

# Land Auction

**ACREAGE:**

**120.00 Acres, m/l**  
Lee County, IL

**DATE:**

Thursday  
**December 2, 2021**  
**10:00 a.m.**

**LOCATION:**

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



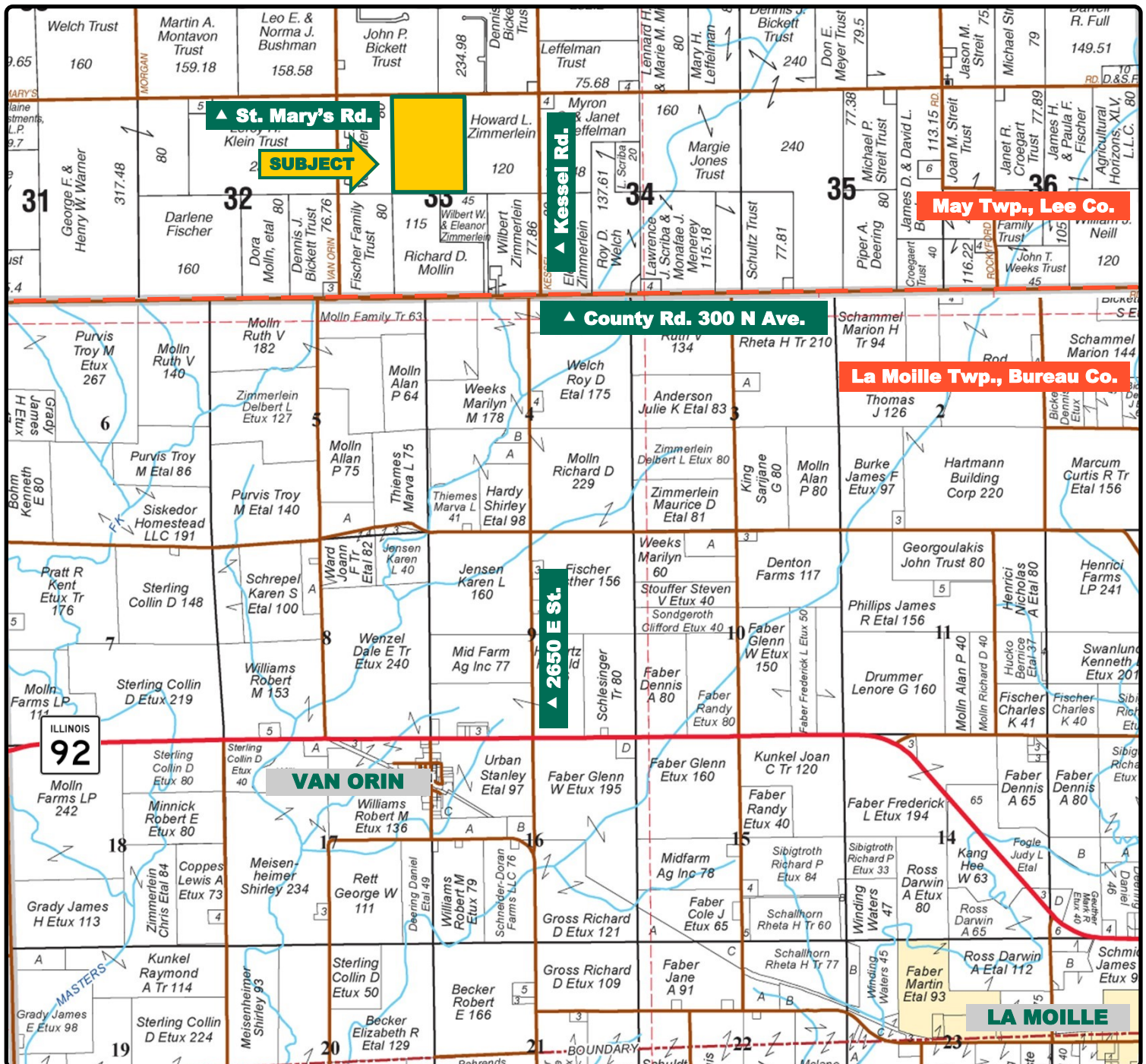
## Property Key Features

- Quality Lee County Farm Located Near Van Orin, IL
- 118.47 FSA/Eff. Crop Acres with a PI of 141.80
- High Percentage of Tillable Cropland

**Chad Kies, AFM**  
Designated Managing Broker in IL  
**309-944-7838**  
[ChadK@Hertz.ag](mailto:ChadK@Hertz.ag)

**309-944-2184**  
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Map reproduced with permission of Rockford Map Publishers

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<b>FSA/Eff. Crop Acres:</b>	<b>118.47</b>
<b>Corn Base Acres:</b>	<b>117.38</b>
<b>Soil Productivity:</b>	<b>141.80 PI</b>

## Property Information

### 120.00 Acres, m/l

#### Location

From Van Orin: go east on IL-92 for ½ mile, then north on 2650 E. St. for 2.2 miles. Turn east on County Rd. 3000 N Ave. then north on Kessel Rd. for 1 mile. Go west on St. Mary's Rd. for ½ mile. Property will be on the south side of St. Mary's Rd.

