

Land Auction

ACREAGE:

174.22 Acres, m/l
In 3 parcels
Marshall County, IL

DATE:

Tuesday
September 14, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag

Parcel

2

80.00 Ac.

Parcel

1

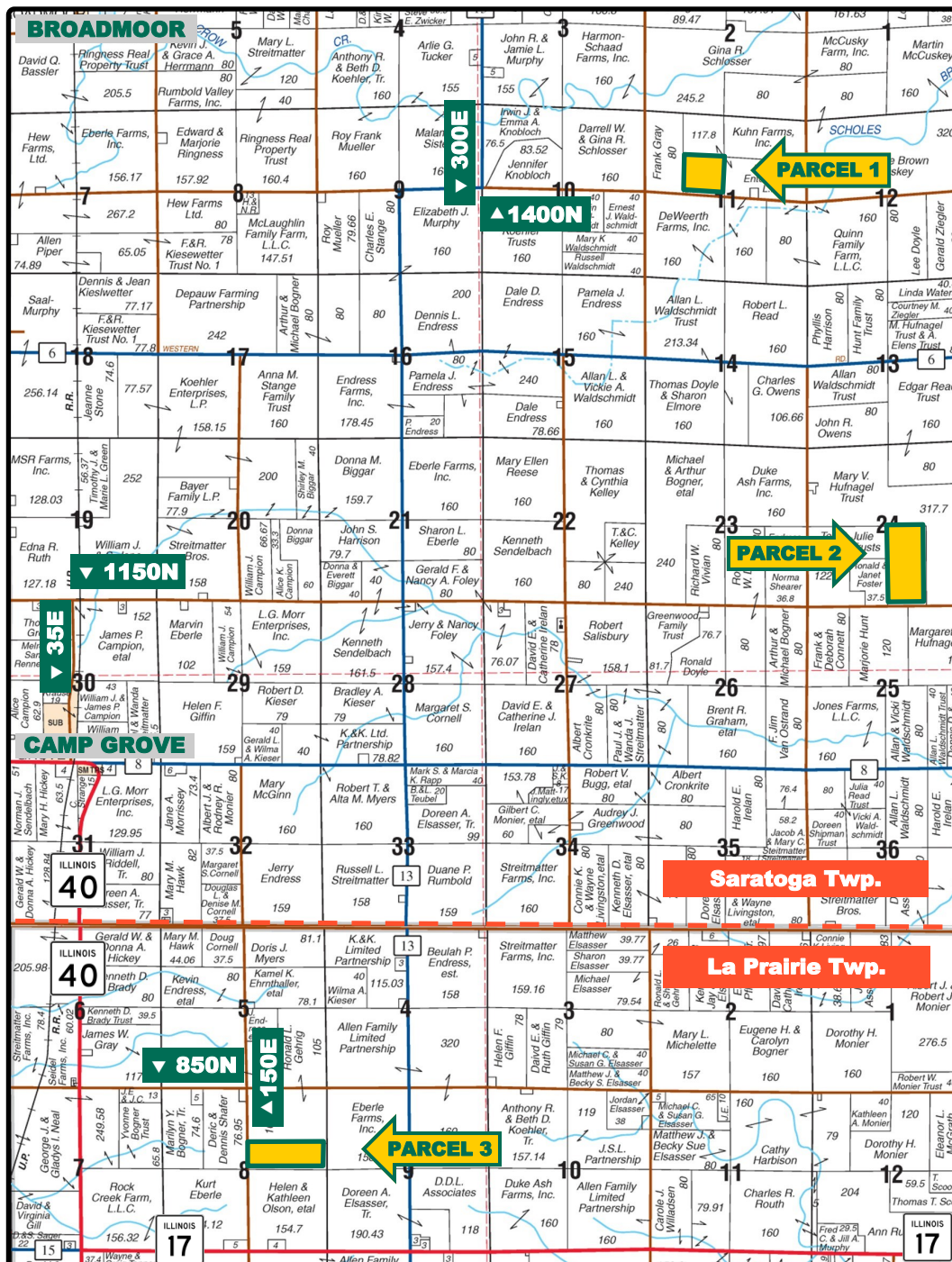
40.00 Ac.

