

# Land Auction

**ACREAGE:**

**147.53 Acres, m/l**  
Will County, IL

**DATE:**

Tuesday  
**November 9, 2021**  
**10:00 a.m.**

**LOCATION:**

**Amvets Post 67**  
Beecher, IL



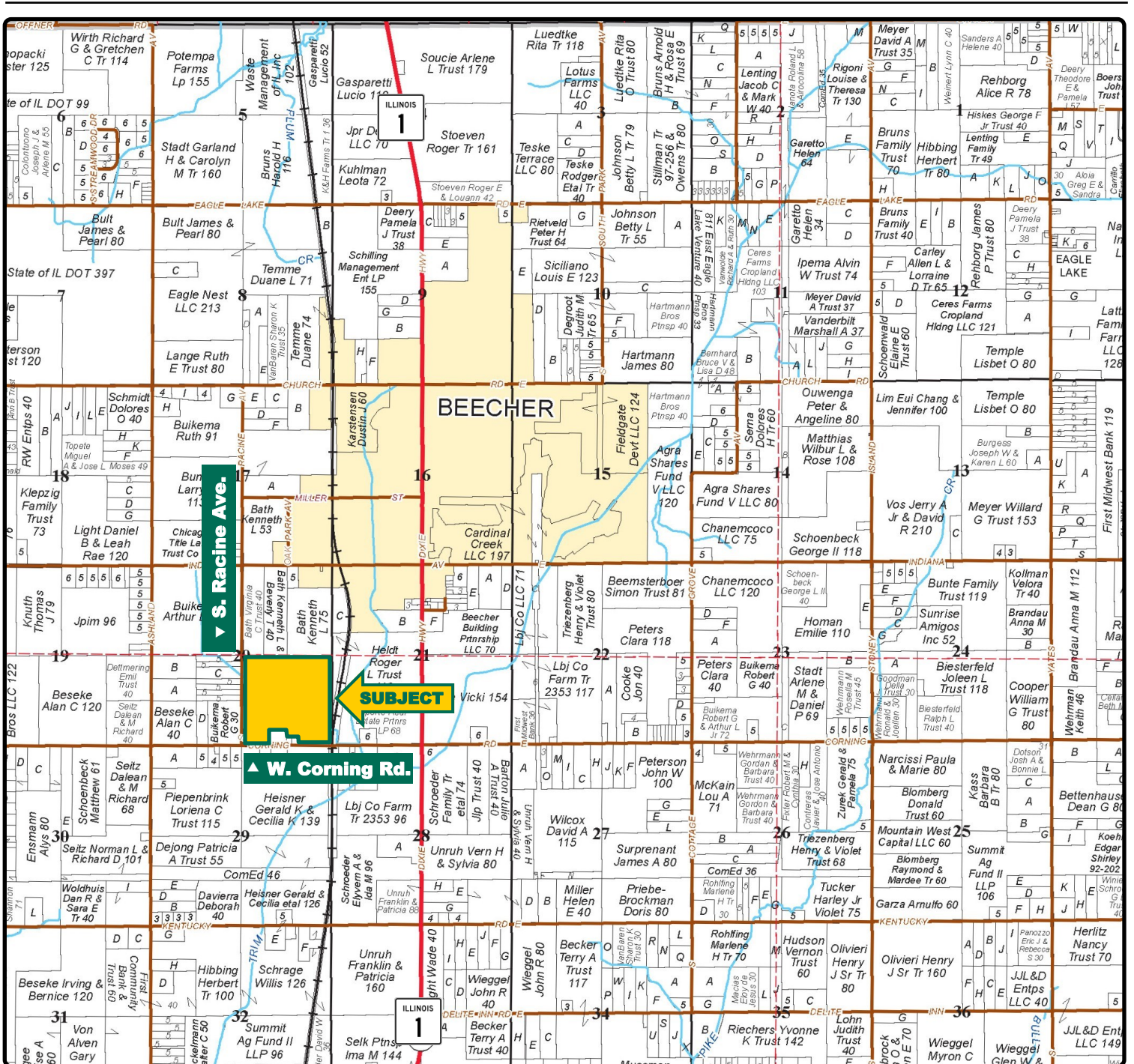
## Property Key Features

- 1 Mile Southwest of Beecher, Illinois
- 139.62 Estimated FSA/Eff. Crop Acres with a PI of 121.20
- Highly Productive Will County Farm on a Hard-Surface Road

**Melissa Halpin**  
Licensed Broker in IL & IN  
**815-614-5533**  
**MelissaH@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**815-671-4175**  
**EricW@Hertz.ag**

