

# Land Auction

**ACREAGE:**

**180.86 Acres, m/l**  
Piatt County, IL

**DATE:**

Tuesday  
**December 7, 2021**  
**10:00 a.m.**

**LOCATION:**

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



## Property Key Features

- Large Agricultural Property Near Monticello, IL
- Additional Non-Cropland Income
- High Percentage of Tillable Acres

**Spencer Smith, AFM**

Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
[SpencerS@Hertz.ag](mailto:SpencerS@Hertz.ag)

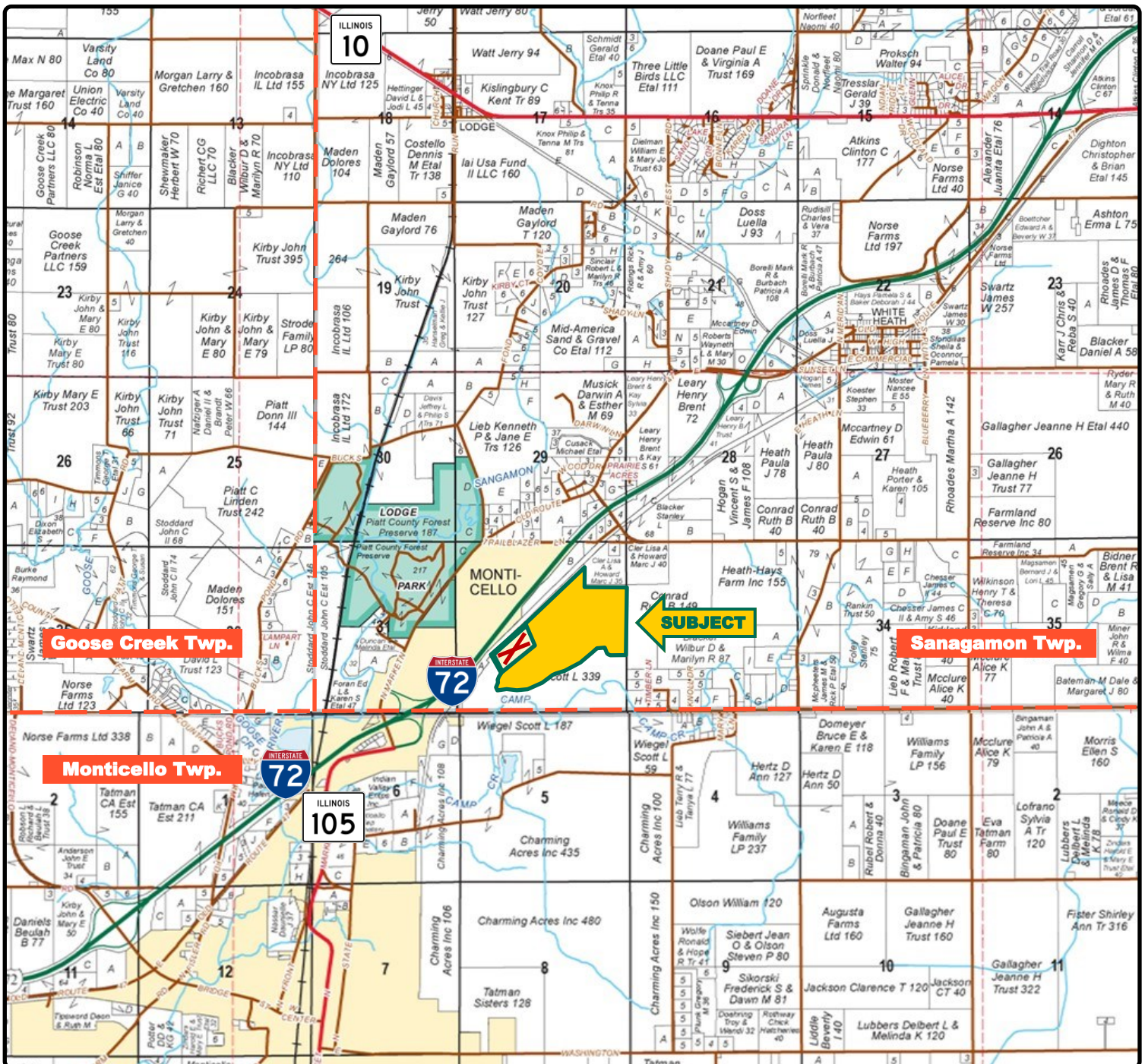
**217-762-9881**

700 W. Bridge St./ PO Box 467  
Monticello, IL 61856  
**[www.Hertz.ag](http://www.Hertz.ag)**

**John Wall**

Licensed Broker in IL  
**309-261-2032**  
[JohnW@Hertz.ag](mailto:JohnW@Hertz.ag)





Map reproduced with permission of Rockford Map Publishers