Property Key Features

- Exceptional Investment Quality Farmland
- Highly Productive Soils
- Nearly 100% Tillable

Chad Kies, AFM
Designated Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

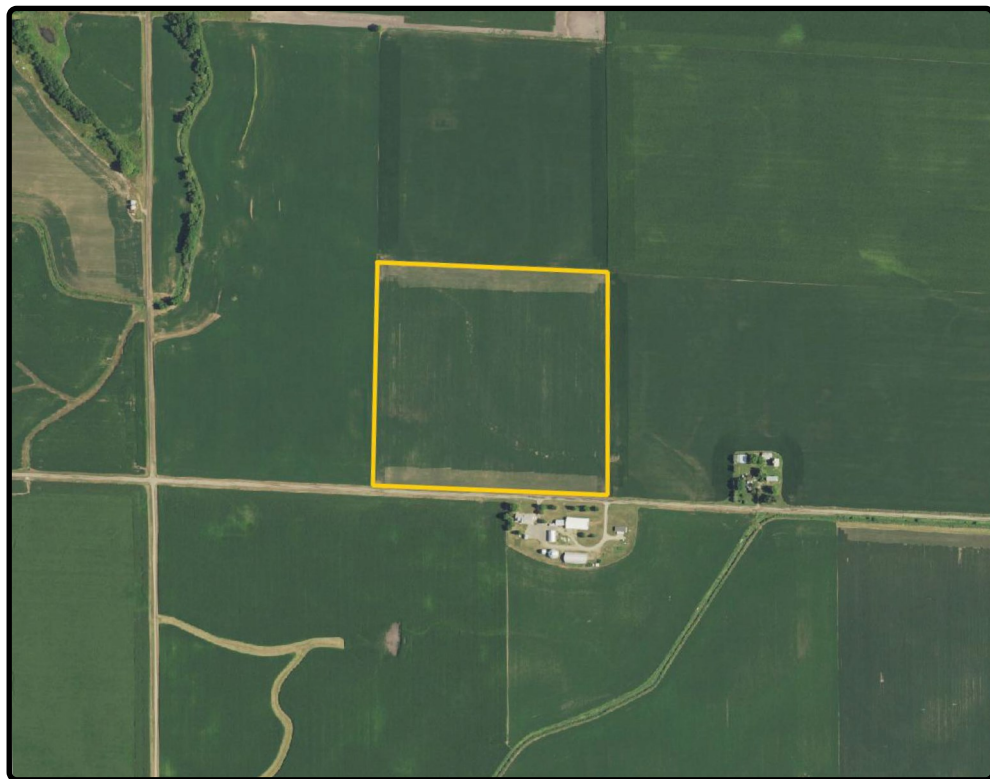
309-944-2184
720 E. Culver Ct./ P.O. Box 9
Geneseo, IL 61254
www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers

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Parcel 1

FSA/Eff. Crop Acres:	39.13
Corn Base Acres:	20.00
Bean Base Acres:	19.10
Soil Productivity:	142.80 PI

Parcel 1 Property Information 40.00 Acres, m/l

Location

From Broadmoor: go east 2½ miles on County Rd. 00N, then south 1½ miles on County Rd. 300E. Continue east 1¼ miles on County Rd 1400N. Property is on the north side of County Rd. 1400N.

Legal Description

SE¼ NW¼ Section 11, Township 13 North, Range 8 East of the 4th P.M., Marshall Co., IL.

Real Estate Tax

2020 Taxes Payable 2021: \$2,067.22
Taxable Acres: 40.00
Tax per Taxable Acre: \$51.68
PIN# 01-11-100-003

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 4158, Tract 9233
FSA/Eff. Crop Acres: 39.13
Corn Base Acres: 20.00
Corn PLC Yield: 172 Bu.
Bean Base Acres: 19.10
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Main soil types are Sable, Muscatune, and Osco. Productivity Index (PI) on the FSA/ Eff. Crop acres is 142.80. See soil map for details.

