

Land Auction

ACREAGE:

78.10 Acres, m/l
McLean County, IL

DATE:

Wednesday
November 10, 2021
10:00 a.m.

LOCATION:

**American Legion
Post 55**
Farmer City, IL



Property Key Features

- Quality McLean County Farmland
- 76.96 FSA/Eff. Crop Acres with 125.80 Soil Productivity Index
- Strong Agricultural Market

Spencer Smith, AFM

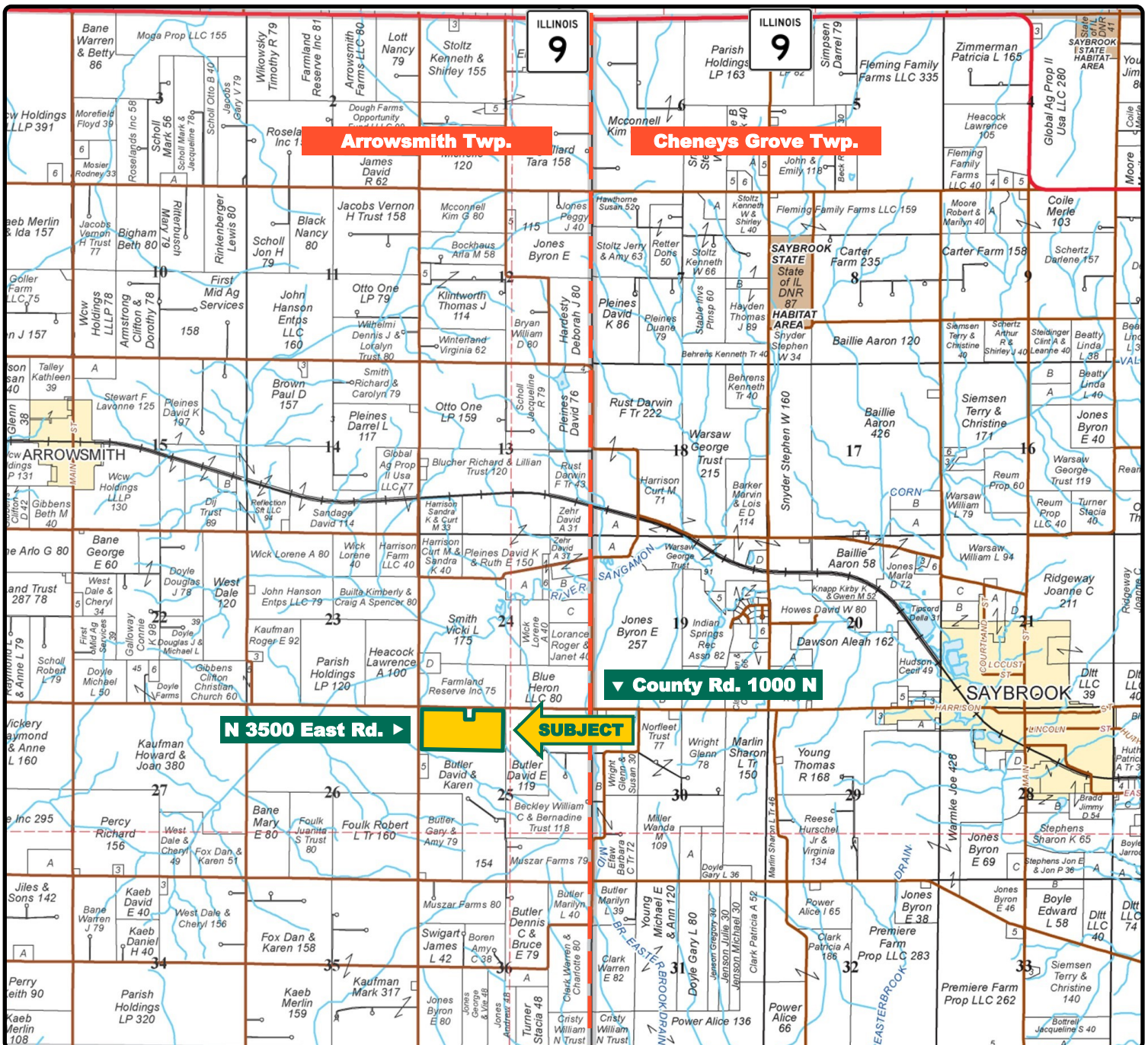
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Map reproduced with permission of Rockford Map Publishers

