

# Land Auction

**ACREAGE:**

**123.25 Acres, m/l**  
Woodford County, IL

**DATE:**

Thursday  
**November 11, 2021**  
**10:00 a.m.**

**LOCATION:**

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



## Property Key Features

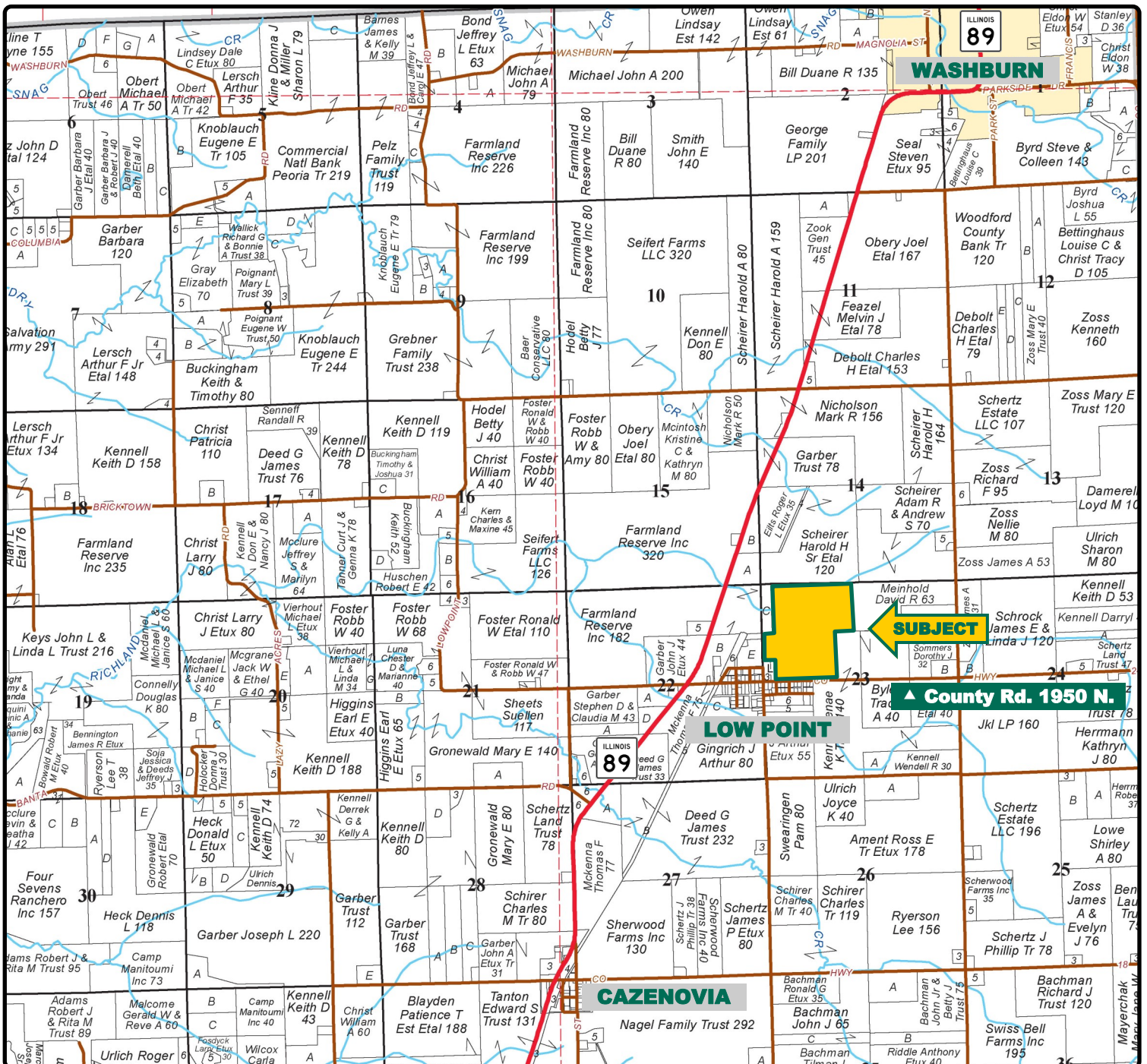
- Nearly All-Tillable Farmland Parcel
- Excellent Quality Soils with a 140.20 PI
- Located on the Northeast Edge of Low Point, IL

