

# One-Chance Sealed Bid Sale

| ACREAGE:                                     | DATE:  | <b>RETURN BIDS TO:</b>                       |
|--|--|--|
| <b>150.49 Acres, m/l</b><br>Henry County, IL | Bid Deadline:<br>January 19, 2022<br>12:00 Noon, CST | Hertz Real Estate<br>Services<br>Geneseo, IL |



## **Property** Key Features

- Large Henry County Tract near Colona, IL
- 145.36 FSA/Eff. Crop Acres with 109.40 PI
- 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 **www.Hertz.ag** 

REID: 100-0175-01



# **Plat Map**

## Edford Township, Henry County, IL

| OUNTY RIVER A 10 00 Stohl  | Leclaire Inv<br>Inc 359   | Searle Rodney &<br>Barbara 308   | Barbara E<br>Barbara E<br>BOUNDARY<br>E<br>Stohl, C<br>Phyllis   |  | Mary A Trust<br>-UNE<br>Cocquit Scott B                        |
|--|---|--|--|--|--|
| Marsha A Titu<br>Marsha | CLEVELAND   |  | Andray C   | Searle<br>Bruce G & Carolyn<br>135<br>4<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5<br>5  | & Julie L 170<br>B<br>Loitz Thomas<br>P Etal 100<br>6 5        |
| Daniel H G Colona Twp.<br>16<br>16<br>16<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>17<br>16<br>16<br>16<br>16<br>16<br>16<br>16<br>16<br>16<br>16   | Young<br>Paul R<br>38<br>D<br>Consumers<br>Co 89<br>D<br>Autor<br>B<br>Consumers<br>Co 89<br>D<br>Bensenberg  | N Revenue State St | Edford Twp.  | P B B Connection of the second   | Bindler<br>Jason &<br>Andrea 36                                |
| Print of Pri   | Harry Trust<br>B 222<br>C C C C C C C C C C C C C C C C C C   | Mercer B<br>John 107<br>C<br>3<br>A<br>3<br>B<br>C<br>3<br>A<br>3<br>4<br>A<br>3<br>4  | D<br>B<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C                 | Carles & Participation   | Geni<br>Bamey W<br>& Maria R<br>5 35                           |
| RKWA1 CEVERAND STATE Bowman Henry of Active State Bowman Henry of Active State Bowman Henry of Active State  | BBB&C Farm<br>Prinsp 185<br>GREEN<br>Bowman Henry J &<br>Susan C Trust 123                                    | Hubbs<br>Lawrence<br>W & Lee<br>A 102<br>R<br>CR<br>CR<br>CR<br>CR<br>CR<br>CR<br>CR<br>CR<br>CR<br>CR<br>CR<br>CR<br>C  | Heitzman<br>Ronald W<br>& Margaret<br>E 92   | Heitzman<br>Ronald W<br>& Margaret<br>E 160<br>CGREEN  | Atwell<br>Karen A<br>121                                       |
|  |   | C HENNEPIN A GREEN F B CAN<br>SUBJECT  | Raschke John R & Bertsoa<br>Ann C Trust 99 Janet M<br>Trust 32   | Miller Robert M<br>& Dana G 45<br>CANAL<br>Verheecke<br>Richard C 66<br>Bevery A Trust 62  | Loitz Thomas P<br>& Laurie 85<br>STATE                         |
| Bolinger<br>Harry W 39<br>The state of the state o   | A Poppy G<br>t Jerrod Spin Hithusen<br>t Jerrod Spin Hithusen<br>t Jerrod Trust 62                            | GARDEN   | Hauris Wary<br>M Trust 80<br>M Trust 80<br>M Trust 79  | Verheecke<br>Richard C 160<br>Dilenbeck<br>Duane W &<br>Beverly A<br>Trust 158   | Dilenbeck<br>Duane W & At<br>Beverty A<br>Trust 160            |