#### Legal Description

W½ W½ NE¼ and the E½ NW¼ and part of NE¼ SW¼, Section 33, Township 19 North, Range 10 East of the 4th P.M., Lee Co., IL.

#### Lease Status

Open lease for the 2022 crop year.

#### Real Estate Tax

2020 Taxes Payable 2021: \$5,410.04  
Taxable Acres: 120.00  
Tax per Taxable Acre: \$45.08  
PIN#s 13-21-33-100-003,  
13-21-33-200-001, and 13-21-33-200-002

#### FSA Data

Farm Number 8430, Tract 1562  
FSA/Eff. Crop Acres: 118.47  
Corn Base Acres: 117.38  
Corn PLC Yield: 171 Bu.

#### Soil Types/Productivity

Main soil type is Osco. Productivity Index (PI) on the FSA/Eff. Crop acres is 141.80. 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 fall 2018 by Ag View FS.  
pH: 6.6  
K: 394  
P: 117

#### Land Description

Level to gently sloping.

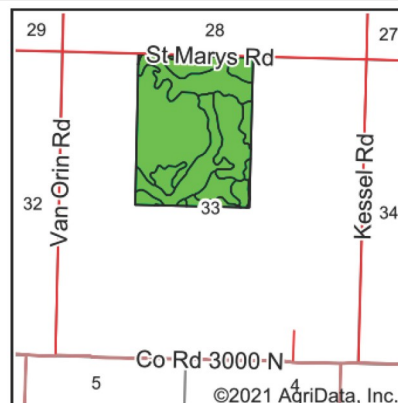
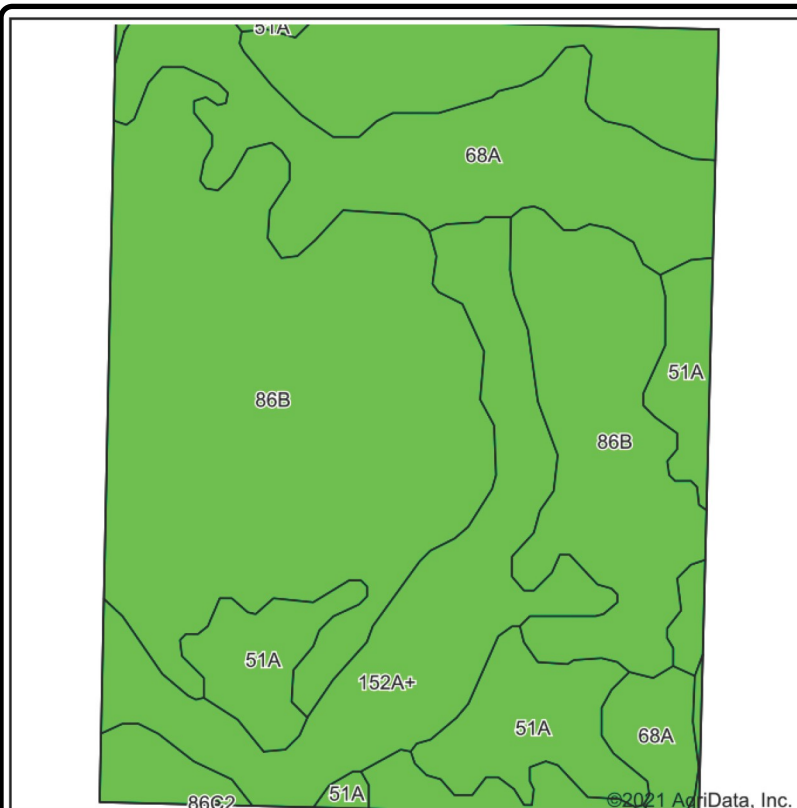
#### Drainage

Natural, some tile. Maps available, contact agent for details.

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State: **Illinois**  
County: **Lee**  
Location: **33-19N-10E**  
Township: **May**  
Acres: **118.47**  
Date: **10/12/2021**



Maps Provided By:



Area Symbol: IL103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	69.05	58.3%		**140
68A	Sable silty clay loam, 0 to 2 percent slopes	19.22	16.2%		143
152A+	Drummer silt loam, 0 to 2 percent slopes, overwash	16.90	14.3%		144
51A	Muscataune silt loam, 0 to 2 percent slopes	13.30	11.2%		147
Weighted Average					141.8

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.

## 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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### 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 Lee 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

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

### Seller

Randy H. Schaefer Revocable Living Trust  
Larry R. Schaefer  
Lori A. Meagher

### Agency

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

### Auctioneer

Spencer Smith  
License No. 441.002375

### Attorney

John Isaacson  
Angel, Isaacson, & Tracy

### 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 28, 2021 for the east 20 acres of the NW¼ and west 40 Acres of the NE¼, and on or before January 4, 2021 for the west 60 acres of the E½ of the NW¼ 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 2021 real estate taxes, payable in 2022.

### Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into two real estate contracts 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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