

# Land Auction

**ACREAGE:**

**164.45 Acres, m/l**  
In 2 parcels  
Knox County, IL

**DATE:**

Thursday  
**December 9, 2021**  
**10:00 a.m.**

**LOCATION:**

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



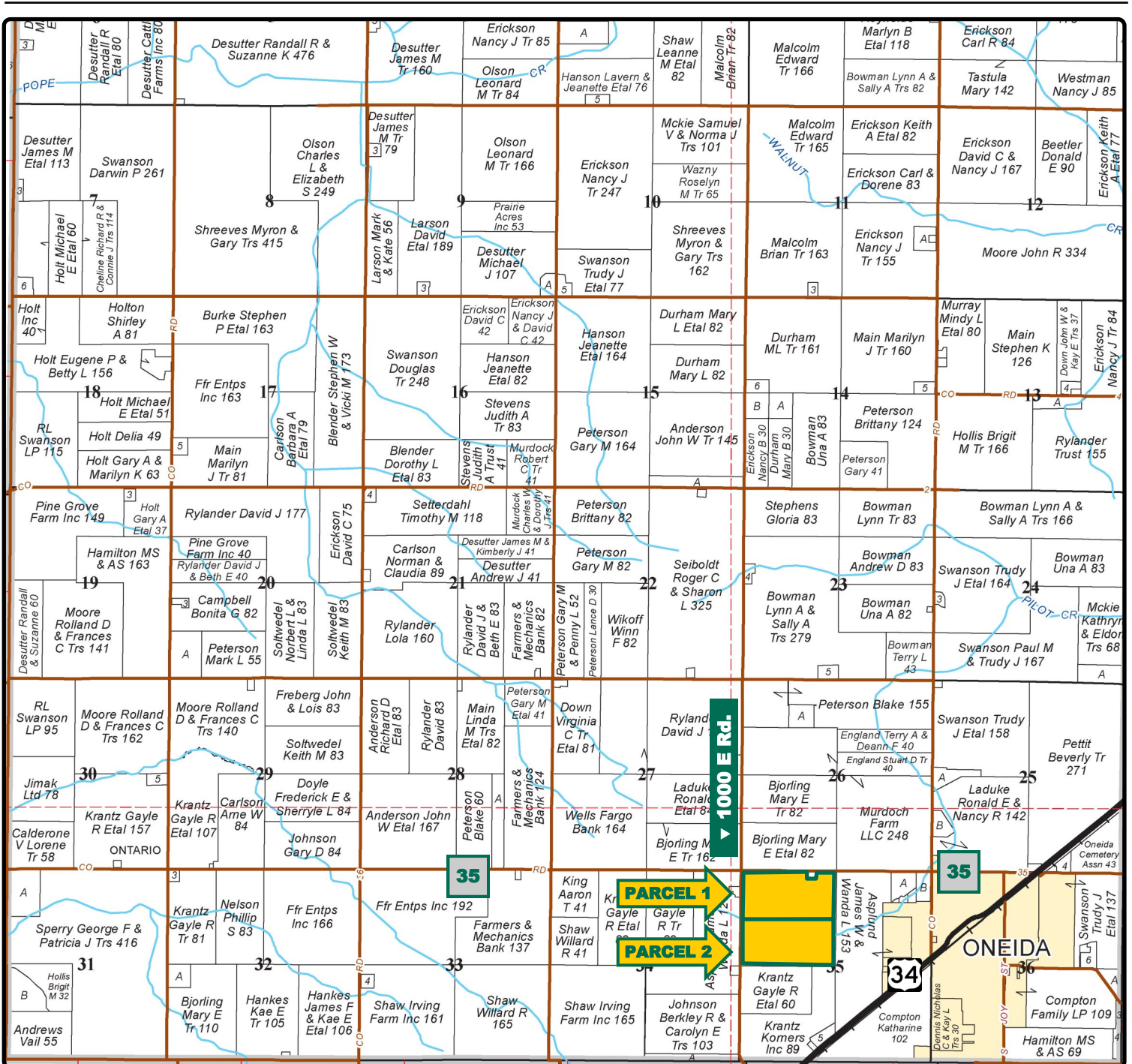
## Property Key Features

- 1 Mile West of Oneida, Illinois
- High Percentage Tillable Farmland Offered in 2 Parcels
- Opportunity to Invest in Quality Farmland

