

# Land Auction

**ACREAGE:**

**1,276.84 Acres, m/l**  
In 9 parcels  
Grundy County, IL

**DATE:**

Tuesday  
**November 23, 2021**  
**10:00 a.m.**

**LOCATION:**

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



## Property Key Features

- High-Quality Grundy County Farmland
- Efficient and High Percent Tillable Parcels
- Potential Industrial or Commercial Development with Easy Access to I-80

**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
[RichG@Hertz.ag](mailto:RichG@Hertz.ag)

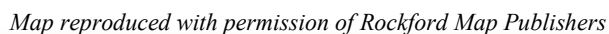
**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
[www.Hertz.ag](http://www.Hertz.ag)

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
[TroyD@Hertz.ag](mailto:TroyD@Hertz.ag)



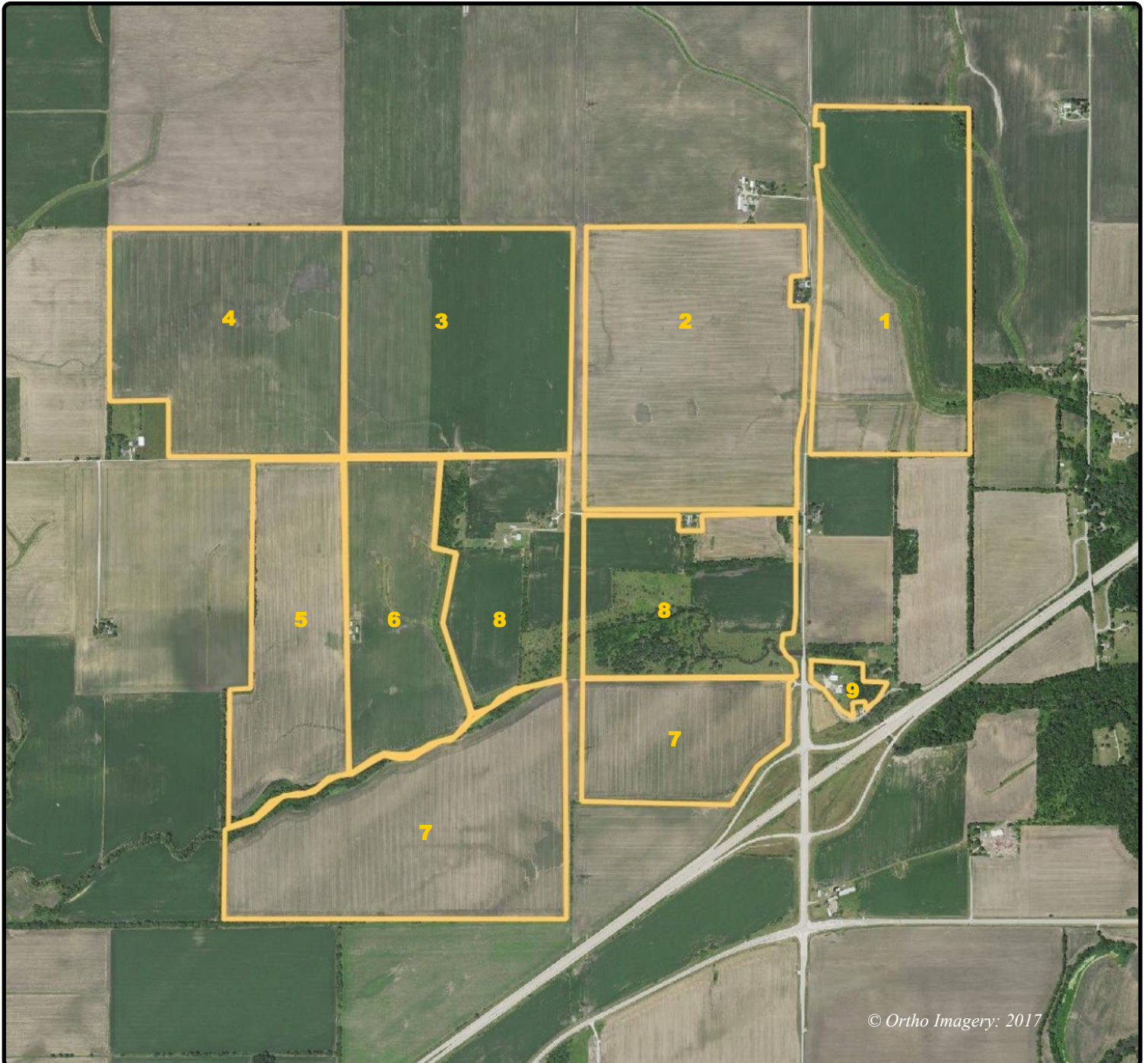


**Saratoga & Aux Sable Townships**, Grundy County, IL



**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**



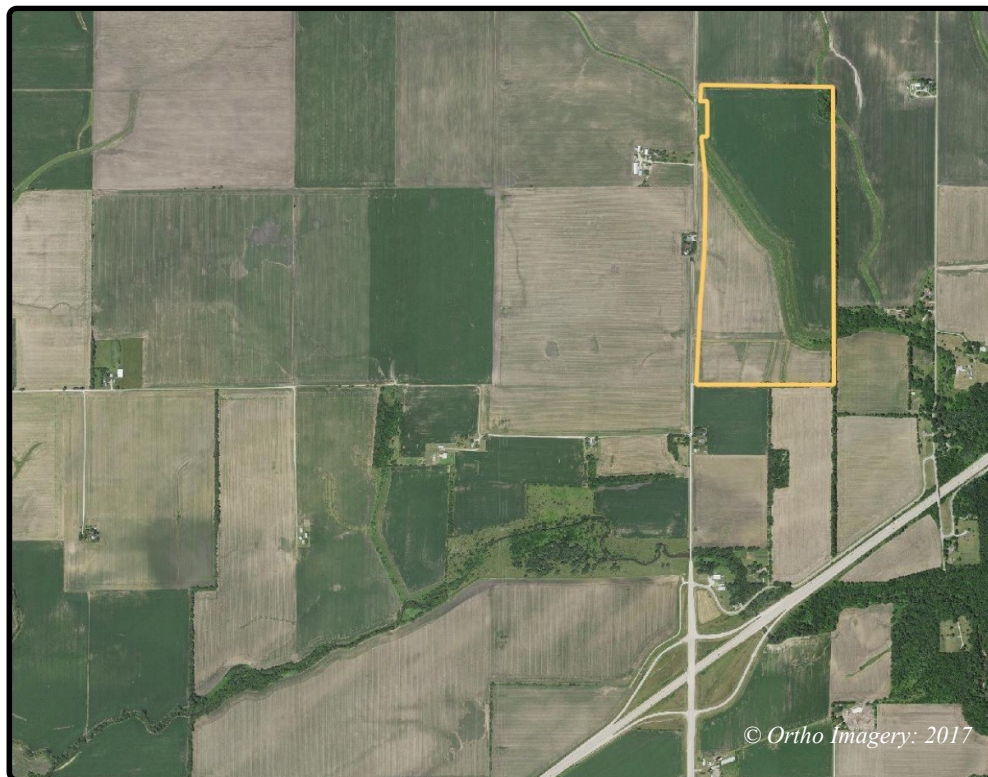


**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**





## Parcel 1

**FSA/Eff. Crop Acres:** 130.87\*  
**CRP Acres:** 20.70  
**Corn Base Acres:** 68.32\*  
**Bean Base Acres:** 62.55\*  
**Soil Productivity:** 124.80 P.I.

*\*Acres are estimated.*

## Parcel 1 Property Information 156.70 Acres, m/l

### Location

From Morris: go northeast on Hwy 6 for 4 miles to Brisbin Rd., then north for 1½ miles. The farm will be on the east side of the road.

### Legal Description

Part of SW¼ and part of NW¼, Section 7, Township 34 North, Range 8 East of the 3rd P.M., Grundy Co., IL.

### Real Estate Tax

2020 Taxes Payable 2021: \$3,657.38  
 Surveyed Acres: 156.70  
 Taxable Acres: 157.29  
 Tax per Taxable Acre: \$23.25

### Lease Status

Leased through the 2021 crop year.