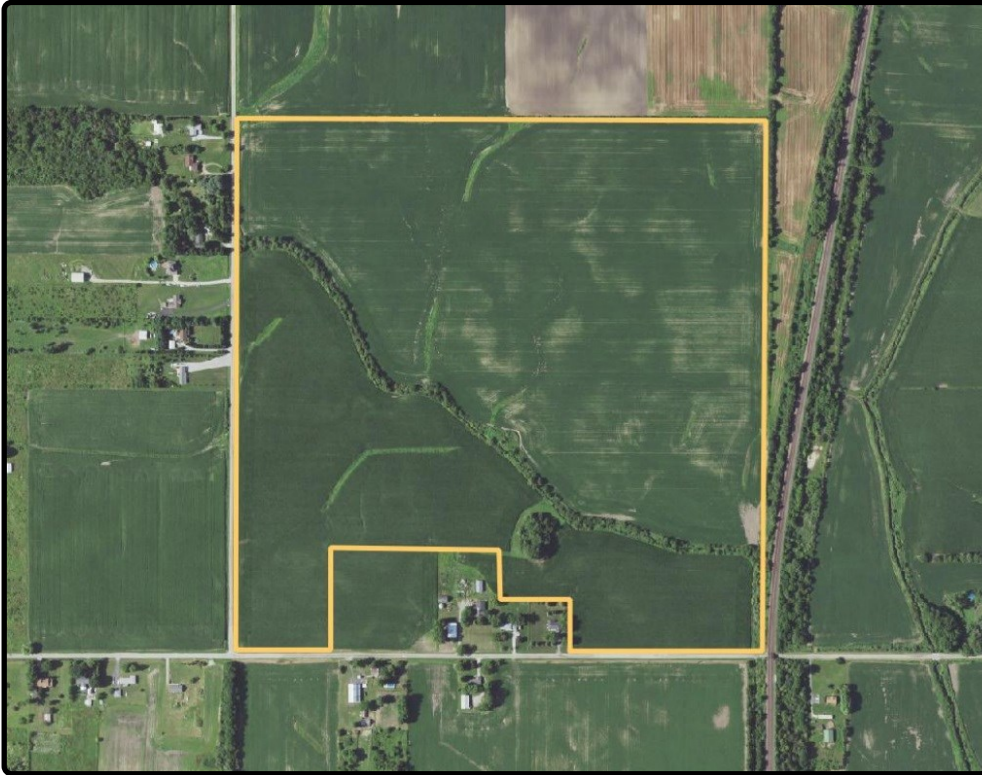


Map reproduced with permission of Rockford Map Publishers

**Melissa Halpin**  
Licensed Broker in IL & IN  
**815-614-5533**  
MelissaH@Hertz.ag

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**815-671-4175**  
EricW@Hertz.ag



**FSA/Eff. Crop Acres: 139.62\***

**Corn Base Acres: 72.81\***

**Bean Base Acres: 67.50\***

**Soil Productivity: 121.20 P.I.**

*\*Acres are estimated.*

## Property Information

**147.53 Acres, m/l**

### Location

1½ miles south of Beecher, Illinois on the north side of W. Corning Rd.

### Legal Description

SE¼, except the homesites in south part, Section 20, Township 33 North, Range 14 East of the 3rd P.M., Will Co., IL.

### Real Estate Tax

2020 Taxes Payable 2021: \$4,982\*

Surveyed Acres: 147.53

Taxable Acres: 156.80\*

Tax per Taxable Acre: \$31.77\*

*\*Taxes are estimated pending recent survey of property. Will County Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Part of Farm Number 2880, Tract 601

FSA/Eff. Crop Acres: 139.62\*

Corn Base Acres: 72.81\*

Corn PLC Yield: 150 Bu.

Bean Base Acres: 67.50\*

Bean PLC Yield: 46 Bu.

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

### Soil Types/Productivity

Main soil types are Elliott, Varna and Ashkum. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 121.20. 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	181	59
2019	179	58
2018	225	68
2017	180	55
2016	197	75

Yield information is reported by crop insurance records.

### Land Description

Level to strongly sloping, 0-12 percent slopes.

### Drainage

Natural, plus some tile. No maps available.

