

# Land Auction

**ACREAGE:**

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

**DATE:**

Thursday  
**February 3, 2022**  
**10:00 a.m.**

**LOCATION:**

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



## Property Key Features

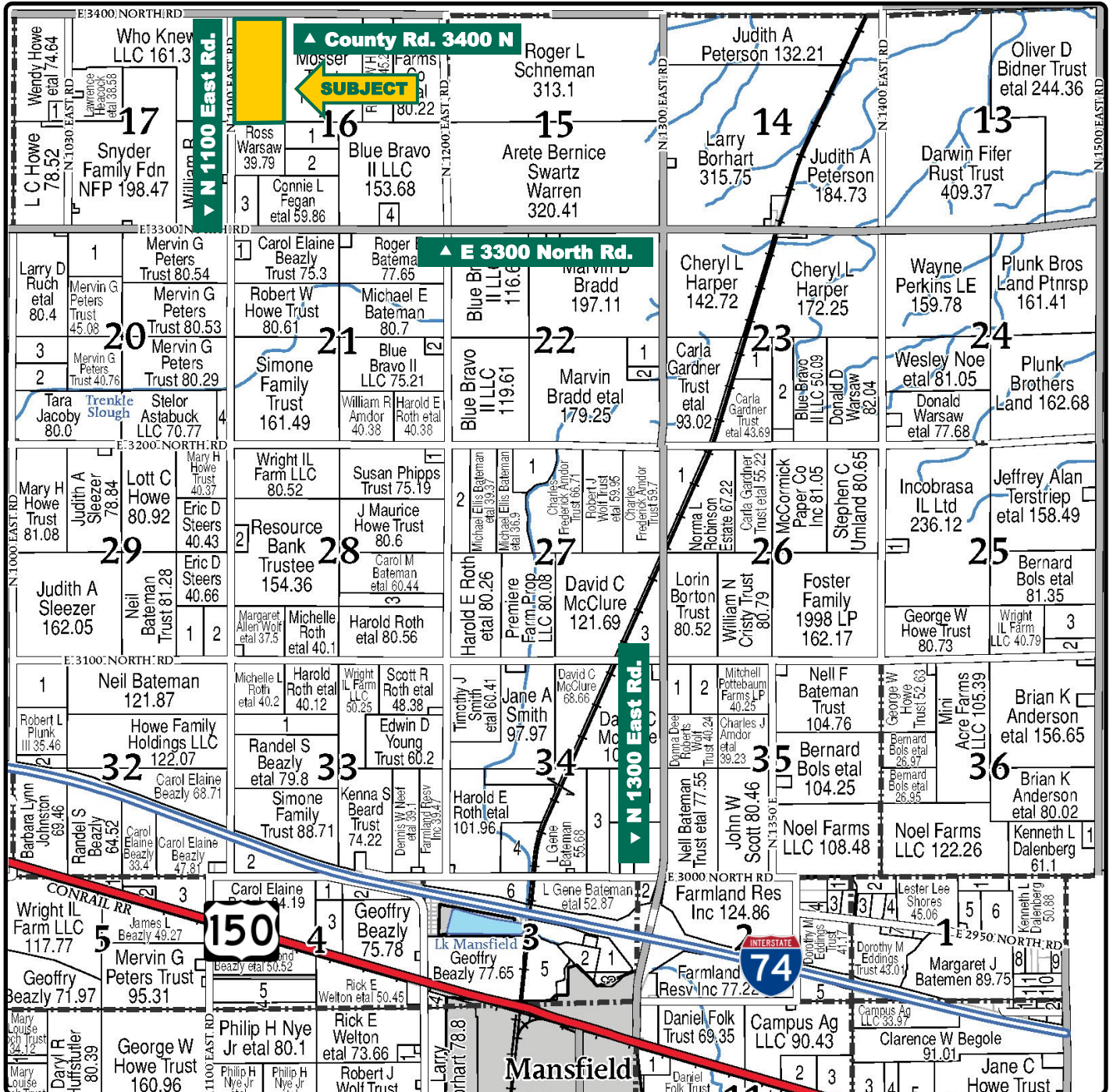
- **Good-Quality Farm in Piatt County, IL**
- **Highly Productive Soil Types with 133.30 PI**
- **97% Tillable Acres**