### FSA Data

Part of Farm Number 3692, Tract 125  
 FSA/Eff. Crop Acres: 130.87\*  
 CRP Acres: 20.70  
 Corn Base Acres: 68.32\*  
 Corn PLC Yield: 147 Bu.  
 Bean Base Acres: 62.55\*  
 Bean PLC Yield: 44 Bu.

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

### CRP Contracts

There are 20.70 acres enrolled in a CP-21 contract that pays \$6,728.00 annually and expires 9/30/2026.

### Soil Types/Productivity

Main soil types are Milford and Swygert. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 124.80. See soil map for details

### Mineral Rights

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

### Land Description

Moderately flat with a subtle roll.

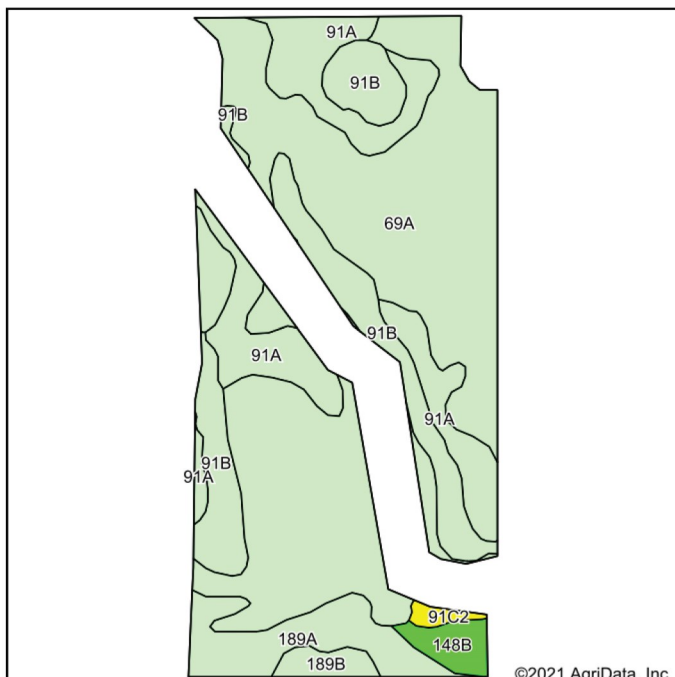
### Drainage

Natural with some tile. No maps available.

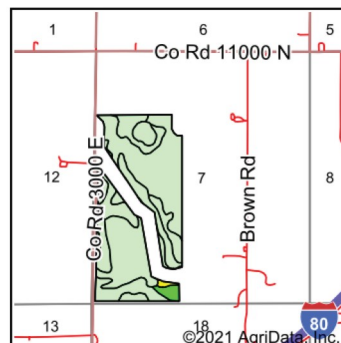
### Buildings/Improvements

None.





Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Grundy**  
Location: **7-34N-8E**  
Township: **Aux Sable**  
Acres: **130.87**  
Date: **10/18/2021**



Area Symbol: IL063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
69A	Milford silty clay loam, 0 to 2 percent slopes	73.94	56.1%		128
91A	Swygert silty clay loam, 0 to 2 percent slopes	22.31	16.9%		118
**91B	Swygert silty clay loam, 2 to 4 percent slopes	20.09	15.2%		**117
189A	Martinton silt loam, 0 to 2 percent slopes	9.72	7.4%		130
**148B	Proctor silt loam, 2 to 5 percent slopes	2.82	2.1%		**134
**189B	Martinton silt loam, 2 to 4 percent slopes	2.11	1.6%		**129
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	0.86	0.7%		**110
Weighted Average					124.8

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.

## Water & Well Information

None.

## Comments

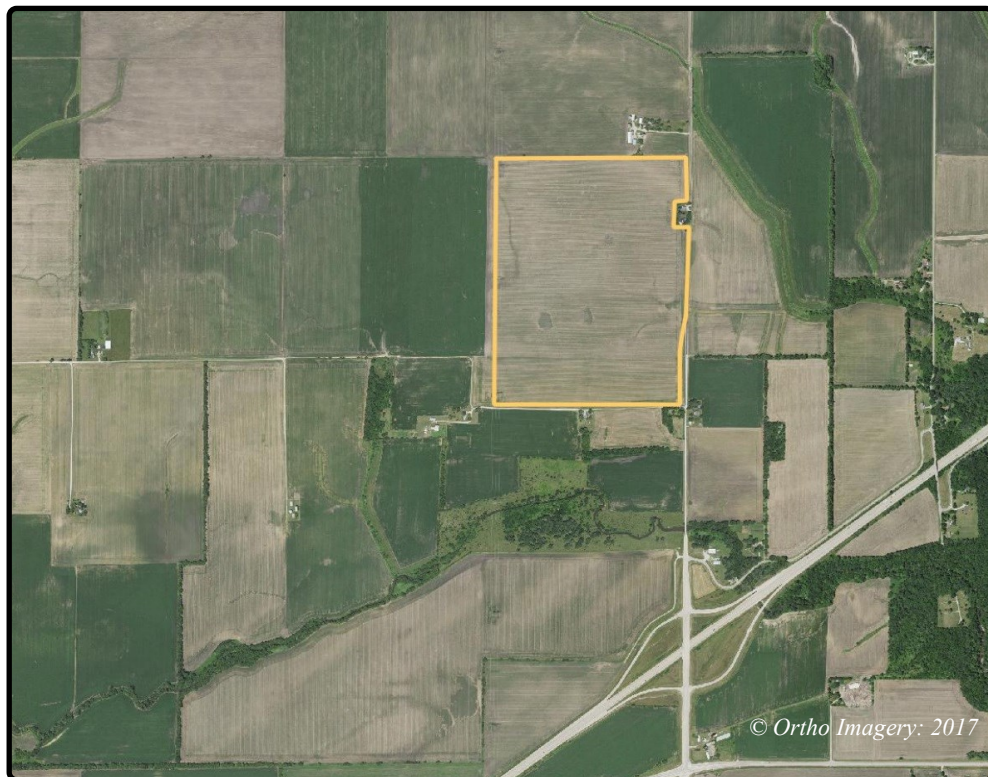
Quality farm with established CRP filter strips.

**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**





## Parcel 2

**FSA/Eff. Crop Acres:** 176.00\*

**Corn Base Acres:** 91.87\*

**Bean Base Acres:** 84.13\*

**Soil Productivity:** 127.50 P.I.

*\*Acres are estimated.*

## Parcel 2 Property Information 176.60 Acres, m/l

### Location

From Morris: go northeast on Hwy 6 for 4 miles to Brisbin Rd., then north for 1½ miles. The farm will be on the west side of the road.

### Legal Description

SE¼, Section 12 and part of NE¼, Section 13, all in Township 34 North, Range 7 East of the 3rd P.M., Grundy Co., IL.

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$4,344.67\*

Taxable Acres: 176.60\*

Tax per Taxable Acre: \$24.60\*

*\*Taxes are estimated pending tax parcel split. Grundy County Tax Assessor / Treasurer will determine final tax figures.*

### FSA Data

Part of Farm Number 3692, Tract 125

FSA/Eff. Crop Acres: 176.00\*

Corn Base Acres: 91.87\*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 84.13\*

Bean PLC Yield: 44 Bu.

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

### Soil Types/Productivity

Main soil types are Milford and Martinton. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 127.50. See soil map for details

### Mineral Rights

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

### Land Description

Relatively flat with a subtle roll to the south.

### Drainage

Natural with some tile. No maps available.

### Buildings/Improvements

None.