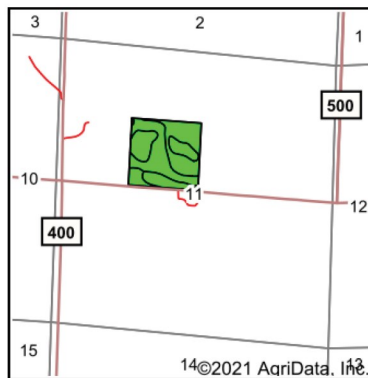
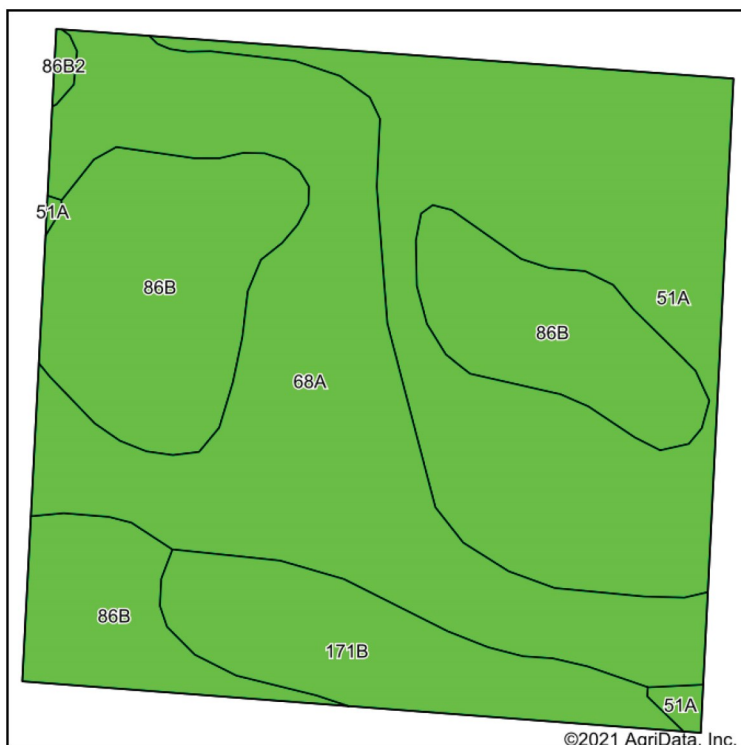
Mineral Rights

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

Yield History (Bu./Ac.)

Year	Corn	Beans
2020	224	-
2019	-	69
2018	222	-
2017	-	61
2016	-	73

Yield information is reported from crop insurance records.



State: **Illinois**
County: **Marshall**
Location: **11-13N-8E**
Township: **Saratoga**
Acres: **39.13**
Date: **8/2/2021**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL123, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	12.48	31.9%		143
51A	Muscataune silt loam, 0 to 2 percent slopes	11.96	30.6%		147
**86B	Osco silt loam, 2 to 5 percent slopes	10.67	27.3%		**140
**171B	Catlin silt loam, 2 to 5 percent slopes	3.91	10.0%		**137
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	0.11	0.3%		**134
Weighted Average					142.8

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.

Land Description

Level to gently sloping.

Water & Well Information

No known wells.

Drainage

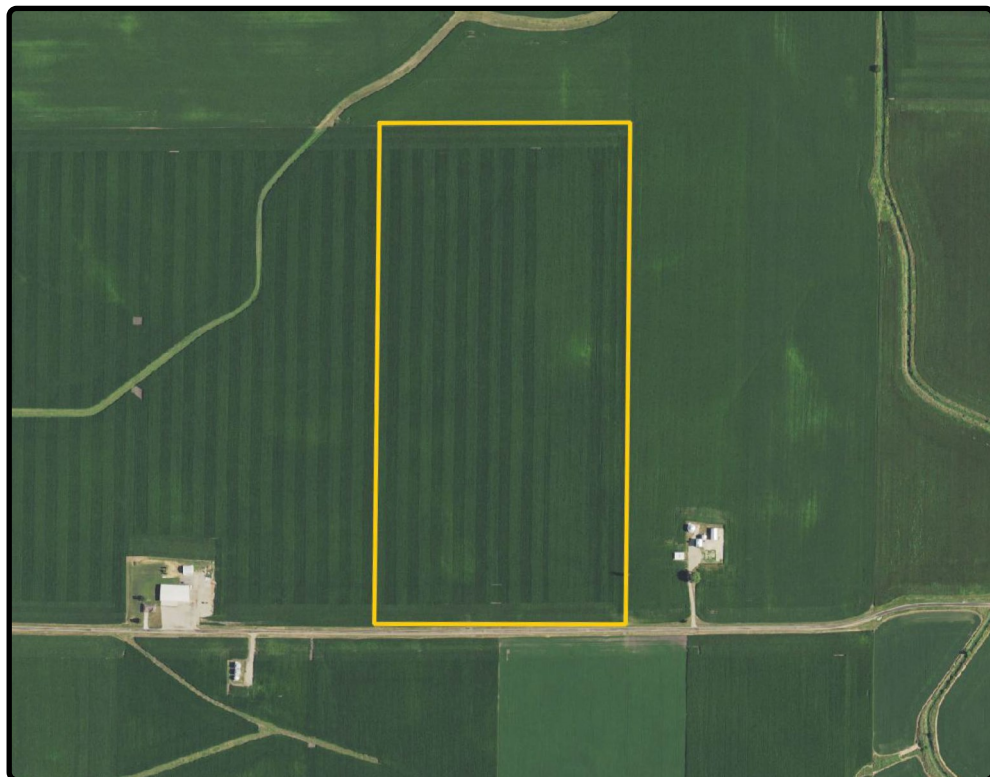
Natural, some tile. No maps available.

