

Land Auction

ACREAGE:

72.73 Acres, m/l
Henry County, IL

DATE:

Tuesday
November 30, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag

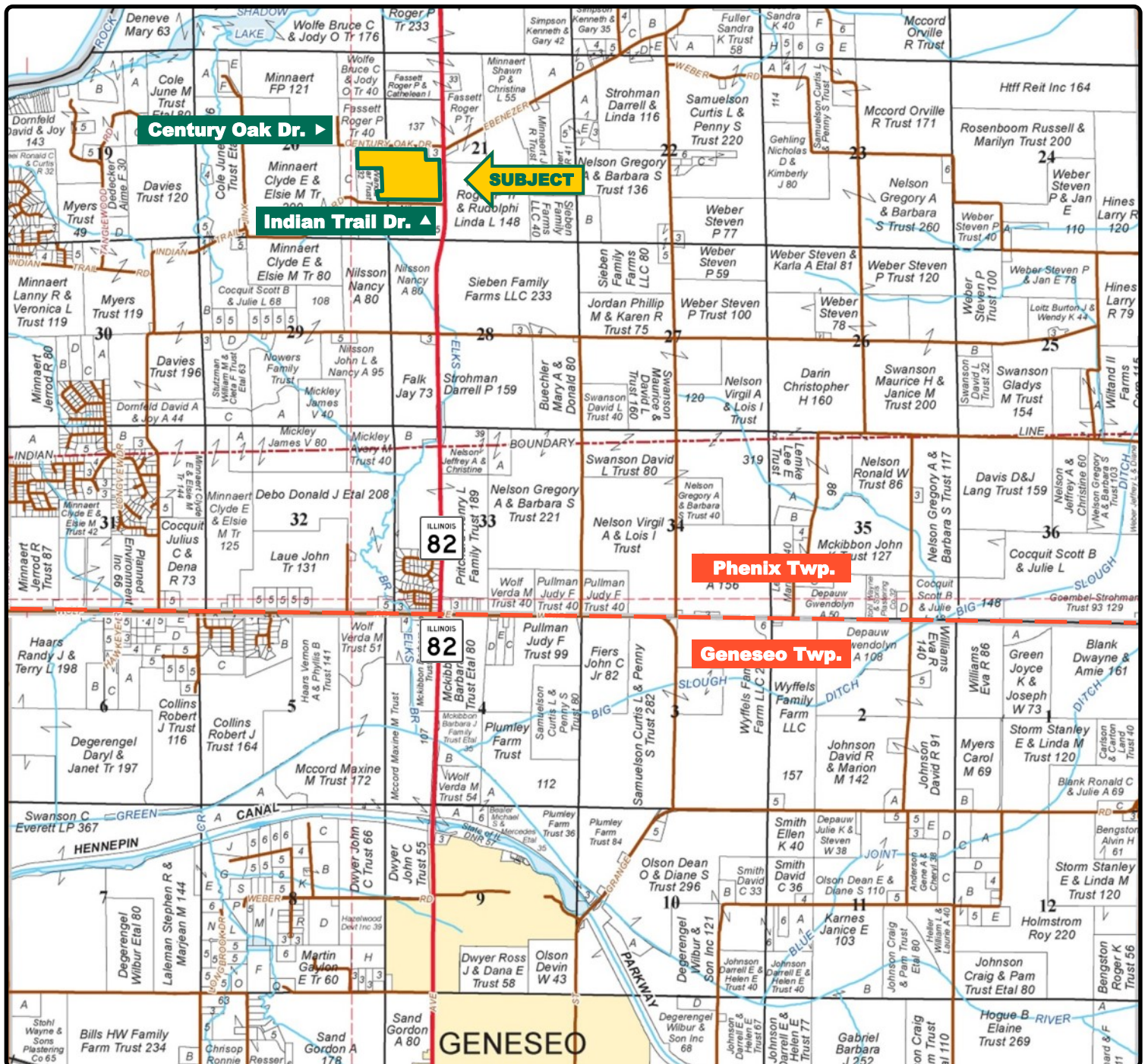


Property Key Features

- Quality Henry County Farm Located near Geneseo, IL
- 71.90 FSA/Eff. Crop Acres with a PI of 138.70
- High Percentage Tillable Cropland

Brandon Yaklich
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag

309-944-2184
720 E. Culver Ct./ P.O. Box 9
Geneseo, IL 61254
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FSA/Eff. Crop Acres: 71.90

Corn Base Acres: 53.19*

Bean Base Acres: 17.64*

Soil Productivity: 138.70 PI

**Acres are estimated.*

Property Information

72.76 Acres, m/l

Location

From Geneseo: go north on IL-82 for 4.7 miles. Property is on west side of IL-82 and the north side of Indian Trail Drive.