**Rich Grever, AFM, CCA**

Designated Managing Broker in IL

**217-725-9881**

**RichG@Hertz.ag**

**815-748-4440**

143 N. 2nd St. / PO Box 907

DeKalb, IL 60115

**www.Hertz.ag**

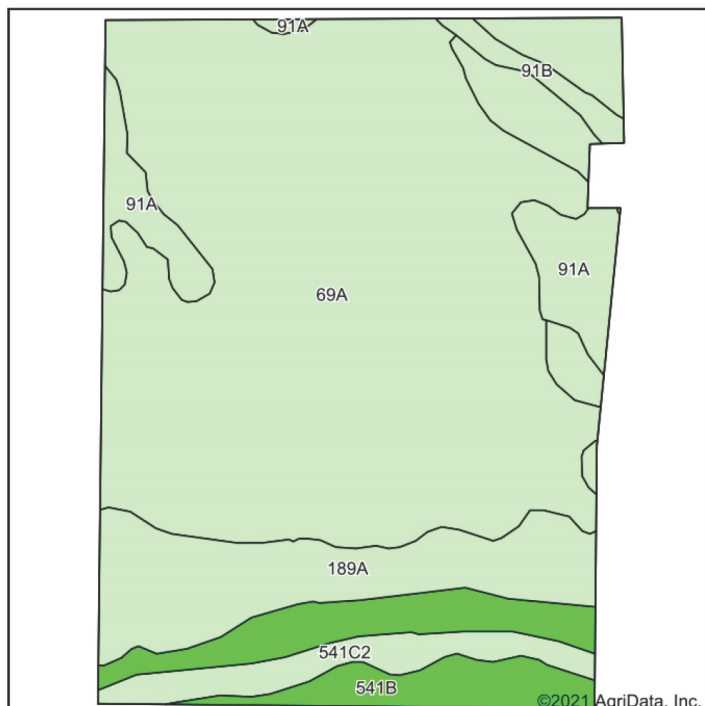
**Troy Dukes**

Licensed Broker in IL

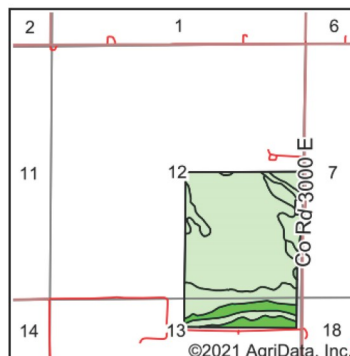
**815-764-9082**

**TroyD@Hertz.ag**





Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Grundy**  
Location: **12-34N-7E**  
Township: **Saratoga**  
Acres: **176**  
Date: **10/18/2021**



Maps Provided By:  
  
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IL063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
69A	Milford silty clay loam, 0 to 2 percent slopes	113.71	64.6%		128
189A	Martinton silt loam, 0 to 2 percent slopes	20.70	11.8%		130
**541B	Graymont silt loam, 2 to 5 percent slopes	15.91	9.0%		**133
91A	Swygert silty clay loam, 0 to 2 percent slopes	14.35	8.2%		118
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	7.41	4.2%		**125
**91B	Swygert silty clay loam, 2 to 4 percent slopes	3.92	2.2%		**117
Weighted Average					127.5

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  
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.

## Water & Well Information

None.

## Comments

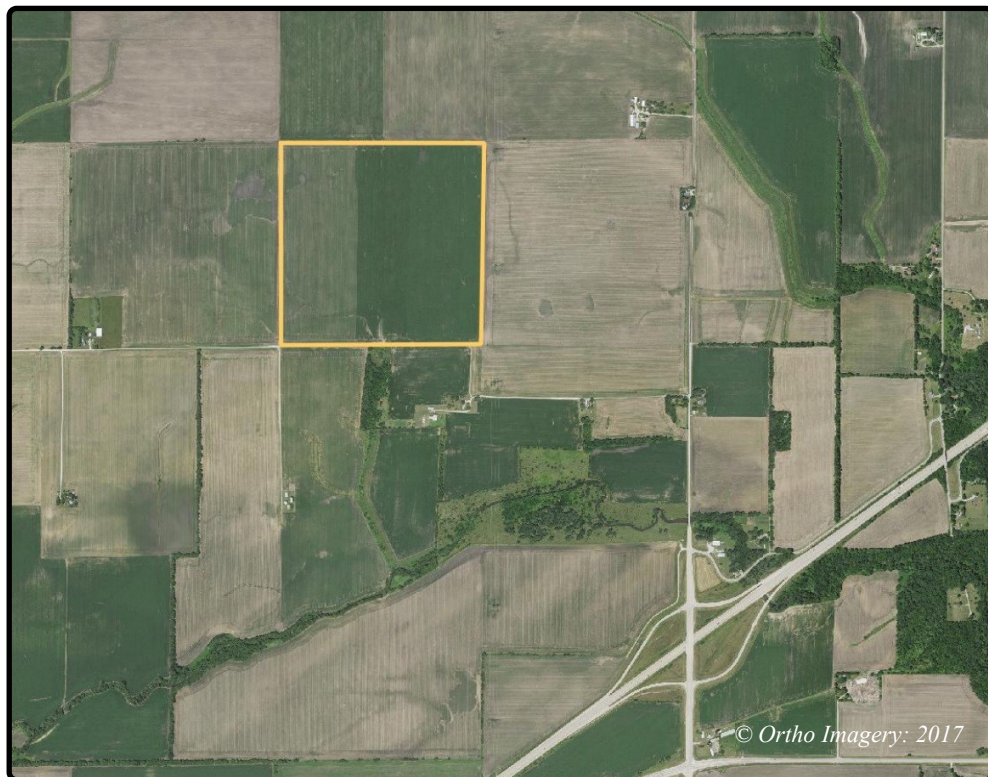
Highly tillable and efficient Grundy County farm. Commonwealth Edison Electrical Company owns a strip of land along the west side of this parcel. Contact agent for details.

**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**





## Parcel 3

**FSA/Eff. Crop Acres:** 158.38\*

**Corn Base Acres:** 82.15\*

**Bean Base Acres:** 76.23\*

**Soil Productivity:** 127.10 P.I.

*\*Acres are estimated.*

## Parcel 3 Property Information 160.50 Acres, m/l

### Location

From Morris: go northeast on Hwy 6 for 1½ miles to Ashley Rd., then north for 2½ miles to Whitman Rd., then 1 mile east. The farm will be on the north side of the road.

### Legal Description

SW¼, Section 12, Township 34 North, Range 7 East of the 3rd P.M., Grundy Co., IL.

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$3,970.17\*

Taxable Acres: 160.50\*

Tax per Taxable Acre: \$24.74\*

*\*Taxes are estimated pending tax parcel split. Grundy County Assessor/Treasurer will determine final tax figures.*

### FSA Data

Part of Farm Number 3692, Tract 125

FSA/Eff. Crop Acres: 158.38\*

Corn Base Acres: 82.15\*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 76.23\*

Bean PLC Yield: 44 Bu.

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

### Soil Types/Productivity

Main soil type is Milford. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 127.10. See soil map for details

### Mineral Rights

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

### Land Description

Relatively flat.

### Drainage

Natural with some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

None.