**Brian Massey, AFM, CCA**  
Licensed Broker in IL & IN  
**217-519-1543**  
[BrianM@Hertz.ag](mailto:BrianM@Hertz.ag)

**217-762-9881**  
700 W. Bridge St./ PO Box 467  
Monticello, IL 61856  
[www.Hertz.ag](http://www.Hertz.ag)

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Licensed Broker in IL  
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<b>FSA/Eff. Crop Acres:</b>	<b>77.32</b>
<b>Corn Base Acres:</b>	<b>71.00</b>
<b>Bean Base Acres:</b>	<b>1.00</b>
<b>Soil Productivity:</b>	<b>133.30 PI</b>

## Property Information

**80.00 Acres, m/l**

### Location

From Mansfield: go north on N 1300 East Rd. for 3½ miles, then west on E 3300 North Rd. for 2 miles. Go north on N 1100 East Rd. for ½ mile. The farm is southeast of the County Rd. 3400 N/Old Principal Rd. and N 1100 East Rd. intersection.

### Legal Description

W½ NW¼ Section 16, Township 21 North, Range 6 East of the 4th P.M., Piatt County, IL.

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$3,673.10  
Taxable Acres: 80.00  
Tax per Taxable Acre: \$45.91  
Tax Parcel ID#s: 02-16-21-006-003-01 and 02-16-21-006-003-00

### FSA Data

Farm Number 4818, Tracts 3064 & 3065  
FSA/Eff. Crop Acres: 77.32  
Corn Base Acres: 71.00  
Corn PLC Yield: 174 Bu.  
Bean Base Acres: 1.00  
Bean PLC Yield: 53 Bu.

### Soil Types/Productivity

Main soil types are Flanagan, Drummer, and Dana. Productivity Index (PI) on the FSA/Eff. Crop acres is 133.30. 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 2019 by Piatt County Service Company.

pH: 6.4  
K: 397.3  
P: 54.5  
OM: 2.7

### Yield History (Bu./Ac.)

Year	Corn	Beans
2021	—	74
2020	201	—
2019	—	55
2018	248	—
2017	—	71

Yield information is reported by crop insurance records.

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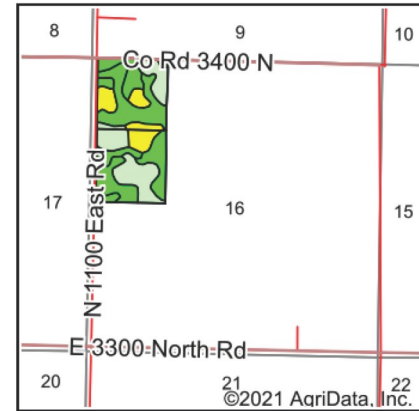
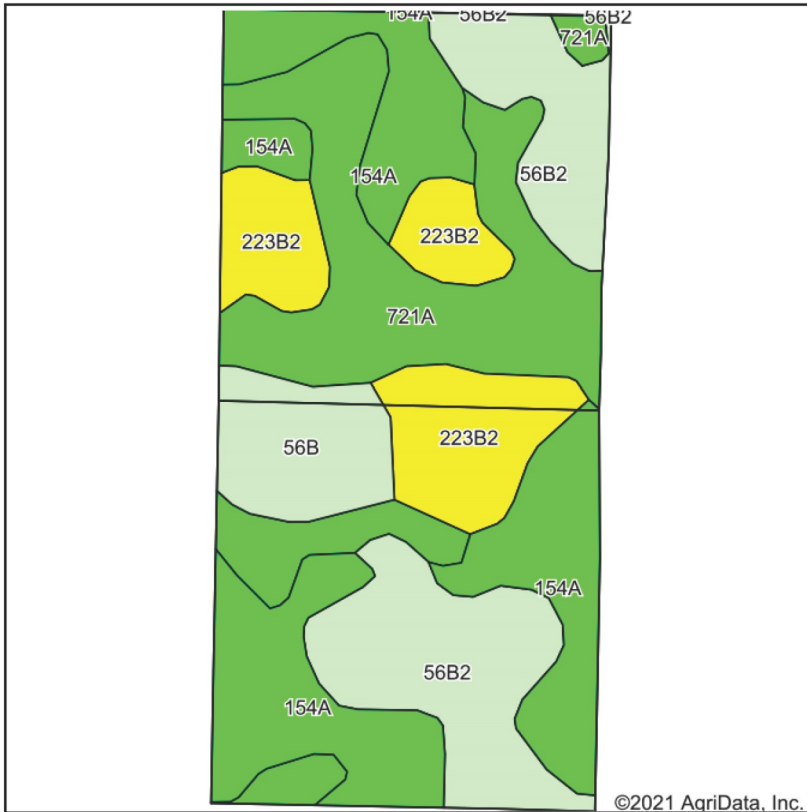
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State: **Illinois**  
 County: **Piatt**  
 Location: **16-21N-6E**  
 Township: **Blue Ridge**  
 Acres: **77.32**  
 Date: **12/9/2021**








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

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Area Symbol: IL113, Soil Area Version: 17  
 Area Symbol: IL147, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	22.86	29.6%		144
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	20.64	26.7%		143
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	16.49	21.3%		**124
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	11.54	14.9%		**110
**56B	Dana silt loam, 2 to 5 percent slopes	5.79	7.5%		**130
<b>Weighted Average</b>					<b>133.3</b>

### Land Description

Mostly level.

