go north on Illinois Hwy 78 for 3 miles, then west 1 mile on Co. Hwy 22. The farm is on the north side of the highway.

### Legal Description

Part of E½ SW¼, Section 21, Township 17 North, Range 5 East of the 4th P.M., Henry Co., IL.

### Real Estate Tax

2020 Taxes Payable 2021: \$1,472.06  
Gross Surveyed Acres: 76.63  
Taxable Acres: 77.50  
Tax per Taxable Acre: \$18.99

### Lease Status

Leased through the 2021 crop year.

### FSA Data

Part of Farm Number 5370, Tract 18  
FSA/Eff. Crop Acres: 77.98\*  
Corn Base Acres: 71.20\*  
Corn PLC Yield: 128 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

### Soil Types/Productivity

Main soil types are Waukegan, Orio, Dickinson and Sparta. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 108.80. 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, some tile. No maps available.

### Buildings/Improvements

None.

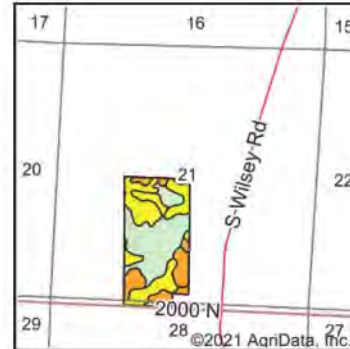
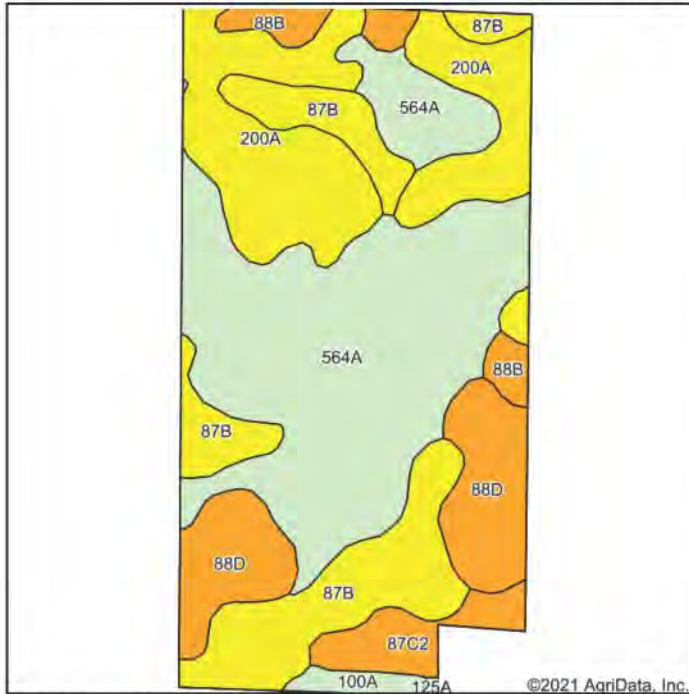
### Water & Well Information

None.

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State: **Illinois**  
County: **Henry**  
Location: **21-17N-5E**  
Township: **Alba**  
Acres: **77.98**  
Date: **7/20/2021**



Area Symbol: IL073, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
564A	Waukegan silt loam, 0 to 2 percent slopes	31.44	40.3%		162	53	119
200A	Orio loam, 0 to 2 percent slopes	16.41	21.0%		147	48	110
**87B	Dickinson sandy loam, 2 to 5 percent slopes	14.13	18.1%		**141	**46	**103
**88D	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes	9.27	11.9%		**115	**40	**89
**87C2	Dickinson sandy loam, 5 to 10 percent slopes, eroded	3.09	4.0%		**132	**43	**97
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	2.57	3.3%		**118	**41	**91
100A	Palms muck, 0 to 2 percent slopes	0.99	1.3%		161	51	118
125A	Selma loam, 0 to 2 percent slopes	0.08	0.1%		176	57	129
Weighted Average					146.8	48.3	108.8

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

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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## Parcel 3

**FSA/Eff. Crop Acres:** 101.25\*

**Corn Base Acres:** 87.04\*

**Bean Base Acres:** 0.10\*

**Soil Productivity:** 106.50 P.I.

*\*Acres are estimated.*

## Parcel 3 Property Information 107.99 Acres, m/l

### Location

From Annawan: go north on Illinois Hwy 78 for 3 miles, then west ¼ mile on Co. Hwy 22. The farm is on the south side of the highway.