Legal Description

Part of NE¼ SE¼ Section 20; NW¼ SW¼ and part of SW¼ NW¼ Section 21, all in Township 18 North, Range 3 East of the 4th P.M., Henry Co., IL.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

2020 Taxes Payable 2021: \$3,609.62*

Surveyed Acres: 72.73

Tax per Surveyed Acre: \$49.61*

Tax Parcel ID#s: 03-21-300-010 and part of 03-20-400-005

**Taxes estimated pending tax parcel split.*

Henry County Treasurer/Assessor will determine final tax figures.

FSA Data

Part of Farm Number 6336, Tract 8228

FSA/Eff. Crop Acres: 71.90

Corn Base Acres: 53.19*

Corn PLC Yield: 176 Bu.

Bean Base Acres: 17.64*

Bean PLC Yield: 38 Bu.

**Acres are estimated pending*

reconstitution of farm by the Henry County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Joy, Biggsville, and Sable. Productivity Index (PI) on the FSA/Eff. Crop acres is 138.70. 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

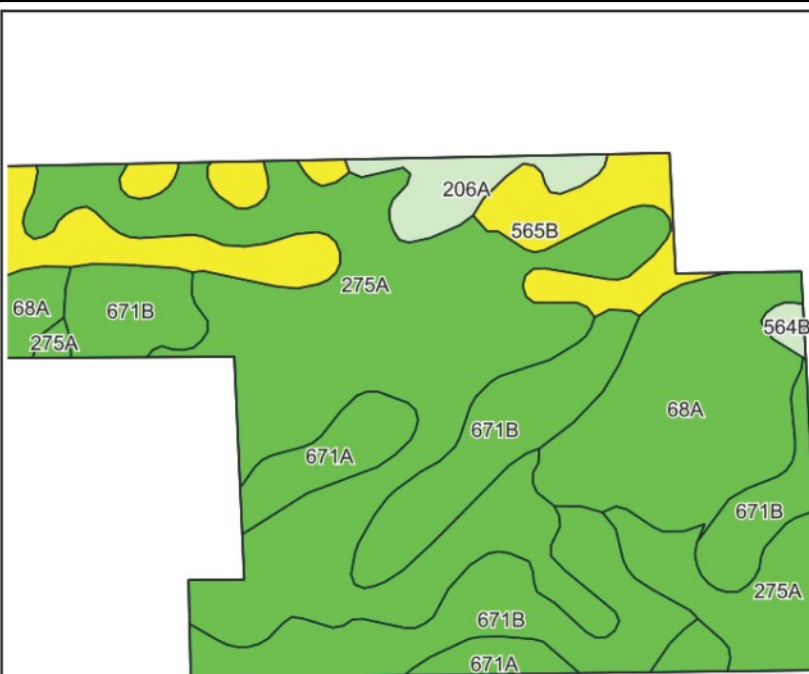
Level to gently sloping.

Drainage

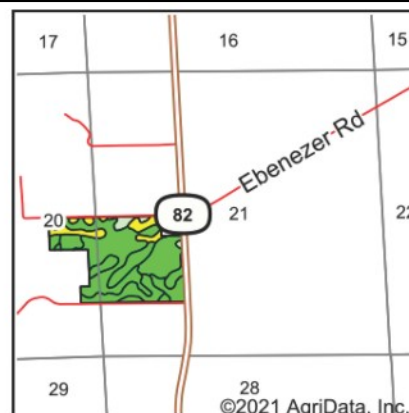
Natural, some tile. Maps available, contact agent for details.

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State: **Illinois**
County: **Henry**
Location: **21-18N-3E**
Township: **Phenix**
Acres: **71.9**
Date: **10/20/2021**



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

Area Symbol: IL073, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
275A	Joy silt loam, 0 to 2 percent slopes	30.26	42.1%		144
**671B	Biggsville silt loam, 2 to 5 percent slopes	16.29	22.7%		**141
68A	Sable silty clay loam, 0 to 2 percent slopes	10.89	15.1%		143
**565B	Tell silt loam, 2 to 5 percent slopes	8.08	11.2%		**111
671A	Biggsville silt loam, 0 to 2 percent slopes	3.83	5.3%		142
206A	Thorp silt loam, 0 to 2 percent slopes	2.19	3.0%		126
**564B	Waukegan silt loam 2 to 5 percent slopes	0.36	0.5%		**118
Weighted Average					138.7

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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East Looking West



Northwest Looking Southeast



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

Site: **Virtual Live Auction
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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. 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 Henry 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, Brandon Yaklich at 309-883-9490 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

Wanda I. Ellis & James O. Ellis
Irrevocable Trust

Agency

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

Auctioneer

Spencer Smith
License No. 441.002375

Attorney

Nick Mason
Mason & Scott

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 30, 2021, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing subject to existing lease. 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.