Buildings/Improvements

None.

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Parcel 2

FSA/Eff. Crop Acres:	80.81
Corn Base Acres:	50.20
Bean Base Acres:	29.30
Soil Productivity:	145.50 PI

Parcel 2 Property Information 80.00 Acres, m/l

Location

From Camp Grove: go north 1 mile on Railroad St. as it turns into 35E, then go east 5 miles on County Rd 1150N. The property is on the north side of County Rd. 1150N.

Legal Description

W½ SE¼ Section 24, Township 13 North, Range 8 East of the 4th P.M., Marshall Co., IL.

Real Estate Tax

2020 Taxes Payable 2021: \$4,587.48
Taxable Acres: 80.00
Tax per Taxable Acre: \$57.34
PIN# 01-24-400-001

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 4158, Tract 9699
FSA/Eff. Crop Acres: 80.81
Corn Base Acres: 50.20
Corn PLC Yield: 172 Bu.
Bean Base Acres: 29.30
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Main soil type is Muscatune. Productivity Index (PI) on the FSA/Eff. Crop acres is 145.50. See soil map for details.

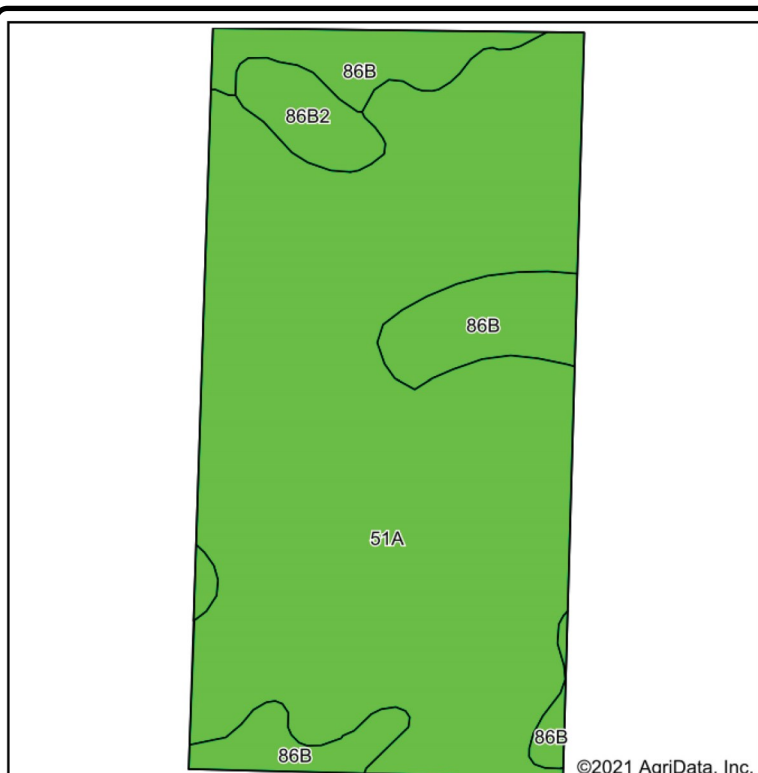
Mineral Rights

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

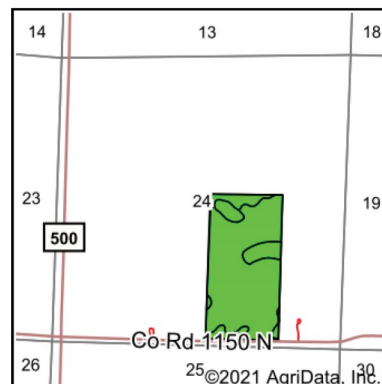
Yield History (Bu./Ac.)

Year	Corn	Beans
2020	-	70
2019	204	-
2018	-	72
2017	228	-
2016	-	73

Yield information is reported from crop insurance records.