**Brandon Yaklich**  
Licensed Broker in IL  
**309-883-9490**  
[BrandonY@Hertz.ag](mailto:BrandonY@Hertz.ag)

**309-944-2184**  
720 E. Culver Ct./ PO Box 9  
Geneseo, IL 61254  
[www.Hertz.ag](http://www.Hertz.ag)

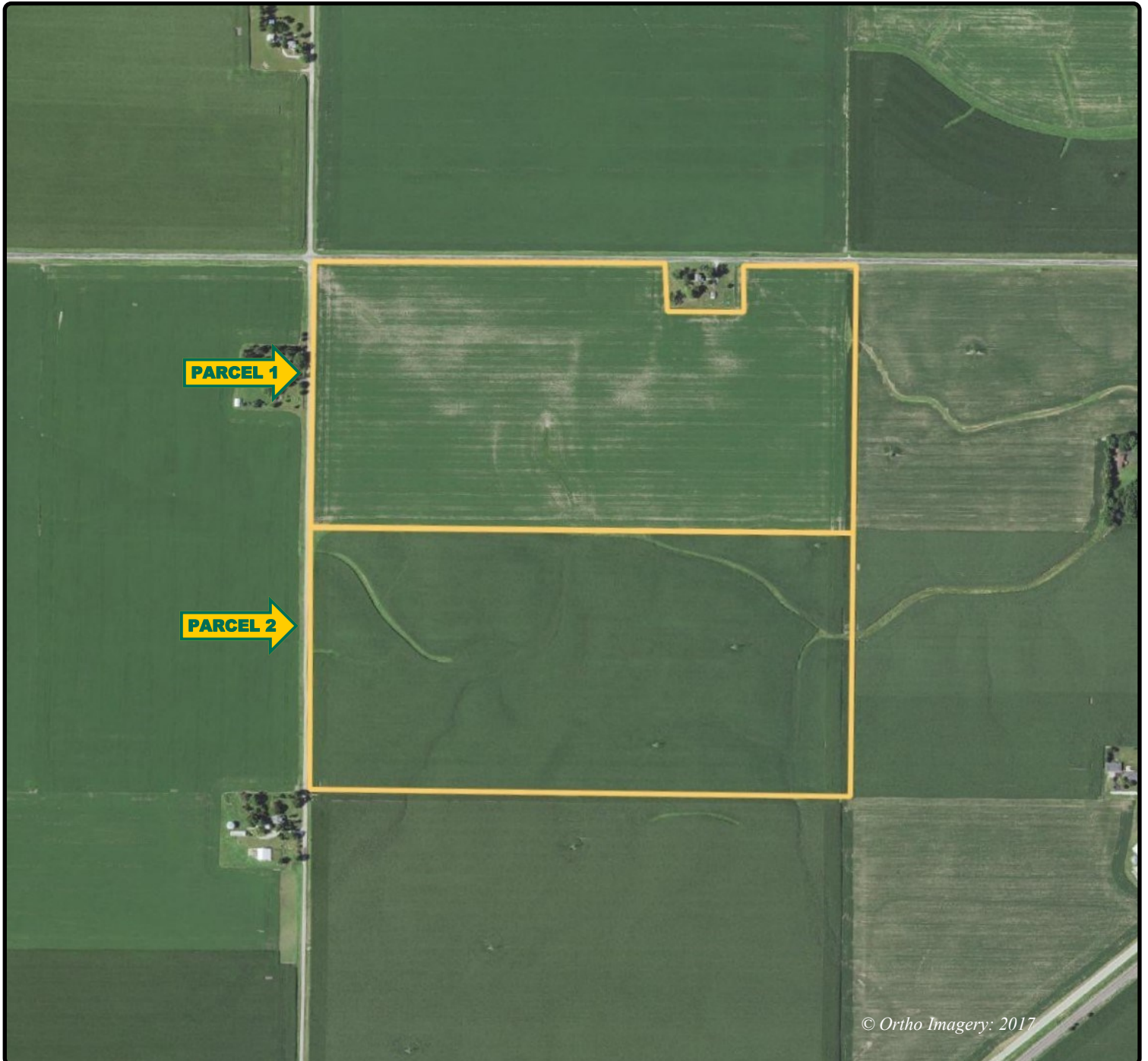




Map reproduced with permission of Rockford Map Publishers

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## Parcel 1

**FSA/Eff. Crop Acres:** 78.70\*  
**Corn Base Acres:** 38.29\*  
**Bean Base Acres:** 38.24\*  
**Soil Productivity:** 139.70 P.I.

*\*Acres are estimated.*

### Parcel 1 Property Information 82.225 Acres, m/l

#### Location

From Oneida: 1 mile west on Knox Hwy 35. The farm is on the south side of the road.

#### Legal Description

N½ NW¼, excluding 1.73 acreage site, Section 35, Township 13 North, Range 2 East of the 4th P.M., Knox Co., IL.

#### Lease Status

Open lease for 2022 crop year.