**Rich Grever, AFM, CCA**

Designated Managing Broker in IL

**217-725-9881**

**RichG@Hertz.ag**

**815-748-4440**

143 N. 2nd St. / PO Box 907

DeKalb, IL 60115

**www.Hertz.ag**

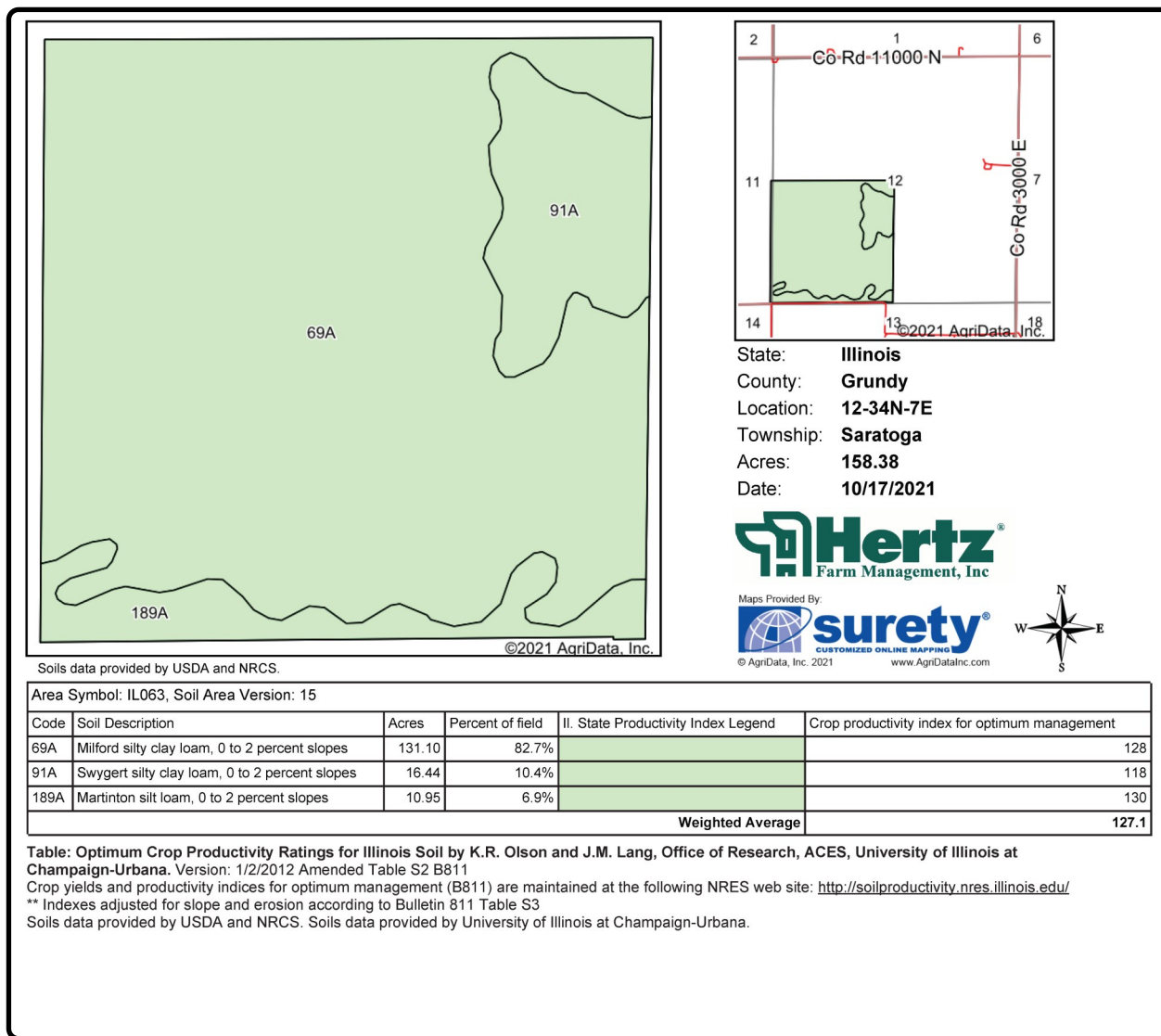
**Troy Dukes**

Licensed Broker in IL

**815-764-9082**

**TroyD@Hertz.ag**





## Comments

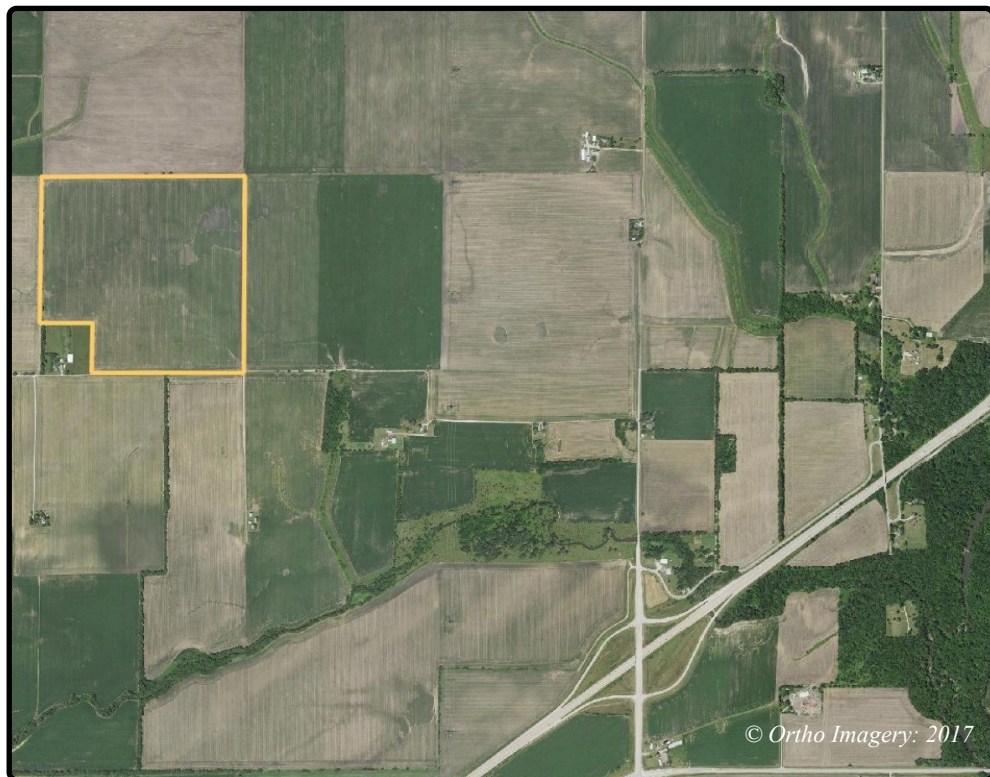
Highly tillable and efficient Grundy County farm.

**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**





## Parcel 4

**FSA/Eff. Crop Acres:** 150.80\*

**Corn Base Acres:** 82.33\*

**Bean Base Acres:** 67.64\*

**Soil Productivity:** 128.90 P.I.

*\*Acres are estimated.*

## Parcel 4 Property Information 151.40 Acres, m/l

### Location

From Morris: go northeast on Hwy 6 for 1½ miles to Ashley Rd., then north for 2½ miles to Whitman Rd, then ¾ mile east. The farm will be on the north side of the road.

### Legal Description

SE¼, excluding 10 acres, Section 11, Township 34 North, Range 7 East of the 3rd P.M., Grundy Co., IL.

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$3,941.16

Surveyed Acres: 151.40

Taxable Acres: 150.00

Tax per Taxable Acre: \$26.27

### FSA Data

Part of Farm Number 3692, Tract 111

FSA/Eff. Crop Acres: 150.80\*

Corn Base Acres: 82.33\*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 67.64\*

Bean PLC Yield: 44 Bu.

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

### Soil Types/Productivity

Main soil types are Milford and Martinton. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 128.90. See soil map for details

### Mineral Rights

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

### Land Description

Relatively flat.

### Drainage

Natural with some tile. No maps available.

### Buildings/Improvements

None.

**Rich Grever, AFM, CCA**

Designated Managing Broker in IL

**217-725-9881**

**RichG@Hertz.ag**

**815-748-4440**

143 N. 2nd St. / PO Box 907

DeKalb, IL 60115

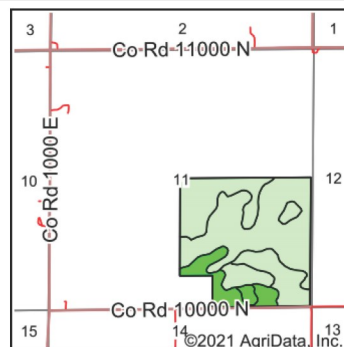
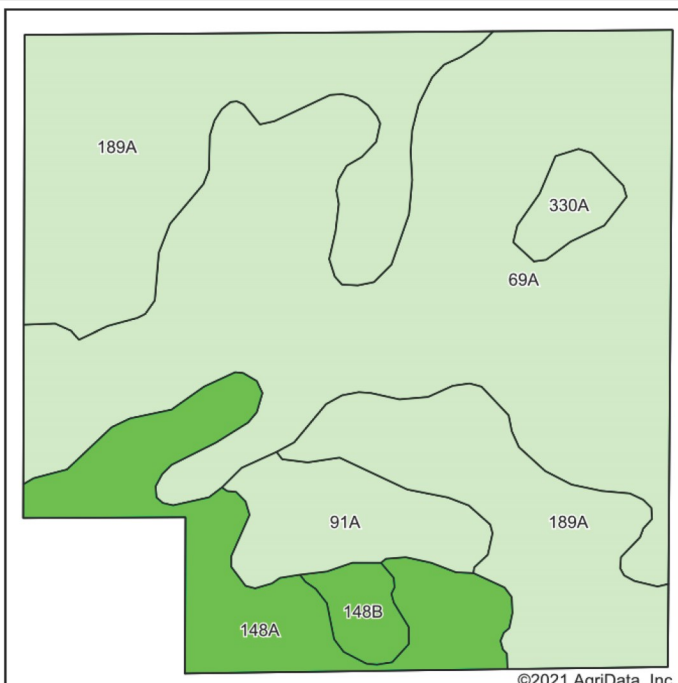
**www.Hertz.ag**

**Troy Dukes**

Licensed Broker in IL

**815-764-9082**

**TroyD@Hertz.ag**



State: **Illinois**  
County: **Grundy**  
Location: **12-34N-7E**  
Township: **Saratoga**  
Acres: **150.8**  
Date: **10/17/2021**



Area Symbol: IL063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
69A	Milford silty clay loam, 0 to 2 percent slopes	70.81	47.0%		128
189A	Martinton silt loam, 0 to 2 percent slopes	47.89	31.8%		130
148A	Proctor silt loam, 0 to 2 percent slopes	17.56	11.6%		135
91A	Swygert silty clay loam, 0 to 2 percent slopes	9.05	6.0%		118
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.80	1.9%		123
**148B	Proctor silt loam, 2 to 5 percent slopes	2.69	1.8%		**134
Weighted Average					128.9

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.