### Legal Description

Part of NE¼, Section 28, Township 17 North, Range 5 East of the 4th P.M., Henry Co., IL.

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$2,235.51\*

Gross Surveyed Acres: 107.99

Taxable Acres: 109.02\*

Tax per Taxable Acre: \$20.51\*

*\*Taxes are estimated pending parcel split.*

*Henry County Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 5370, Tracts 19 & 3538

FSA/Eff. Crop Acres: 101.25\*

Corn Base Acres: 87.04\*

Corn PLC Yield: 128 Bu.

Bean Base Acres: 0.10\*

Bean PLC Yield: 40 Bu.

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

### Soil Types/Productivity

Main soil types are Selma and Sparta. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 106.50. 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

Gently sloping.

### Drainage

Natural, some tile. No maps available.

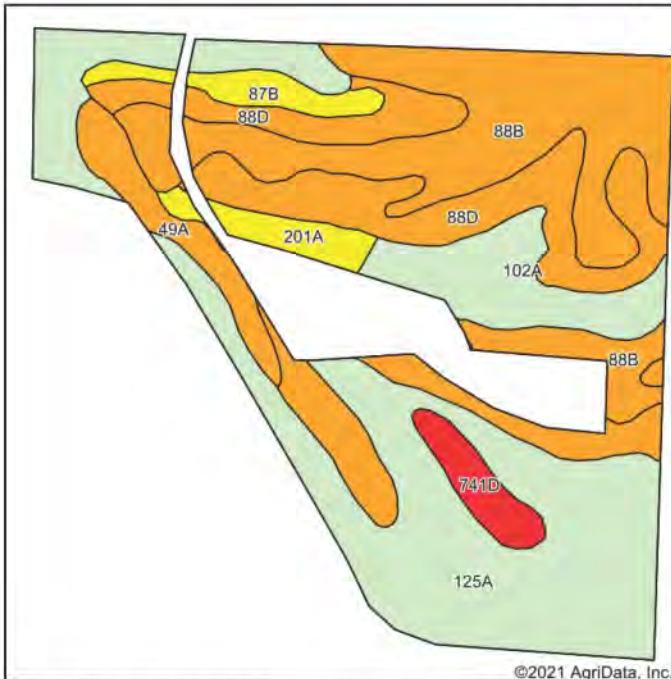
### Water & Well Information

None.

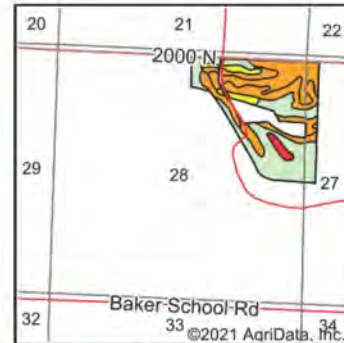
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Henry**  
Location: **28-17N-5E**  
Township: **Alba**  
Acres: **101.25**  
Date: **7/20/2021**



Area Symbol: IL073, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	34.98	34.5%		176	57	129
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	23.61	23.3%		**118	**41	**91
**88D	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes	22.41	22.1%		**115	**40	**89
102A	La Hogue loam, 0 to 2 percent slopes	7.80	7.7%		162	52	121
49A	Watseka loamy fine sand, 0 to 2 percent slopes	4.26	4.2%		122	41	93
**87B	Dickinson sandy loam, 2 to 5 percent slopes	2.85	2.8%		**141	**46	**103
**741D	Oakville fine sand, 7 to 15 percent slopes	2.74	2.7%		**100	**35	**76
201A	Gilford fine sandy loam, 0 to 2 percent slopes	2.60	2.6%		148	49	110
Weighted Average					141.9	47.3	106.5

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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**Total Living SF:** 1,352

**Bedrooms:** 3

**Bathrooms:** 2

**Year Built:** 1907

**ADDRESS:**

19734 S. Wilsey Rd.  
Annawan, IL 61234

## Open House

Sun., Aug. 22

1-3 p.m.