**Spencer Smith, AFM**

Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
**Spencers@Hertz.ag**

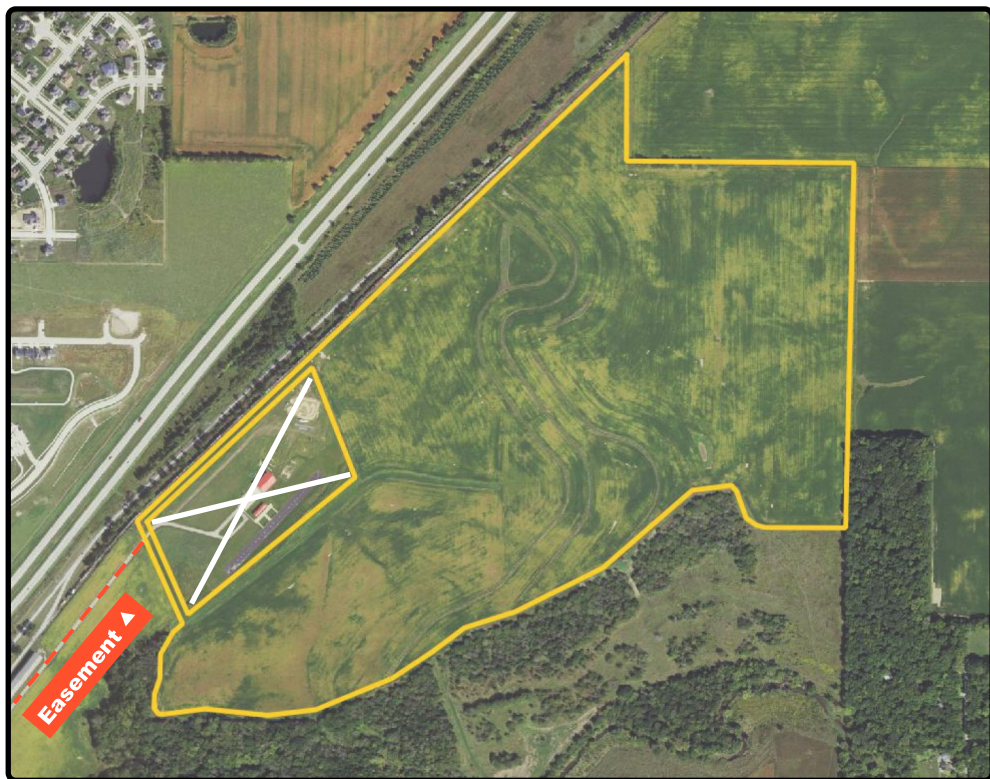
**217-762-9881**

700 W. Bridge St./ PO Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

**John Wall**

Licensed Broker in IL  
**309-261-2032**  
**JohnW@Hertz.ag**





<b>FSA/Eff. Crop Acres:</b>	<b>175.99</b>
<b>Corn Base Acres:</b>	<b>85.04</b>
<b>Bean Base Acres:</b>	<b>81.68</b>
<b>Wheat Base Acres:</b>	<b>9.01</b>
<b>Soil Productivity:</b>	<b>118.30 PI</b>

## Property Information

### 180.86 Acres, m/l

### Location

From Monticello: go north on N Market St./IL-105 for 1.8 miles, then east on Iron Horse Pl. for 0.6 miles. Continue east on Air Park Lane. Farm surrounds Eli Field Air Park.