#### Real Estate Tax

2020 Taxes Payable 2021: \$3,521.52\*  
 Taxable Surveyed Acres: 82.225  
 Tax per Taxable Acre: \$42.83\*  
 Tax Parcel ID#s: Part of 02-35-100-002  
*\*Taxes are estimated pending tax parcel split. Knox County Treasurer will determine final tax figures.*

#### FSA Data

Part of Farm Number 1326, Tract 730  
 FSA/Eff. Crop Acres: 78.70\*  
 Corn Base Acres: 38.29\*  
 Corn PLC Yield: 189 Bu.  
 Bean Base Acres: 38.24\*  
 Bean PLC Yield: 50 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Knox County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.  
 HEL: Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Osco and Ipava.  
 Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.70. 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

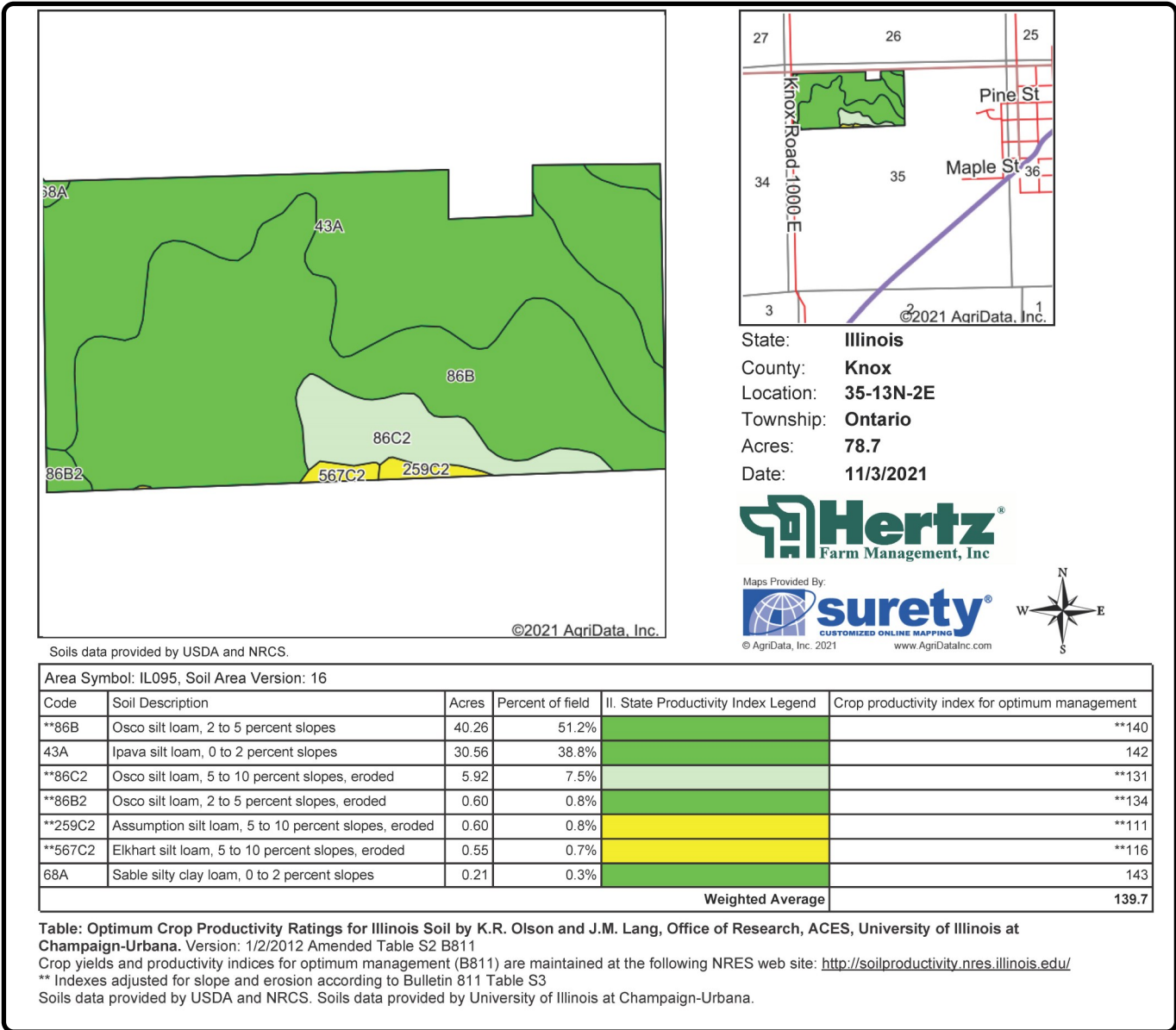
Level to moderately sloping.

#### Drainage

Natural.

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## Buildings/Improvements

None.

## Water & Well Information

None.