### Parcel 4 Property Information 10.82 Acres, m/l

#### Location

From Annawan: go north on Illinois Hwy 78 for 3 miles, then west ½ mile on Co. Hwy 22, then south on S. Wilsey Rd. for a ¼ mile. The property is on the east side of the road.

#### Address

19734 S. Wilsey Rd.  
Annawan, IL 61234

#### Real Estate Tax

2020 Taxes Payable 2021: \$2,597.71\*

Gross Surveyed Acres: 10.82

Part of Parcel ID: 10-28-200-004

*\*Taxes are estimated pending parcel split. Henry County Assessor will determine final tax figures.*

#### Dwelling

There is a two-story farmhouse on this property which consists of 1,352 sq. ft., 3 bedrooms, 2 bathrooms, built in 1907.

#### Building and Improvements

- 30' diameter 10,000 bu. grain bin
- 30' diameter 12,000 bu. grain bin
- 100' x 24' shed
- 100' x 32' cattle shed
- 42' x 42' barn
- Concrete silo

#### Water & Well Information

Sand point water source

#### Comments

Beautiful farmstead with unlimited possibilities.

*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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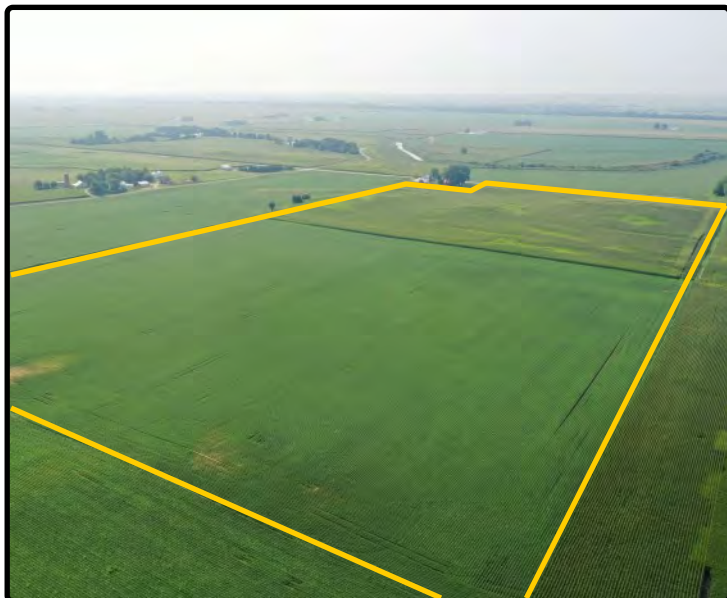
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**Parcel 1** - NE Looking SW



**Parcel 2** - NW Looking SE



**Parcel 3 & 4** - SE Looking NW



**Parcel 3 & 4** - West Looking Northeast



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House



Shed



Cattle Shed



Grain Bin



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Time: **10:00 a.m.**

Site: **Virtual Live Auction  
\*\*Online Only\*\*  
[www.Hertz.ag](http://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](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 Henry 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 Managers, Brandon Yaklich or Chad Kies at Phone 309-944-2184 with questions.

### Method of Sale

- 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 parcels, 1-3, are matched with a high bidder and price. Parcel 4 will be offered as a single tract of land, separately and will not be offered in any combination.

- Seller reserves the right to refuse any and all bids.

### Seller

Howard A. VanDeVoorde Trust  
Roberta M VanDeVoorde Trust

### Agency

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

### Auctioneer

Doug Hensley, License #471.000048

### Attorney

Nadine Palmgren  
Stone & Palmgren

### 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 October 12, 2021 or after any objections to title have been cleared. Final settlement will require 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 estimated 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.