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Marshall**
Location: **24-13N-8E**
Township: **Saratoga**
Acres: **80.81**
Date: **8/2/2021**



Maps Provided By:



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Area Symbol: IL123, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
51A	Muscatine silt loam, 0 to 2 percent slopes	65.48	81.0%		147
**86B	Osco silt loam, 2 to 5 percent slopes	12.45	15.4%		**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	2.88	3.6%		**134
Weighted Average					145.5

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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** 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.

Land Description

Level to gently sloping.

Buildings/Improvements

None.

Drainage

Natural, some tile. No maps available.

Water & Well Information

No known wells.

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Parcel 3

FSA/Eff. Crop Acres:	52.49
CRP Acres:	1.00
Corn Base Acres:	46.40
Bean Base Acres:	6.09
Soil Productivity:	136.00 PI

Parcel 3 Property Information 54.22 Acres, m/l

Location

From Camp Grove: go south 2 miles on IL Hwy. 40, then east 1 mile on County Rd. 850N. Continue south ½ mile on County Rd. 150E. The property is on the east side of County Rd. 150E.

Legal Description

Part of NE¼ Section 8, Township 12 North, Range 8 East of the 4th P.M., Marshall Co., IL.

Real Estate Tax

2020 Taxes Payable 2021: \$2,373.12
Taxable Acres: 54.22
Tax per Taxable Acre: \$43.77
PIN# 08-08-200-003

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 4158, Tract 9899
FSA/Eff. Crop Acres: 52.49
CRP Acres: 1.00
Corn Base Acres: 46.40
Corn PLC Yield: 172 Bu.
Bean Base Acres: 6.09
Bean PLC Yield: 51Bu.

CRP Contracts

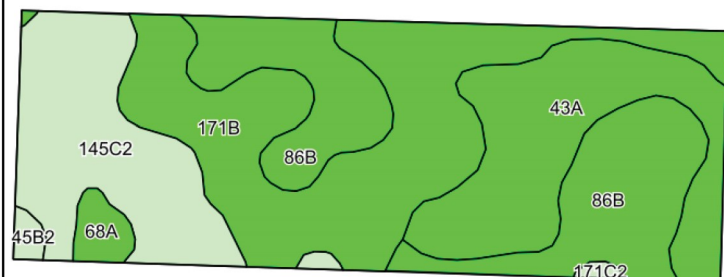
There is 1.00 acre enrolled in a CP-8A contract that pays \$233.00 annually and expires September 30, 2022.

Soil Types/Productivity

Main soil types are Catlin, Osco, and Ipava. Productivity Index (PI) on the FSA/Eff. Crop acres is 136.00. See soil map for details.

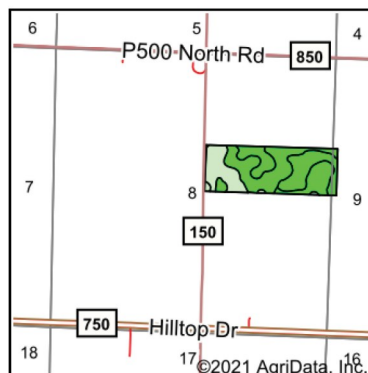
Mineral Rights

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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Marshall**
Location: **8-12N-8E**
Township: **La Prairie**
Acres: **52.49**
Date: **8/2/2021**



Maps Provided By:



Area Symbol: IL123, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**171B	Catlin silt loam, 2 to 5 percent slopes	17.15	32.7%		**137
**86B	Osco silt loam, 2 to 5 percent slopes	12.39	23.6%		**140
43A	Ipava silt loam, 0 to 2 percent slopes	11.11	21.2%		142
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	10.21	19.5%		**123
68A	Sable silty clay loam, 0 to 2 percent slopes	1.02	1.9%		143
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	0.41	0.8%		**125
**171C2	Catlin silty clay loam, 5 to 10 percent slopes, eroded	0.20	0.4%		**128
Weighted Average					136

Yield History (Bu./Ac.)

Year	Corn	Beans
2020	214	-
2019	-	50
2018	229	-
2017	-	61
2016	225	-

Yield information is reported from crop insurance records.

Land Description

Level to moderately sloping.

Drainage

Natural, some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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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Parcel 1 - Southeast Looking Northwest



Parcel 2 - Northeast Looking Southwest



Parcel 3 - Northwest Looking Southeast



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Date: **Tues., September 14, 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 Marshall County, IL 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, Chad Kies at 309-944-7838 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.

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

Seller

Turner Family Farms LLC

Agency

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

Auctioneer

Spencer Smith, License # 441.002375

Attorney

Ryan J. Anderson
Ryan J. Anderson Law Office

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 14, 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 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. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.