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## Parcel 2

<b>FSA/Eff. Crop Acres:</b>	<b>81.19*</b>
<b>Corn Base Acres:</b>	<b>39.51*</b>
<b>Bean Base Acres:</b>	<b>39.46*</b>
<b>Soil Productivity:</b>	<b>131.90 P.I.</b>

*\*Acres are estimated.*

### Parcel 2 Property Information 82.225 Acres, m/l

#### Location

From Oneida: 1 mile west on Knox Hwy 35, then south on 1000 E Rd. ½ mile. The farm is on the east side of the road.

#### Legal Description

S½ NW¼, Section 35, Township 13 North, Range 2 East of the 4th P.M., Knox Co., IL.

#### Lease Status

Open lease for the 2022 crop year.

#### Real Estate Tax

2020 Taxes Payable 2021: \$3,596.84\*  
Taxable Surveyed Acres: 82.225  
Tax per Taxable Acre: \$43.74\*  
Tax Parcel ID#s: Part of 02-35-100-002  
*\*Taxes are estimated pending tax parcel split. Knox County Treasurer will determine final tax figures.*

#### FSA Data

Part of Farm Number 1326, Tract 730  
FSA/Eff. Crop Acres: 81.19\*  
Corn Base Acres: 39.51\*  
Corn PLC Yield: 189 Bu.  
Bean Base Acres: 39.46\*  
Bean PLC Yield: 50 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Knox County FSA office.*

#### NRCS Classification

HEL: Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Osco, Elkhart and Ipava. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 131.90. 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

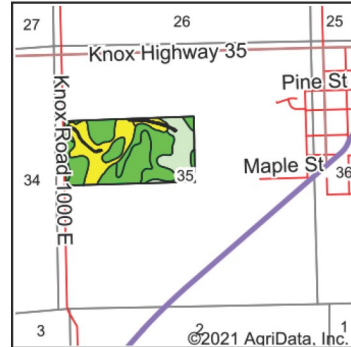
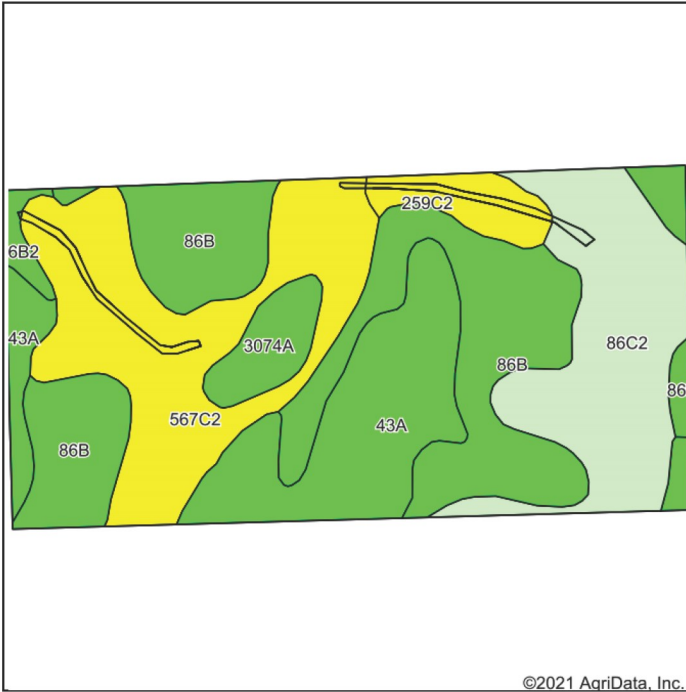
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#### Drainage

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State: **Illinois**  
 County: **Knox**  
 Location: **35-13N-2E**  
 Township: **Ontario**  
 Acres: **81.19**  
 Date: **11/3/2021**



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

Area Symbol: IL095, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**86B	Oscosilt loam, 2 to 5 percent slopes	25.87	31.9%		**140
**567C2	Elkhartsilt loam, 5 to 10 percent slopes, eroded	18.67	23.0%		**116
**86C2	Oscosilt loam, 5 to 10 percent slopes, eroded	15.00	18.5%		**131
43A	Ipavasilt loam, 0 to 2 percent slopes	14.94	18.4%		142
3074A	Radfordsilt loam, 0 to 2 percent slopes, frequently flooded	2.91	3.6%		136
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.90	3.6%		**111
**86B2	Oscosilt loam, 2 to 5 percent slopes, eroded	0.90	1.1%		**134
<b>Weighted Average</b>					<b>131.9</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.

## Buildings/Improvements

None.

## Water & Well Information

None.

*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.*

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**Parcel 1** - East Looking West



**Parcel 2** - West Looking East



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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](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 Knox 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, Brandon Yaklich at 309-883-9490 with questions.

### Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take one or both parcels. Should the high bidder not select both available parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Seller

Annette Krump Estate

### Agency

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

### Auctioneer

Spencer Smith  
License No. 441.002375

### Attorney

Justin Raver  
Barash & Everett

### 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 9, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. 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.

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

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

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