### Legal Description

Part of Section 32, Township 19 North, Range 6 East of the 4th P.M., Sangamon Twp., Piatt Co., IL.

### Real Estate Tax

2020 Taxes Payable 2021: \$3,236.52  
Taxable Acres: 180.86  
Tax per Taxable Acre: \$17.90  
Tax Parcel ID#s: 06-32-19-006-003-09

### Lease Status

Open lease for the 2022 crop year.

### Air Space Lease

There is an Airspace lease that pays \$3,668.89 annually through 2027 to fly remote controlled airplanes over the farm. Lease available upon request.

### Easement

New owner assumes the expense of annual payments up to \$500 for normal wear and tear of the access easement. Survey and easement documents available upon request.

### FSA Data

Farm Number 6132, Tract 5474  
FSA/Eff. Crop Acres: 175.99  
Corn Base Acres: 85.04

Corn PLC Yield: 130 Bu.  
Bean Base Acres: 81.68  
Bean PLC Yield: 39 Bu.  
Wheat Base Acres: 9.01  
Wheat PLC Yield: 68 Bu.

### Soil Types/Productivity

Main soil types are Russell, Senachwine, and Drummer. Productivity Index (PI) on the FSA/Eff. Crop acres is 118.30. See soil map for details.

### Land Description

Gently rolling.

### Mineral Rights

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

### Spencer Smith, AFM

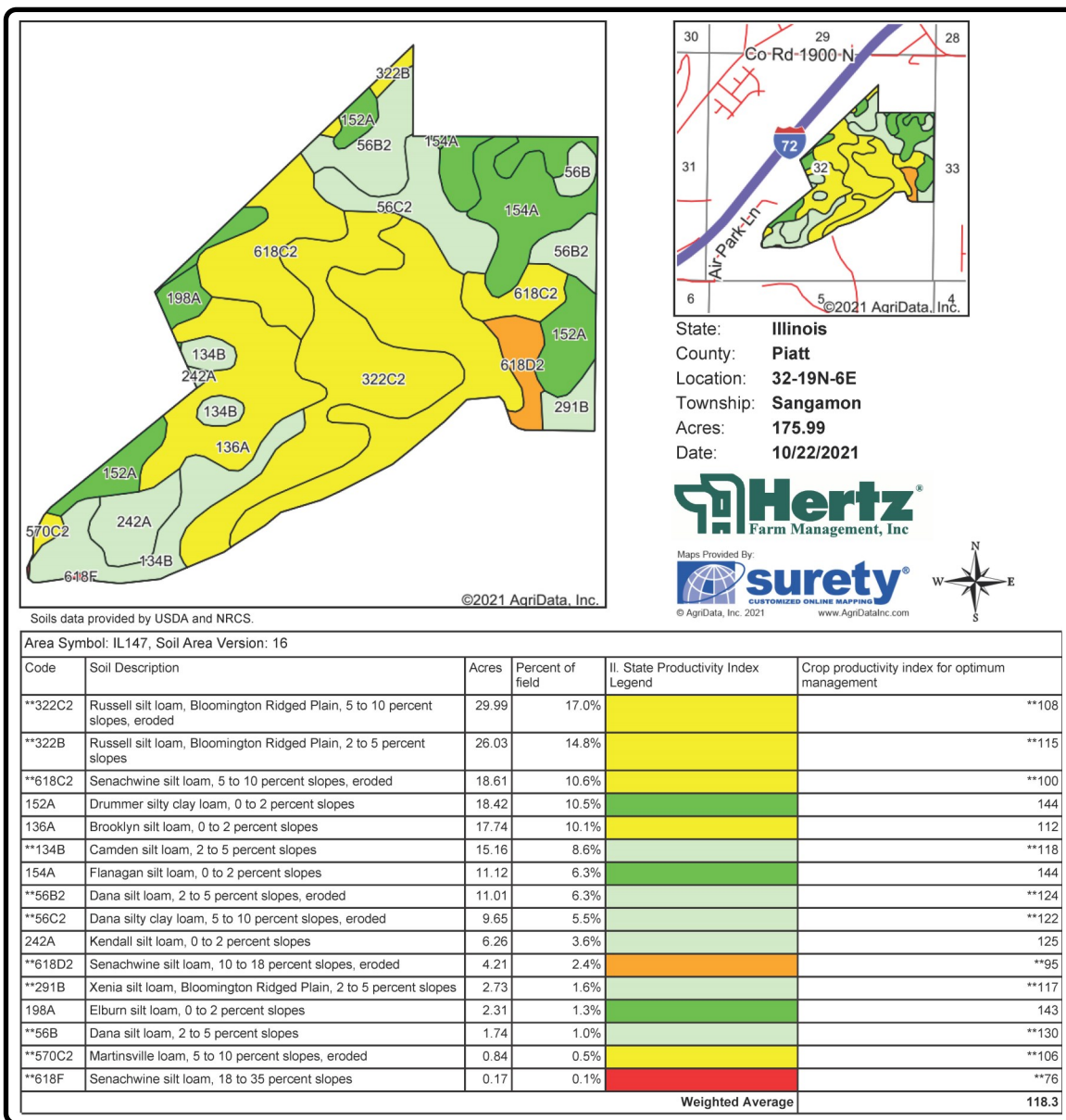
Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
**SpencerS@Hertz.ag**