## Water & Well Information

None.

## Comments

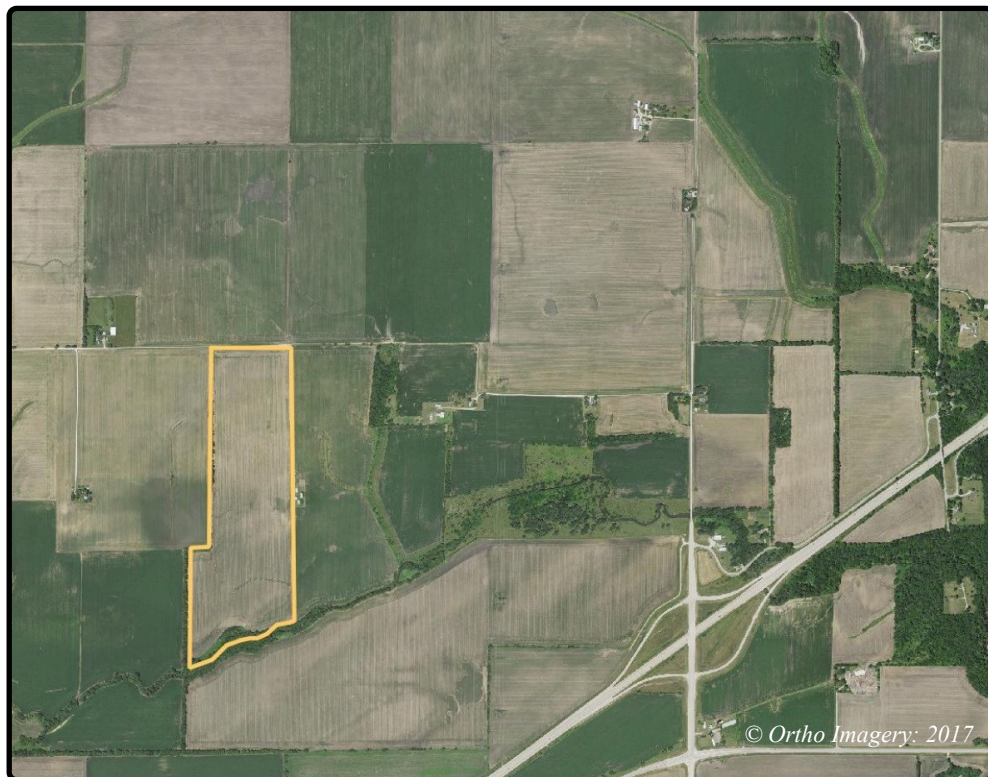
Highly tillable and efficient Grundy County farm.

**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**





## Parcel 5

FSA/Eff. Crop Acres:	99.65*
Corn Base Acres:	54.40*
Bean Base Acres:	44.70*
Wheat Base Acres:	0.51*
Soil Productivity:	133.50 P.I.

*\*Acres are estimated.*

## Parcel 5 Property Information 99.00 Acres, m/l

### Location

From Morris: go northeast on Hwy 6 for 1½ miles to Ashley Rd., then north for 2½ miles to Whitman Rd., then 1 mile east. The farm will be on the south side of the road.

### Legal Description

E½ NE¼ and NE part of SE¼, Section 14, Township 34 North, Range 7 East of the 3rd P.M., Grundy Co., IL.

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$3,026.58  
Surveyed Acres: 99.00  
Taxable Acres: 101.23  
Tax per Taxable Acre: \$29.90

### FSA Data

Part of Farm Number 3692, Tract 111  
FSA/Eff. Crop Acres: 99.65\*  
Corn Base Acres: 54.40\*  
Corn PLC Yield: 147 Bu.  
Bean Base Acres: 44.70\*  
Bean PLC Yield: 44 Bu.  
Wheat Base Acres: 0.51\*  
Wheat PLC Yield: 46 Bu.

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

### Soil Types/Productivity

Main soil types are Proctor and Milford. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 133.50. See soil map for details

### Mineral Rights

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

### Land Description

Relatively flat.

### Drainage

Natural with some tile. No maps available.

### Buildings/Improvements

None.

**Rich Grever, AFM, CCA**

Designated Managing Broker in IL

**217-725-9881**

**RichG@Hertz.ag**

**815-748-4440**

143 N. 2nd St. / PO Box 907

DeKalb, IL 60115

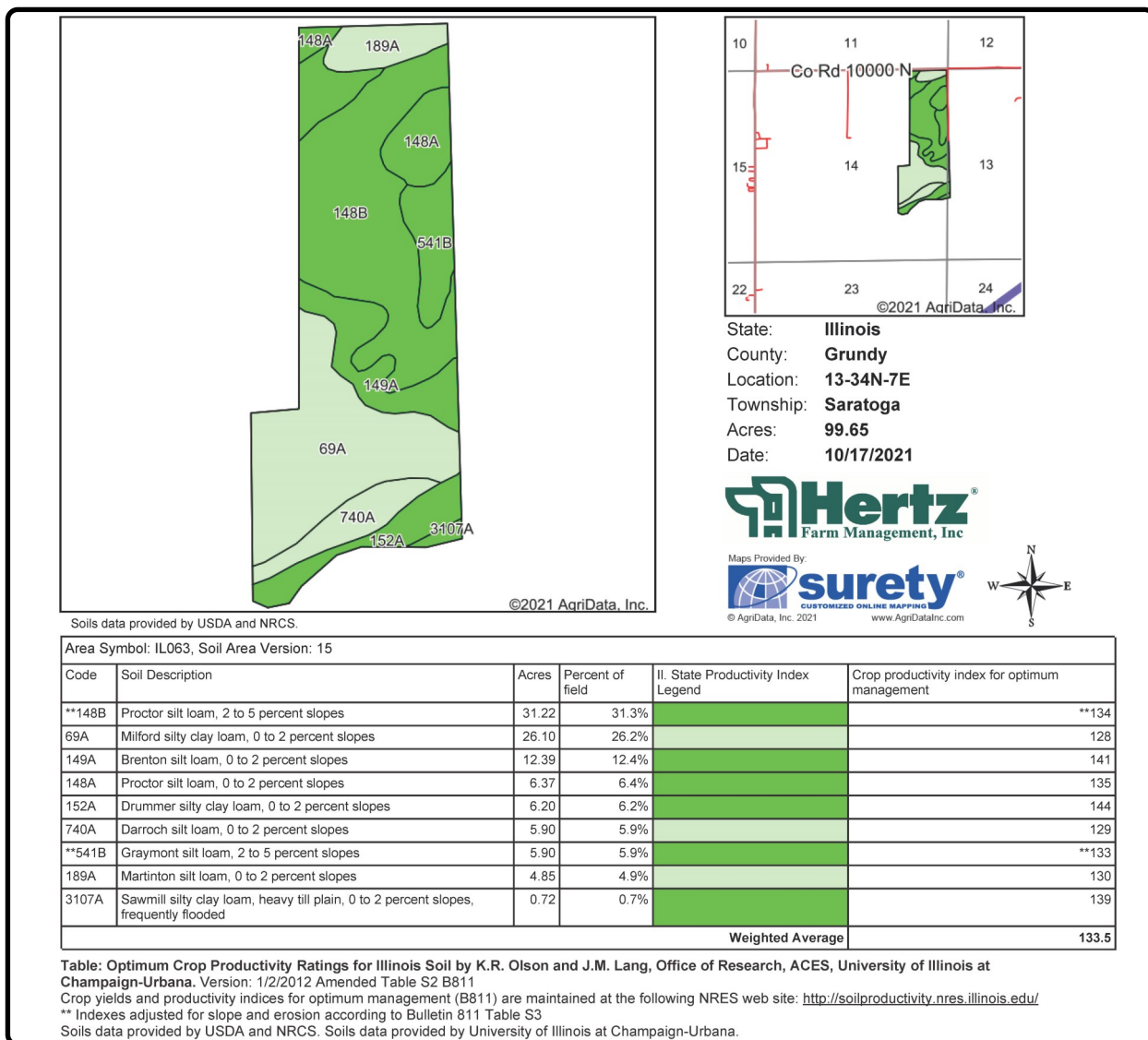
**www.Hertz.ag**

**Troy Dukes**

Licensed Broker in IL

**815-764-9082**

**TroyD@Hertz.ag**



## Water & Well Information

None.