### Drainage

Some tile. See tile map, contact agent for more details.

### 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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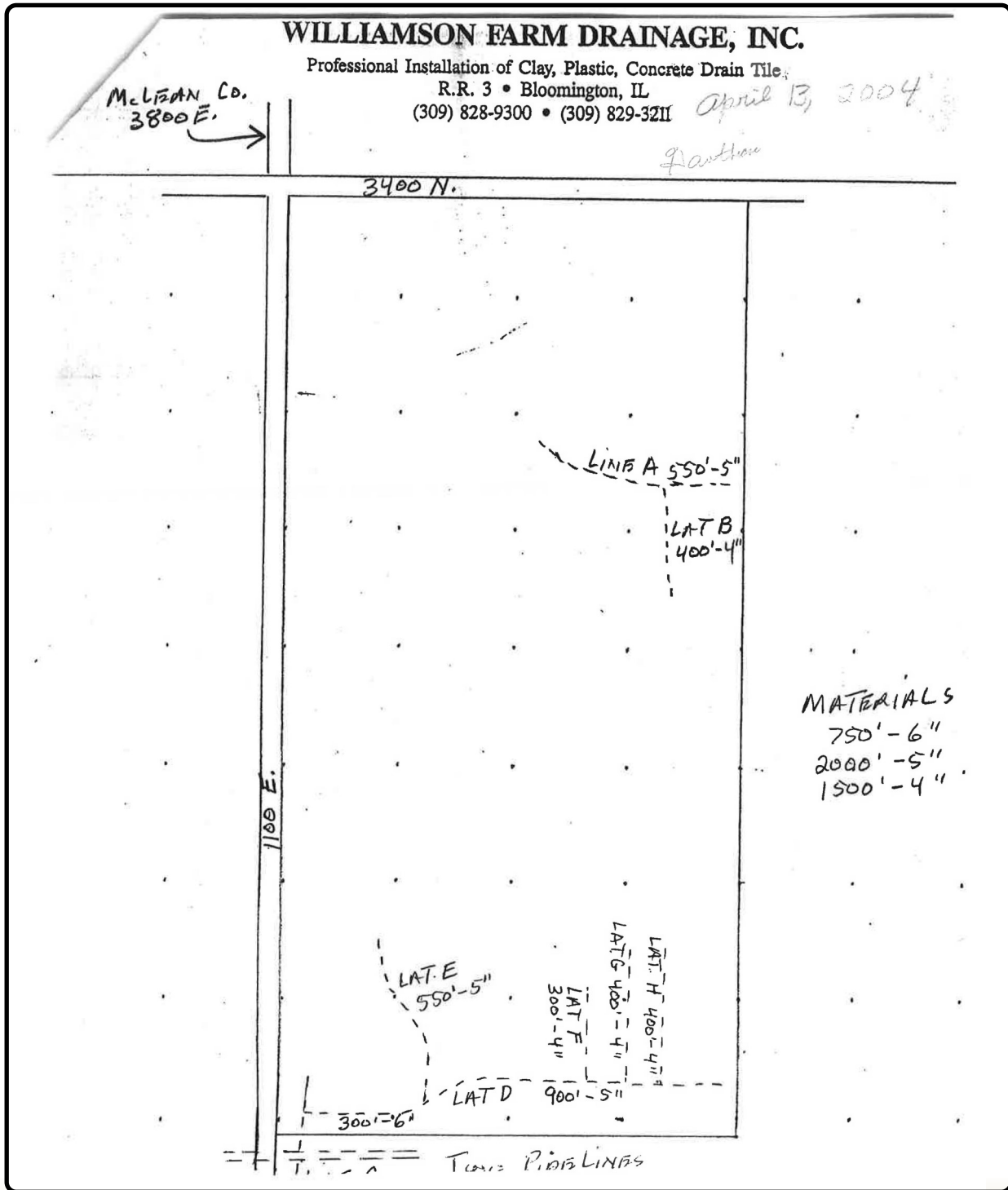
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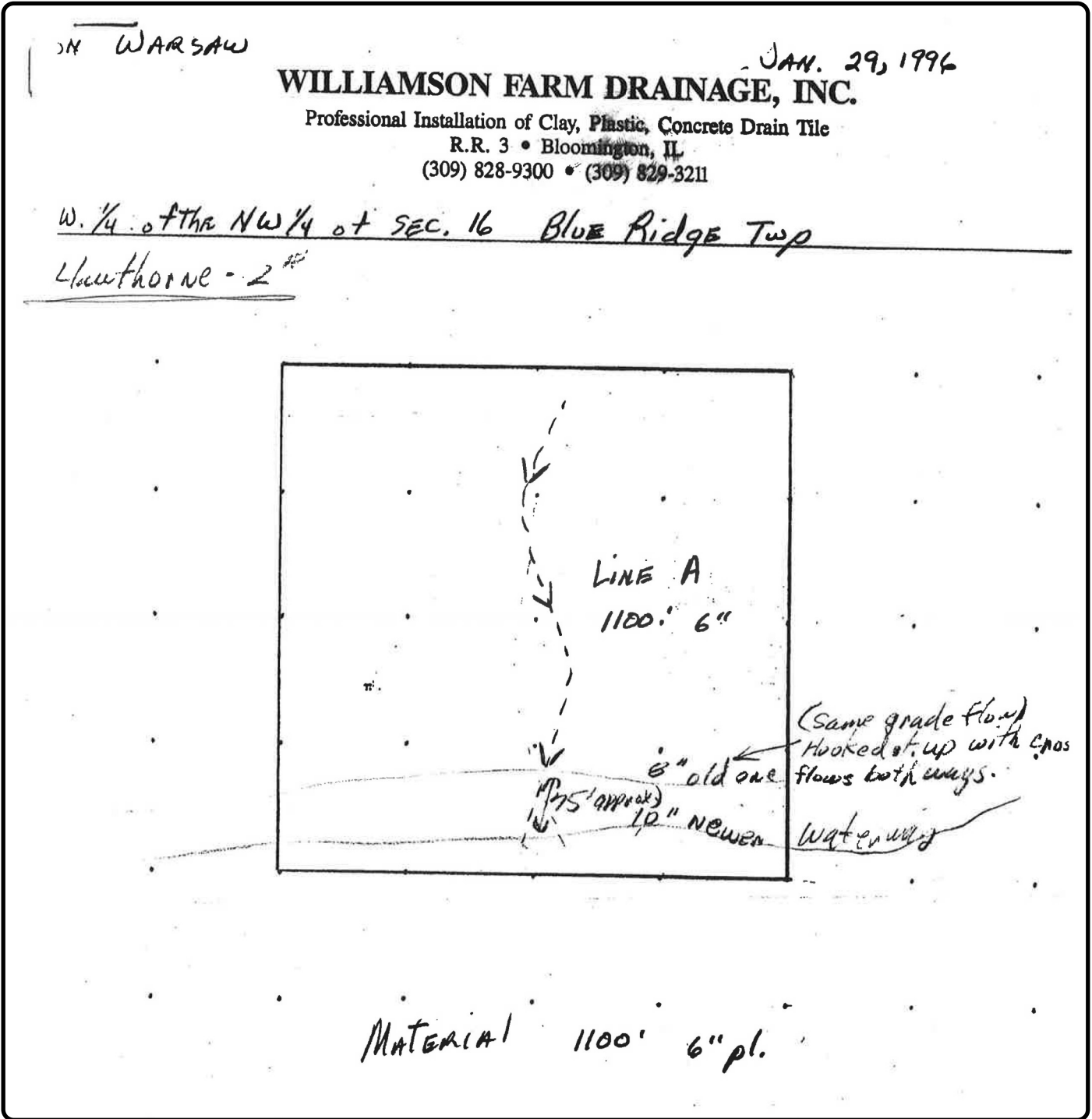
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Northwest Looking Southeast



Northeast Looking Southwest



Looking North



Looking East



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### Online Bidding Information

- To bid on this property, 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, Brian Massey at 217-519-1543 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

Wesley and Shirley Noe

### Agency

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

### Auctioneer

Spencer Smith  
License No. 441.002375

### Attorney

Thomas Jennings  
Livingston, Barger, Brandt, and  
Schroeder, LLP

### 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 March 3, 2022, or after any objections to title have been cleared. Final settlement will require 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.

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