| Schreit Hulinois B<br>Rede 84<br>Frist 84<br>10 0 0 0 5 5  | Towner<br>Robert T<br>rust 149<br>James R 69<br>A   | And Trust<br>And Trust<br>And Trust<br>Swanson<br>Nadrine 79<br>Jacquešine D 79  | BE ALES Sector A Cattron Carolyn 81<br>Cattron Carolyn 81<br>Prels Julie A Trust 90 A 0                          | Cattron Carolyn<br>160 Minnaert<br>Jerrod R 150  | Young<br>Paul R  |
| leys<br>bebert<br>182<br>D<br>c<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C   | Darews<br>ust 174<br>19<br>19<br>19<br>19<br>19<br>10<br>10<br>10<br>10<br>10<br>10<br>10<br>10<br>10<br>10   | Swanson<br>Nadine 312  | V Neumann John<br>V Kermann John<br>V Kerneecke<br>Verheecke<br>Achard C 60<br>Achard C 121                      | Ingram<br>Donna<br>K Trust Sanda<br>66 K 70<br>22  | Stohl<br>Wayne &<br>Sons Mi<br>Plastering<br>Co 316<br>37 4 23 |
| Aneider R. Schneider<br>Lames 66<br>Karen N.<br>Trust 141  | Dereu Jamf<br>Trust Etal 162<br>E Thitesinte<br>Cherie R 80   | Erdmann<br>Stanley E 60<br>Sullvan<br>Buster<br>S D<br>A<br>M 93<br>A<br>S A<br>S A<br>S A<br>S A<br>S A<br>S A<br>S A<br>S A<br>S A<br>S  | Vandewoestyne Kenneth R<br>& Mary A Trust 113<br>Dynes<br>Tamra B<br>S.54<br>Vandewards<br>John F Jr<br>Trust 78 | A 5 5 6 4 8   5 A 5 5 6 4 8 6   5 B Seei Trust Intchard Construction 9 9 8 8 9 <td< th=""><th>B A A</th></td<>   | B A A  |
| Seys<br>Ohn<br>178<br>Daniel P &<br>Daniel P &<br>Seys Richard<br>C Trust 152<br>Seys<br>Seys<br>Seys<br>Seys<br>C Trust 152<br>C Trust 149<br>C C Trust 152<br>C C Trust 152<br>C C Trust 152<br>C C C C C C C C C C C C C C C C C C C  | Guthrie Richard<br>Y Trust 170<br>30  | Erdmann<br>Stanley<br>E 35<br>Kem J Jr 208<br>Viager<br>Edward &<br>Lear Margie<br>9 60  | Socies Magana<br>Sachar Con  | Raschke<br>John A & C<br>James A 91 4<br>Stees A 5<br>Gene R & A 5<br>Jame M<br>Shibboan   | Bills Boys<br>LLC 72<br>Baum<br>Lisa 95<br>5<br>726            |
| A first field for the first field for the first field for the field for  | Snodgrass Mary<br>D Trust 183   | Hanna John P<br>IV Etal 152<br>Bone<br>80  | 6 Vigger F 40 X Q Q Q Q A G A G A G A G A G A G A G A G  | Trust 40<br>Reschke Steven<br>Reschke Steven<br>Reschwer<br>Reschke Steven<br>Reschke St | Steven Etal 130  |
| C C Seys Seys Seys Seys Seys Seys Seys Seys  | Snodgrass Mary<br>D Trust 185<br>MHUG<br>Chamberlain<br>Joseph D<br>Trist 185<br>Chamberlain<br>Jonathan D 80 | Hanna John P<br>IV Etal 200<br>Hanna John P<br>IV Etal 200<br>Hanna John P<br>IV Etal 200<br>Pobanz<br>P 40  | C<br>Chamberlain<br>Bernard<br>Trust 150<br>Chamberlain<br>Donald C Tr &<br>Mary H 160                           | CR<br>Reschke<br>Allan M &<br>Kathy L 142  | Hintz<br>Roena Tr<br>160                                       |
| P B Humphreys Sieghartner  | 31  | Chamberlain 32<br>Bernard Trust 77 Molecon Cleone  | Stiner 33<br>Richard H Koning 5  | Con 34<br>Bailegeer ar s<br>David G & 9 P  |  |