## Comments

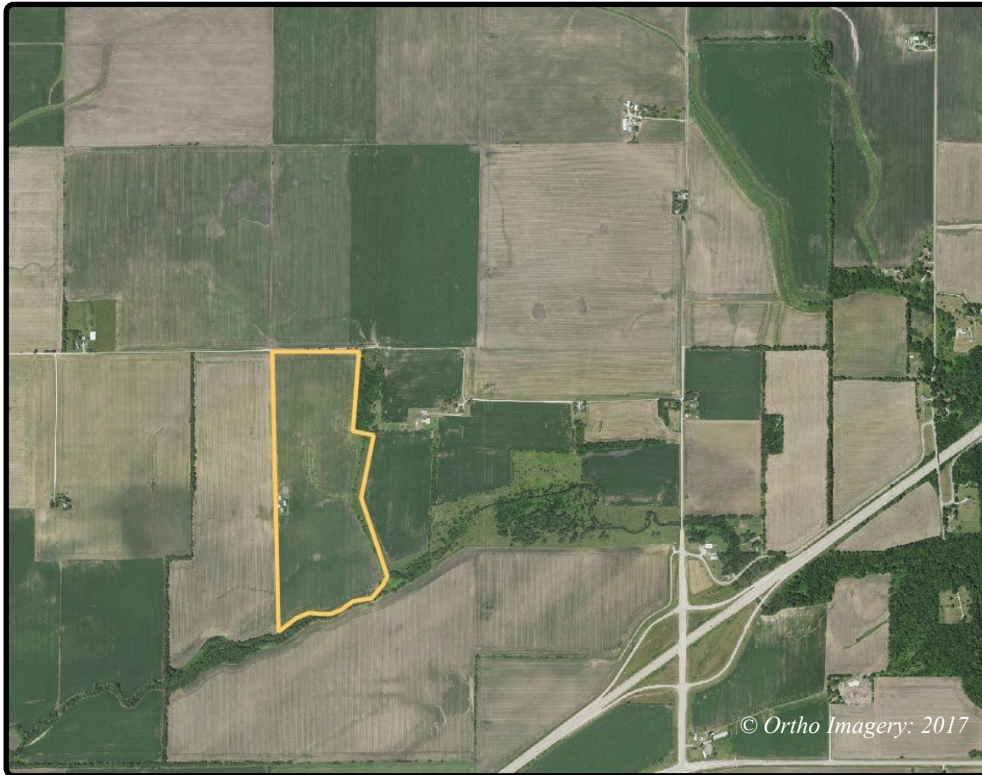
Productive, efficient and highly tillable  
 Grundy County farm.

**Rich Grever, AFM, CCA**  
 Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
 143 N. 2nd St. / PO Box 907  
 DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
 Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**





## Parcel 6

FSA/Eff. Crop Acres:	81.46*
Corn Base Acres:	44.47*
Bean Base Acres:	36.54*
Wheat Base Acres:	0.41*
Soil Productivity:	136.20 P.I.

\*Acres are estimated.

## Parcel 6 Property Information 96.60 Acres, m/l

### Location

From Morris: go northeast on Hwy 6 for 1½ miles to Ashley Rd., then north for 2½ miles to Whitman Rd, then 1 mile east. The farm will be on the south side of the road.

### Legal Description

W½ NW¼ and NW part of SW¼, Section 13, Township 34 North, Range 7 East of the 3rd P.M., Grundy Co., IL.

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$3,672.36  
Surveyed Acres: 96.60  
Taxable Acres: 99.18

### FSA Data

Part of Farm Number 3692, Tract 111  
FSA/Eff. Crop Acres: 81.46\*  
Corn Base Acres: 44.47\*  
Corn PLC Yield: 147 Bu.  
Bean Base Acres: 36.54\*  
Bean PLC Yield: 44 Bu.  
Wheat Base Acres: 0.41\*  
Wheat PLC Yield: 46 Bu.

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

### Soil Types/Productivity

Main soil types are Drummer, Brenton and Graymont. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 136.20. See soil map for details

### Mineral Rights

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

### Land Description

Subtle roll from north to south.

### Drainage

Natural with some tile. No maps available.

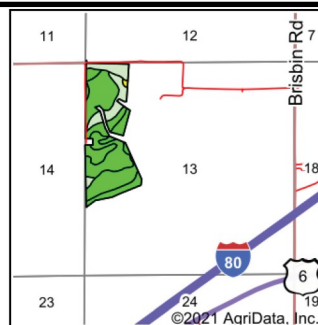
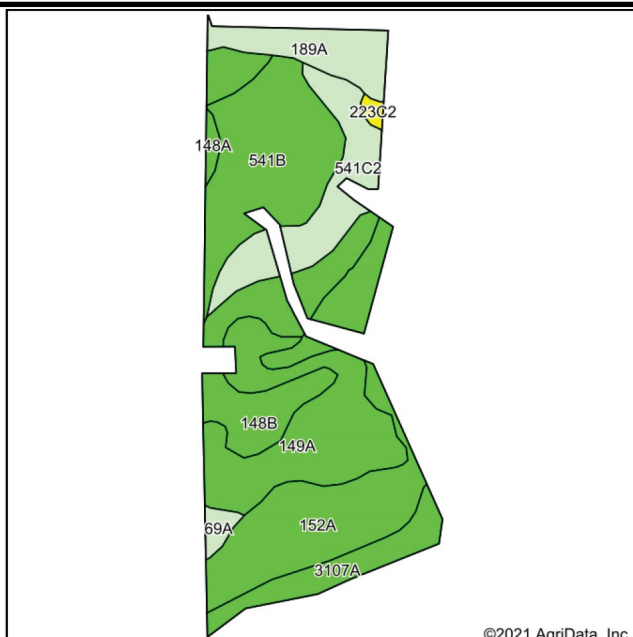
### Buildings/Improvements

- 36' Grain Bin, Approx. 15,000 Bu.
- 48' x 26' Wooden Corn Crib
- 60' x 28' Concrete Block Shed

**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**



State: **Illinois**  
County: **Grundy**  
Location: **12-34N-7E**  
Township: **Saratoga**  
Acres: **81.46**  
Date: **10/17/2021**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	17.45	21.4%		144
149A	Brenton silt loam, 0 to 2 percent slopes	15.29	18.8%		141
**541B	Graymont silt loam, 2 to 5 percent slopes	15.13	18.6%		**133
**148B	Proctor silt loam, 2 to 5 percent slopes	12.21	15.0%		**134
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	8.68	10.7%		**125
189A	Martinton silt loam, 0 to 2 percent slopes	5.51	6.8%		130
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	5.26	6.5%		139
69A	Milford silty clay loam, 0 to 2 percent slopes	0.92	1.1%		128
148A	Proctor silt loam, 0 to 2 percent slopes	0.59	0.7%		135
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	0.42	0.5%		**110
Weighted Average					136.2

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.

## Water & Well Information

There is one well on this property located south of the grain bin, at the end of the grass lane.

## Comments

Productive farm with grain storage.