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**815-671-4175**  
[EricW@Hertz.ag](mailto:EricW@Hertz.ag)

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**[www.Hertz.ag](http://www.Hertz.ag)**

**John Meils**  
Licensed Broker in IL  
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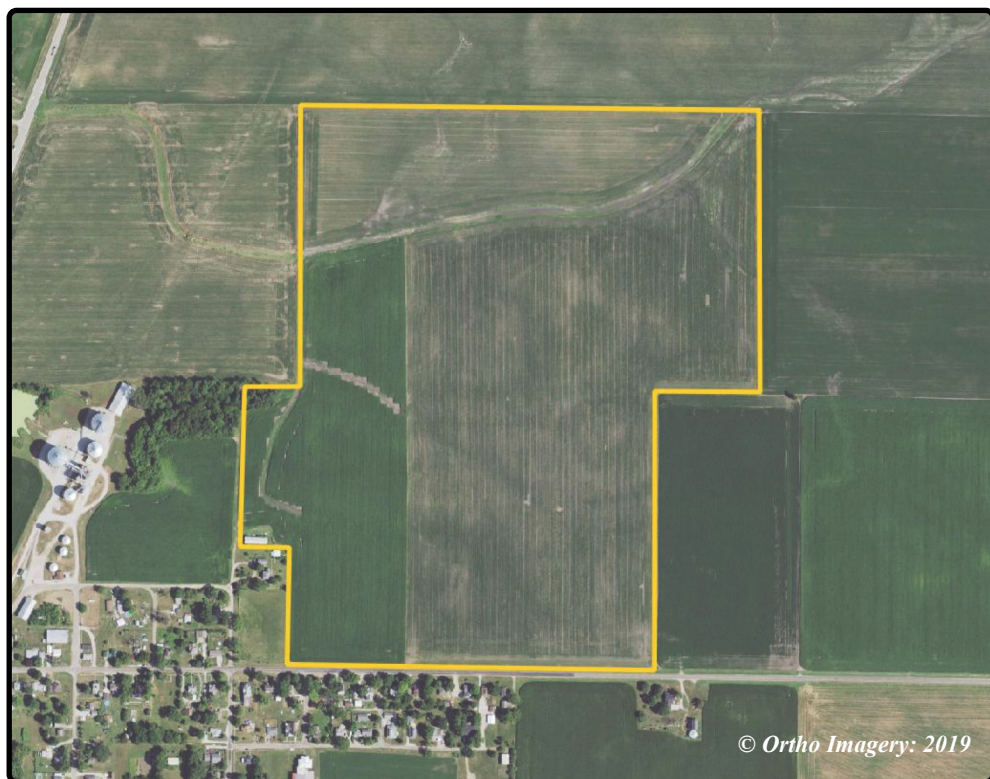


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<b>FSA/Eff. Crop Acres:</b>	<b>116.00</b>
<b>Cert. Grass Acres:</b>	<b>2.59</b>
<b>Corn Base Acres:</b>	<b>80.83</b>
<b>Bean Base Acres:</b>	<b>37.39</b>
<b>Soil Productivity:</b>	<b>140.20 PI</b>

## Property Information

### 123.25 Acres, m/l

#### Location

From Washburn: go southwest on IL-89 for 3½ miles, then east through Low Point on County Rd. 1950 N/E Clark St. for ½ mile. Property is on the north side of County Rd. 1950 N.

#### Legal Description

Part of the NW¼, Section 23, Township 28 North, Range 2 West of the 3rd P.M., Woodford Co., IL.

#### Real Estate Tax

2020 Taxes Payable 2021: \$6,318.66  
Gross Acres: 123.25  
Taxable Acres: 122.63  
Tax per Taxable Acre: \$51.53  
PIN# 03-23-100-006

#### Lease Status

Open lease for the 2022 crop year.

#### FSA Data

Farm Number 8113, Tract 13532  
FSA/Eff. Crop Acres: 116.00  
Cert. Grass Acres: 2.59  
Corn Base Acres: 80.83  
Corn PLC Yield: 165 Bu.  
Bean Base Acres: 37.39  
Bean PLC Yield: 50.00 Bu.

#### Soil Types/Productivity

Main soil types are Ipava, Flanagan, and Sable. Productivity Index (PI) on the FSA/ Eff. Crop acres is 140.20. See soil map for details.