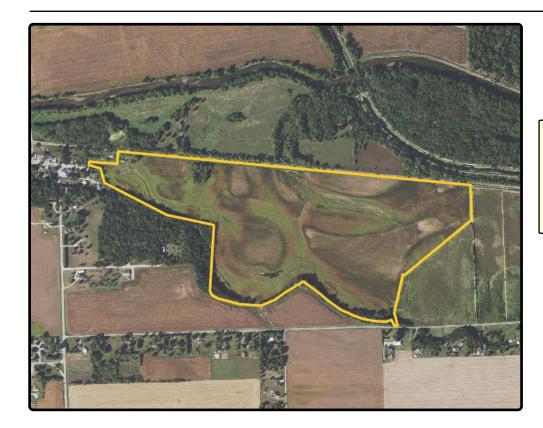
Map reproduced with permission of Rockford Map Publishers

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



# **Aerial Photo**

150.49 Acres, m/l



| FSA/Eff. Crop Acres: | 145.36    |
|----------------------|-----------|
| Corn Base Acres:     | 128.10    |
| Bean Base Acres:     | 14.50     |
| Soil Productivity:   | 109.40 PI |

### Property Information 150.49 Acres, m/l

### Location

From Poppy Garden Rd. at IL-84 in Colona: go east on Poppy Garden Rd./ N 2200th Ave. for 2 miles. Turn north on Green River Rd., then continue east on Poppy Garden Rd./ N 2200th Ave. for 0.9 miles. Farm is on north side of the road.

### **Legal Description**

Blocks 4 & 5 and part of blocks 6 & 7, Village of Green River, IL; part of the W<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>, part of the E<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>, part of the SE<sup>1</sup>/<sub>4</sub> S of the Railroad, all in Section 7, Township 17 North, Range 2 East of the 4th P.M., Henry Co., IL.

### **Real Estate Tax**

2020 Taxes Payable 2021: \$2,849.16 Taxable Acres: 150.49 Tax per Taxable Acre: \$18.93 Tax Parcel ID #s: 07-07-400-013

### **Lease Status**

Open lease for 2022 crop year.

### **FSA Data**

Part of Farm Number 9317, Tract 9415 FSA/Eff. Crop Acres: 145.36 Corn Base Acres: 128.10 Corn PLC Yield: 142 Bu. Bean Base Acres: 14.50 Bean PLC Yield: 40 Bu.

### **NRCS Classification**

NHEL: Non-Highly Erodible Land.

### **Soil Types/Productivity**

Main soil types are Cohoctah, Ambraw, and Coloma. Productivity Index (PI) on the FSA/Eff. Crop acres is 109.40. 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.

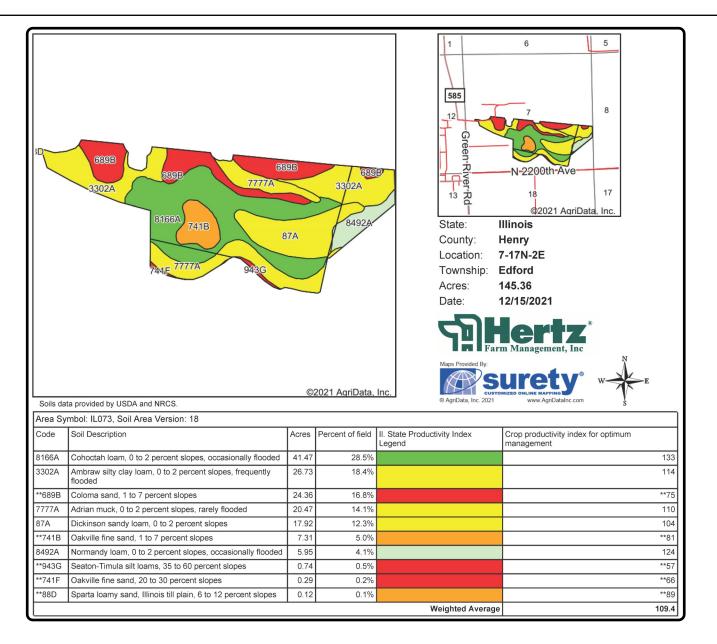
### Drainage

Natural. Two single-phase 10 hp lift pumps with 12" discharge tubes located along the north property line. Additional information available upon request.

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



## Soil Map 145.36 FSA/Eff. Crop Acres



### **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, 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.

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





### Northwest Looking Southeast



West Lift Pump



East Lift Pump



### Southeast Looking Northwest



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



# Sealed Bid Information

### Bid Deadline: Wed., Jan. 19, 2022

Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services Attn: Brandon Yaklich P.O. Box 9 Geneseo, IL 61254

Seller

GKM Investments, LLC

### Agency

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

### Attorney

Shannon Ziegenhorn Churchill & Churchill, P.C.

### **Method of Sale**

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

### **Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Brandon Yaklich, at 309-944-2184.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Geneseo, IL Hertz office, on or before Wednesday, January 19 by 12:00 P.M. CST. The Seller will accept or reject all bids by 12:00 P.M. CST on Friday, January 21, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 21, 2022, or as soon thereafter as closing documents are available. 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**

Upon acceptance of bid by Seller, the successful 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.

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