**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**





## Parcel 7

**FSA/Eff. Crop Acres:** 232.04\*

**Corn Base Acres:** 121.13\*

**Bean Base Acres:** 110.91\*

**Soil Productivity:** 139.30 P.I.

*\*Acres are estimated.*

## Parcel 7 Property Information 245.90 Acres, m/l

### Location

From Morris: go northeast on Hwy 6 for 4 miles to Brisbin Rd., then north ½ mile. The farm will be on the west side of the road.

### Legal Description

SE¼ SE¼, Section 14 and SW¼ and N½ SE¼ of Section 13, all in Township 34 North, Range 7 East of the 3rd P.M., Grundy Co., IL.

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$9,650.29\*

Taxable Acres: 245.90\*

Tax per Taxable Acre: \$39.24\*

*\*Taxes are estimated pending tax parcel split. Grundy County Assessor/Treasurer will determine final tax figures.*

### FSA Data

Part of Farm Number 3692, Tract 125

FSA/Eff. Crop Acres: 232.04\*

Corn Base Acres: 121.13\*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 110.91\*

Bean PLC Yield: 44 Bu.

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

### Soil Types/Productivity

Main soil types are Drummer, Brenton and Crescent. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.30. See soil map for details

### Mineral Rights

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

### Land Description

Relatively flat.

### Drainage

Natural with some tile. No maps available.

### Buildings

None.

**Rich Grever, AFM, CCA**

Designated Managing Broker in IL

**217-725-9881**

**RichG@Hertz.ag**

**815-748-4440**

143 N. 2nd St. / PO Box 907

DeKalb, IL 60115

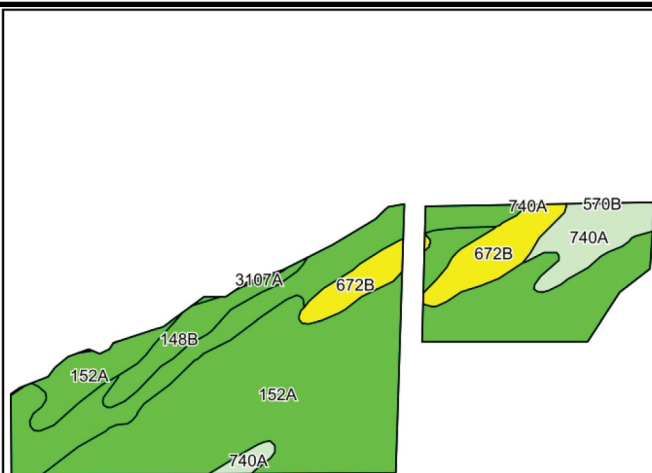
**www.Hertz.ag**

**Troy Dukes**

Licensed Broker in IL

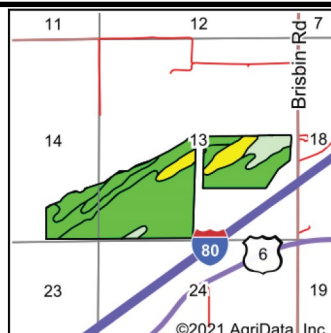
**815-764-9082**

**TroyD@Hertz.ag**



©2021 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Grundy**  
Location: **13-34N-7E**  
Township: **Saratoga**  
Acres: **232.04**  
Date: **10/18/2021**



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com



Area Symbol: IL063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	137.24	61.9%		144
149A	Brenton silt loam, 0 to 2 percent slopes	36.44	16.4%		141
**672B	Crescent loam, 2 to 5 percent slopes	20.59	9.3%		**116
740A	Darroch silt loam, 0 to 2 percent slopes	16.26	7.3%		129
**148B	Proctor silt loam, 2 to 5 percent slopes	10.57	4.8%		**134
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	0.51	0.2%		139
<b>Weighted Average</b>					<b>139.3</b>

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.

## Water & Well Information

None.

## Comments

Highly productive, efficient and high percent tillable farm. Industrial or commercial development potential just off Interstate 80. Commonwealth Edison Electrical Company owns a strip of land that runs through the center of this parcel. Contact agent for details.

**Rich Grever, AFM, CCA**

Designated Managing Broker in IL

**217-725-9881**

**RichG@Hertz.ag**

**815-748-4440**

143 N. 2nd St. / PO Box 907

DeKalb, IL 60115

**www.Hertz.ag**

**Troy Dukes**

Licensed Broker in IL

**815-764-9082**

**TroyD@Hertz.ag**





## Parcel 8

**FSA/Eff. Crop Acres:** 109.50\*  
**CRP Acres:** 6.40  
**Corn Base Acres:** 57.16\*  
**Bean Base Acres:** 52.34\*  
**Soil Productivity:** 135.60 P.I.

*\*Acres are estimated.*

**Total Living SF:** 1,276  
**Bedrooms:** 3  
**Bathrooms:** 1½  
**Year Built:** 1952

**ADDRESS:**  
 9887 Brisbin Rd.  
 Morris, IL 60450

## Parcel 8 Property Information 184.80 Acres, m/l

### Location

From Morris: go northeast on Hwy 6 for 4 miles to Brisbin Rd., then north 1 mile. The farm will be on the west side of the road.

### Legal Description

E½ NW¼, and S¼ NE¼, Section 13  
 Township 34 North, Range 7 East of the  
 3rd P.M., Grundy Co., IL.

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$7,448.17\*  
 Taxable Acres: 184.80\*

*\*Taxes are estimated pending tax parcel split. Grundy County Assessor/Treasurer will determine final tax figures.*

### FSA Data

Part of Farm Number 3692, Tract 125  
 FSA/Eff. Crop Acres: 109.50\*  
 CRP Acres: 6.40  
 Corn Base Acres: 57.16\*  
 Corn PLC Yield: 147 Bu.  
 Bean Base Acres: 52.34\*  
 Bean PLC Yield: 44 Bu.

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

### CRP Contracts

There are 6.40 acres enrolled in a CP-21 CRP contract that pays \$2,080.38 annually and expires on 9/30/26.

### Soil Types/Productivity

Main soil types are Drummer and Graymont. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 135.60. See soil map for details

### Mineral Rights

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

### Land Description

Gently rolling.

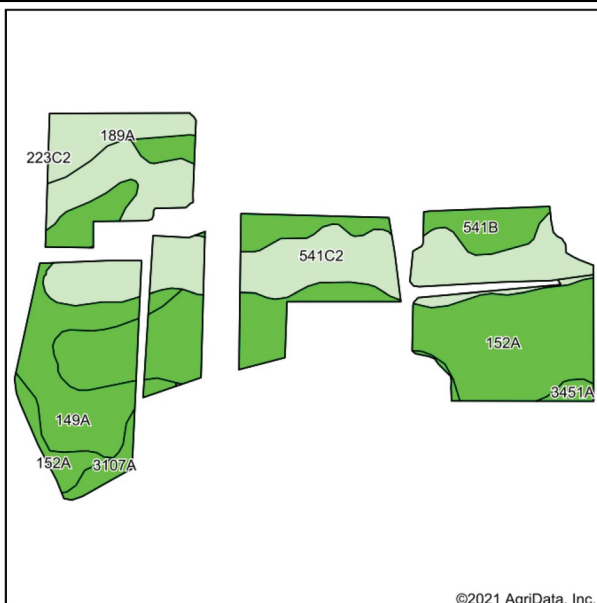
### Drainage

Natural with some tile. No maps available.

**Rich Grever, AFM, CCA**  
 Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

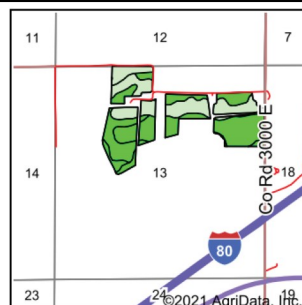
**815-748-4440**  
 143 N. 2nd St. / PO Box 907  
 DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
 Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.



State: **Illinois**  
County: **Grundy**  
Location: **13-34N-7E**  
Township: **Saratoga**  
Acres: **109.50**  
Date: **10/18/2021**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgrIDataInc.com



Area Symbol: IL063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	36.91	34.8%		144
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	33.43	31.6%		**125
149A	Brenton silt loam, 0 to 2 percent slopes	16.80	15.9%		141
**541B	Graymont silt loam, 2 to 5 percent slopes	9.63	9.1%		**133
189A	Martinton silt loam, 0 to 2 percent slopes	6.06	5.7%		130
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	2.17	2.0%		139
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.93	0.9%		140
Weighted Average					135.6

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.