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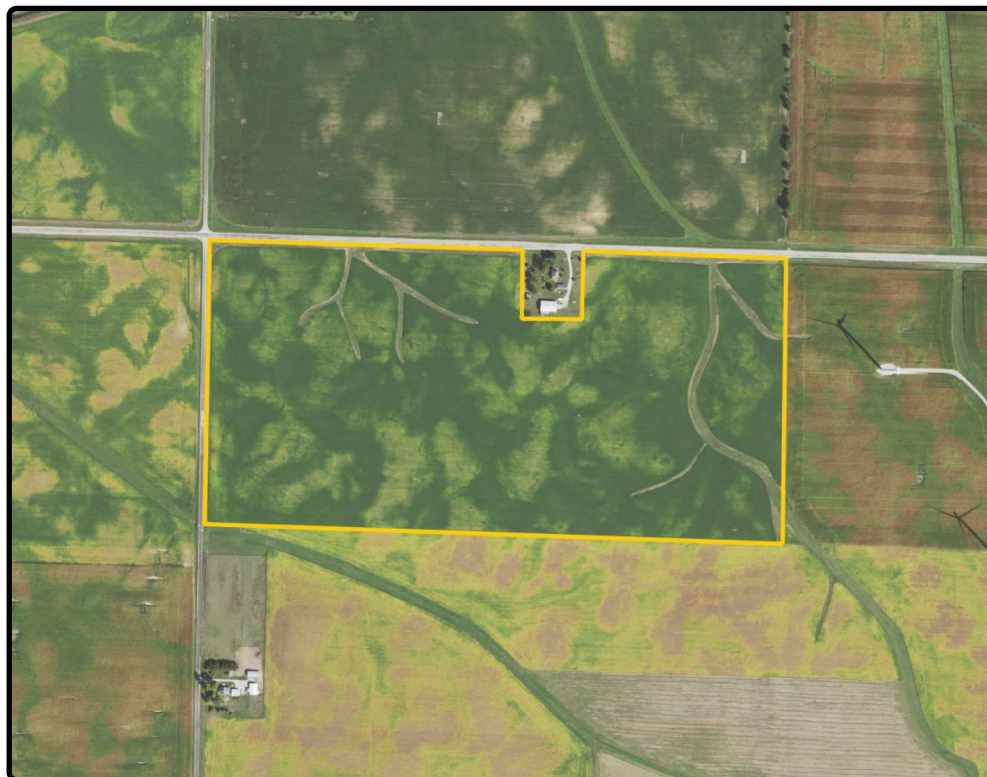
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FSA/Eff. Crop Acres:	76.96
CRP Acres:	1.40
Corn Base Acres:	33.80
Bean Base Acres:	33.80
Soil Productivity:	125.80 PI

Property Information

78.10 Acres, m/l

Location

From Saybrook: go west on W Harrison St./County Rd. 1000 N for 3 miles. Property is on the south side of County Rd. 1000 N and the east side of N 3500 East Rd.

Legal Description

N½ NW¼, Section 25, Township 23 North, Range 5 East of the 4th P.M., McLean County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$2,521.36
Taxable Acres: 78.10
Tax per Taxable Acre: \$33.28
PIN# 24-25-100-009

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 342, Tract 3786
FSA/Eff. Crop Acres: 76.96
CRP Acres: 1.40
Corn Base Acres: 33.80
Corn PLC Yield: 164 Bu.
Bean Base Acres: 33.80
Bean PLC Yield: 55 Bu.