#### Mineral Rights

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

#### Fertility Data

Soil tests completed in 2020 by Pro-Ag Consulting.  
pH: 6.6  
K: 318 lbs./Ac.  
P: 63 lbs./Ac.  
OM: 3.4%

#### Land Description

Level to gently sloping, 0-5% slopes.

#### Drainage

Natural.

#### Buildings/Improvements

None. Building in the southwest corner was removed in the spring of 2020.

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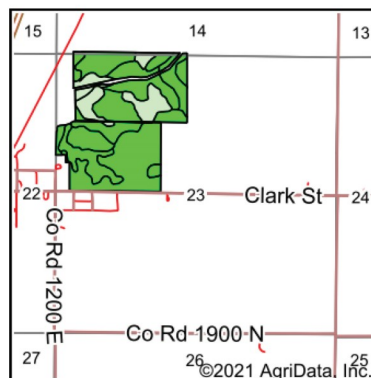
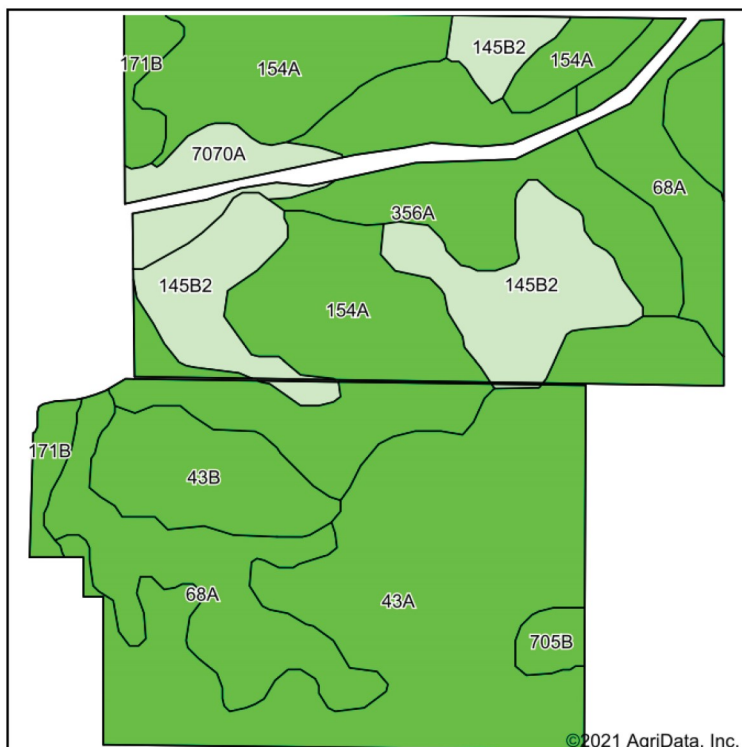
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State: **Illinois**  
County: **Woodford**  
Location: **23-28N-2W**  
Township: **Cazenovia**  
Acres: **116**  
Date: **9/27/2021**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL203, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	34.71	29.9%		142
154A	Flanagan silt loam, 0 to 2 percent slopes	25.15	21.7%		144
68A	Sable silty clay loam, 0 to 2 percent slopes	15.51	13.4%		143
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	14.01	12.1%		**125
356A	Elpaso silty clay loam, 0 to 2 percent slopes	12.29	10.6%		144
**43B	Ipava silt loam, 2 to 5 percent slopes	6.50	5.6%		**141
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	3.71	3.2%		132
**171B	Catlin silt loam, 2 to 5 percent slopes	2.94	2.5%		**137
**705B	Buckhart silt loam, 2 to 5 percent slopes	1.18	1.0%		**141
Weighted Average					140.2

## Water & Well Information

No known wells.

## Comments

Quality Woodford County farm with excellent soils.

*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 South



Northwest Looking Southeast



Northeast Looking West



Northeast Looking South



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### 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 Woodford 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, Eric Wilkinson at 815-671-4175 with questions.

### Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### Seller

Boon Family Land Trust

### Agency

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

### Auctioneer

Spencer Smith  
License No. 441.002375

### Attorney

Mark McGrath  
McGrath Law Office P.C.

### 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 22, 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, or after completion of the 2021 harvest, whichever occurs first. 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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