## Dwelling

This property has a 1,276 sq. ft, ranch-style home with 3 bedrooms, 1½ bath and a two-stall detached garage that was built in 1952.

## Buildings

- 46' x 54' Wooden Livestock Barn
- 48' x 30' Open-Front Concrete Block Livestock Shed
- 48' x 28' Concrete Block Tool Shed

## Water & Well Information

There is one well in the northeast corner along Brisbin Rd., and one well southwest of the house.

## Comments

This is a nice, mix-used property with cropland, timber, and a quiet building site set back ½ mile off Brisbin Rd. Commonwealth Edison Electrical Company owns a strip of land that runs through the center of this parcel. Contact agent for details.

**Rich Grever, AFM, CCA**

Designated Managing Broker in IL

**217-725-9881**

**RichG@Hertz.ag**

**815-748-4440**

143 N. 2nd St. / PO Box 907

DeKalb, IL 60115

**www.Hertz.ag**

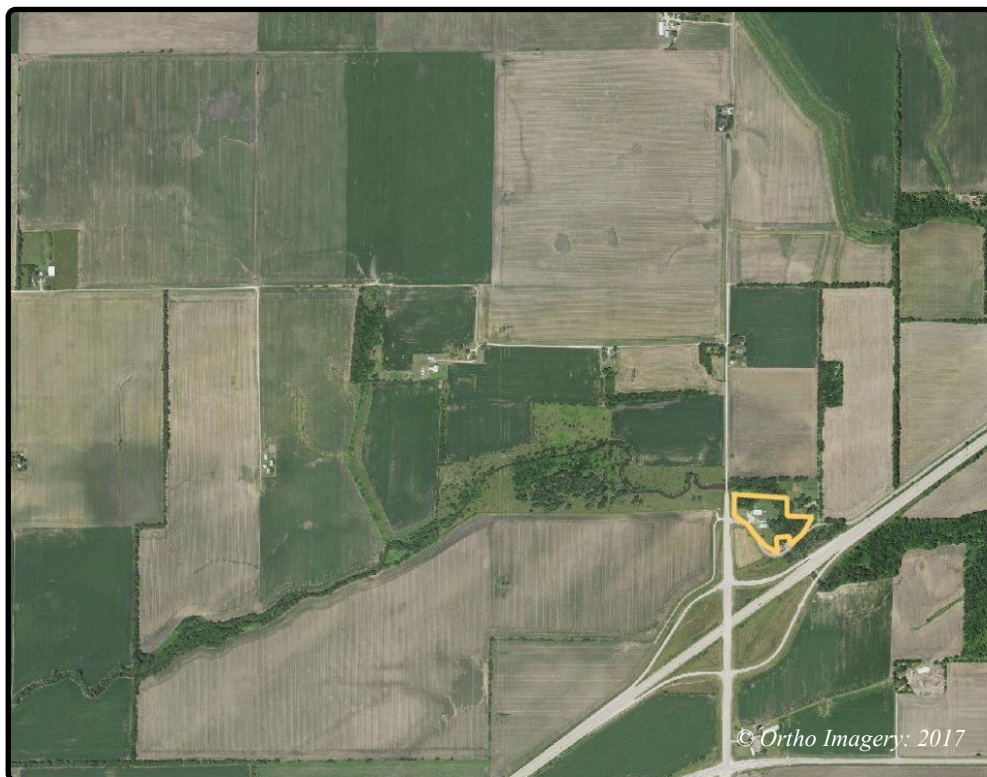
**Troy Dukes**

Licensed Broker in IL

**815-764-9082**

**TroyD@Hertz.ag**





<b>Total Living SF:</b>	<b>1,248</b>
<b>Bedrooms:</b>	<b>3</b>
<b>Bathrooms:</b>	<b>2</b>
<b>Year Built:</b>	<b>1920</b>
<b>ADDRESS:</b>	
<b>9520 N Brisbin Rd.</b>	
<b>Morris, IL 60450</b>	

## Parcel 9 Property Information 5.43 Acres, m/l

### Location

From Morris: go northeast on Hwy 6 for 4 miles to Brisbin Rd., then north ½ mile. The farm will be on the east side of the road.

### Address

9520 N Brisbin Rd.  
Morris, IL 60450

### Real Estate Tax

2020 Taxes Payable 2021: \$1,730.16\*  
Taxable Acres: 5.43\*

*\*Taxes are estimated pending tax parcel split. Grundy County Assessor/Treasurer will determine final tax figures.*

### Mineral Rights

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

### Land Description

Level building site.

### Dwelling

This property has a two-story, 1,248 sq. ft. farmhouse with 3 bedrooms, 2 bathrooms and was built in the 1920s. There is a 624 sq. ft. unfinished basement.

### Buildings

- 80' x 62' Machine Shed built in 1985
- 60' x 48' Open-Front Metal Machine Shed Built in 1945.

### Water & Well Information

There is one well on this property located just east of the house.

### Comments

This farmstead has a house, machinery storage and development potential located right off Interstate 80.

*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.*

**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**



**Parcel 1** - Looking Northeast



**Parcel 2** - Looking Northwest



**Parcel 2** - Looking Northeast



**Parcel 3** - Looking Northeast



**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**



**Parcel 4** - Looking North



**Parcels 5 & 6** - Looking South



**Parcel 6** - Grain Bin & Buildings



**Parcels 2,3,4,5,6** - Looking Northeast



**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

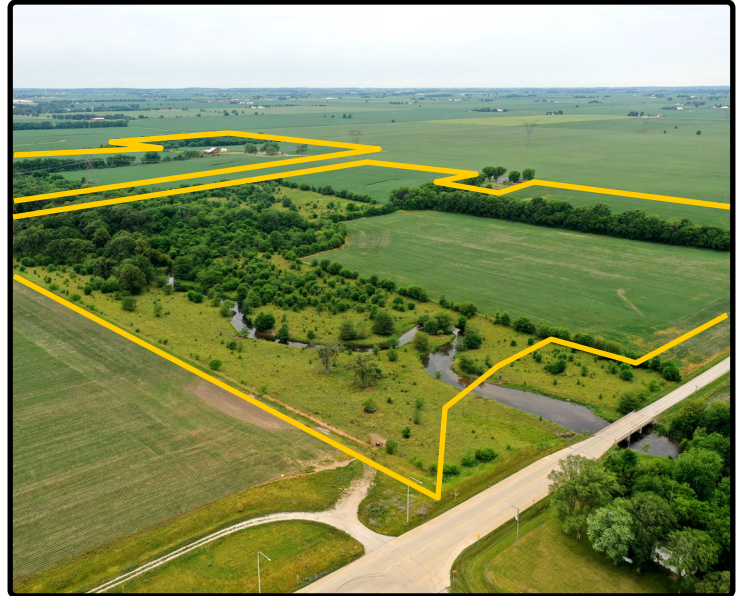
**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**



**Parcel 7** - Looking West



**Parcel 8** - Looking Northwest



**Parcel 8** - Looking Southwest



**Parcel 8** - Building Site Looking West



**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**



**Parcel 8** - House & Detached Garage



**Parcel 9** - Looking Northeast



**Parcel 9** - Two-Story Farmhouse



**Parcel 9** - 80' X 62' Machine Shed



**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**

Date: **Tues., Nov. 23, 2021**

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

Site: **Virtual Live Auction  
\*\*Online Only\*\*  
[www.Hertz.ag](http://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](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 Grundy County 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, Rich Grever at 217-725-9881 with questions.

### Method of Sale

- Parcels 1-8 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 matched with a high bidder

and price. Parcel 9 will be offered separately as a single tract of land on a whole dollar basis and will not be combined with the other parcels in any way.

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

### Seller

Holroyd Holdings, LLC, HM Collins Holdings, LLC, Collins Run-Donald, LLC, BRPL Holdings, LLC

### Agency

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

### Auctioneer

Spencer Smith, License # 441.002375

### Attorney

Donald Renner  
Klein, Thorpe & Jenkins. Ltd.

### 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 21, 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 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.

### Survey

All parcels have recently been surveyed. Contact agent for details.



## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Rich Grever, AFM, CCA**  
Designated Managing Broker in IL  
**217-725-9881**  
**RichG@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**