CRP Contracts

There are 1.40 acres enrolled in a CP-8A contract that pays \$256.00 annually and expires September 30, 2031.

Soil Types/Productivity

Main soil types are Saybrook, Flanagan, and La Rose. Productivity Index (PI) on the FSA/Eff. Crop acres is 125.80. 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	217	—
2019	—	57
2018	230	—
2017	—	61
2016	243	—

Yield information is reported by crop insurance records.

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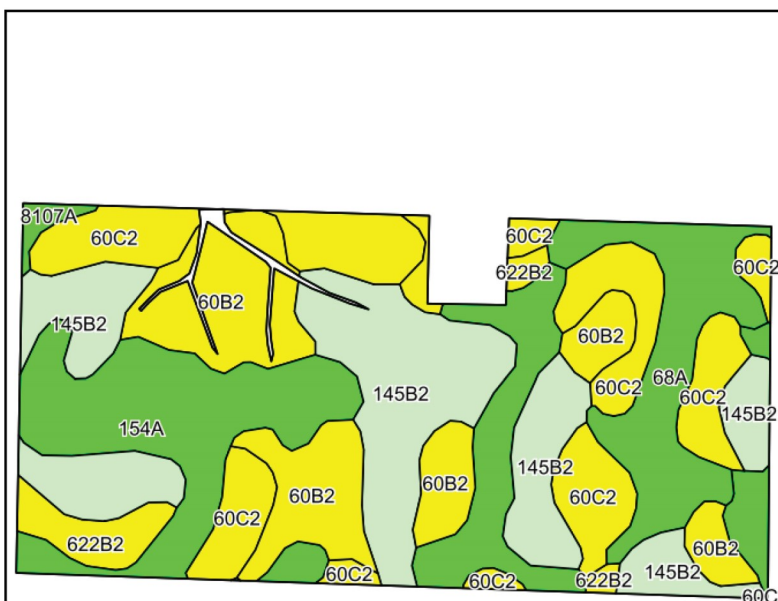
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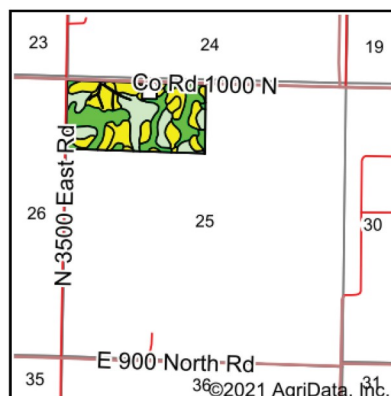


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Soils data provided by USDA and NRCS.

Area Symbol: IL113, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	19.74	25.6%		**125
154A	Flanagan silt loam, 0 to 2 percent slopes	17.95	23.3%		144
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	15.06	19.6%		**110
**60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	13.00	16.9%		**112
68A	Sable silty clay loam, 0 to 2 percent slopes	7.72	10.0%		143
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	2.98	3.9%		**114
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.51	0.7%		139
Weighted Average					125.8



State: **Illinois**
County: **McLean**
Location: **25-23N-5E**
Township: **Arrowsmith**
Acres: **76.96**
Date: **9/23/2021**



Maps Provided By:



Land Description

Level to gently rolling.

Drainage

Some tile. Map available, contact agent for details.

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 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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Northwest Looking Southeast



West Looking East



East Looking West



Northwest Looking Southeast



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Date: **Wed., November 10, 2021**

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

Site: **American Legion Post 55
755 Stensel Dr.
Farmer City, IL 61842**

Seller

Pooley Family Trust

Agency

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

Auctioneer

Spencer Smith
License No. 441.002375

Attorney

Thomas Jennings
Livingston, Barger, Brandt & Schroeder,
LLP

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 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 December 10, 2021, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing. 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.

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