**Melissa Halpin**

Licensed Broker in IL & IN

**815-614-5533**

**MelissaH@Hertz.ag**

**815-935-9878**

200 E Court, Ste. 600

Kankakee, IL 60901

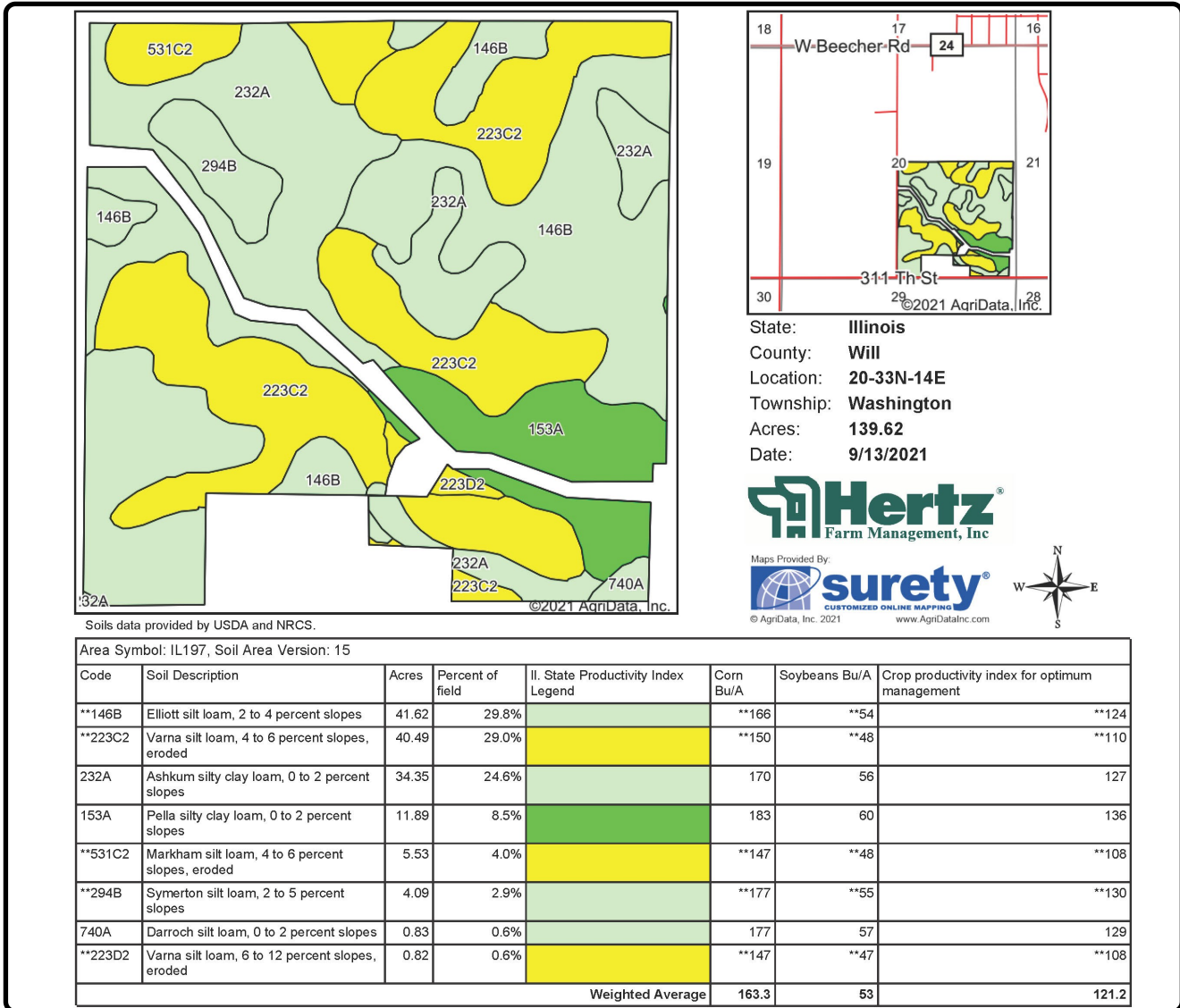
**www.Hertz.ag**

**Eric Wilkinson, AFM**

Designated Managing Broker in IL

**815-671-4175**

**EricW@Hertz.ag**



### Buildings/Improvements

None.

### Water & Well Information

None.

### Survey

Property has recently been surveyed.

### Comments

Highly productive Will County farm located on a hard-surface road.

*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.*

**Melissa Halpin**  
Licensed Broker in IL & IN  
**815-614-5533**  
MelissaH@Hertz.ag

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**815-671-4175**  
EricW@Hertz.ag

East Looking West



Northeast Looking South



Northeast Looking West



West Looking South



**Melissa Halpin**  
Licensed Broker in IL & IN  
**815-614-5533**  
**MelissaH@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**815-671-4175**  
**EricW@Hertz.ag**

Date: **Tues., November 9, 2021**

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

Site: **Amvets Post 67  
532 Gould St.  
Beecher, IL 60401**

### **Seller**

Vernon G. & Peggy L. Kampe Trust

### **Agency**

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

### **Auctioneer**

Spencer Smith, License # 441.002375

### **Attorney**

Ann Brezinski Law Office  
Ann Brezinski

### **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 9, 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 pay 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.

**Melissa Halpin**  
Licensed Broker in IL & IN  
**815-614-5533**  
**MelissaH@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**815-671-4175**  
**EricW@Hertz.ag**