**217-762-9881**

700 W. Bridge St./ PO Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

### John Wall

Licensed Broker in IL  
**309-261-2032**  
**JohnW@Hertz.ag**



## Yield History (Bu./Ac.)

Year	Corn	Beans
2017	173	56
2018	237	68
2019	-	61
2020	189	-
2021	-	72

## Drainage

Terraces, some tile. Map available, contact agent for details.

## 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.*

### Spencer Smith, AFM

Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
**SpencerS@Hertz.ag**

**217-762-9881**

700 W. Bridge St./ PO Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

**John Wall**

Licensed Broker in IL  
**309-261-2032**  
**JohnW@Hertz.ag**



Southwest Looking Northeast



West Looking Northeast



North Looking Southeast



East Looking Southwest



**Spencer Smith, AFM**  
Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
**SpencerS@Hertz.ag**

**217-762-9881**  
700 W. Bridge St./ PO Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

**John Wall**  
Licensed Broker in IL  
**309-261-2032**  
**JohnW@Hertz.ag**

Date: **Tues., December 7, 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 Piatt 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, Spencer Smith at 309-826-7736 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

Summit Ag Fund II LLP

### Agency

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

### Auctioneer

Spencer Smith  
License No. 441.002375

### Attorney

Suzanne Wells  
The Law Offices of Suzanne Wells

### 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 January 20, 2022, 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.

### Spencer Smith, AFM

Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
**[SpencerS@Hertz.ag](mailto:SpencerS@Hertz.ag)**

**217-762-9881**

700 W. Bridge St./ PO Box 467  
Monticello, IL 61856  
**[www.Hertz.ag](http://www.Hertz.ag)**

**John Wall**

Licensed Broker in IL  
**309-261-2032**  
**[JohnW@Hertz.ag](mailto:JohnW@Hertz.ag)**

## Make the Most of Your Farmland Investment

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

---

**Spencer Smith, AFM**

Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
**SpencerS@Hertz.ag**

**217-762-9881**

700 W. Bridge St./ PO Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

**John Wall**

Licensed Broker in IL  
**309-261-2032**  
**JohnW@Hertz.ag**