

ACREAGE:

150.49 Acres, m/l
Henry County, IL

DATE:

Bid Deadline:
January 19, 2022
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Geneseo, IL

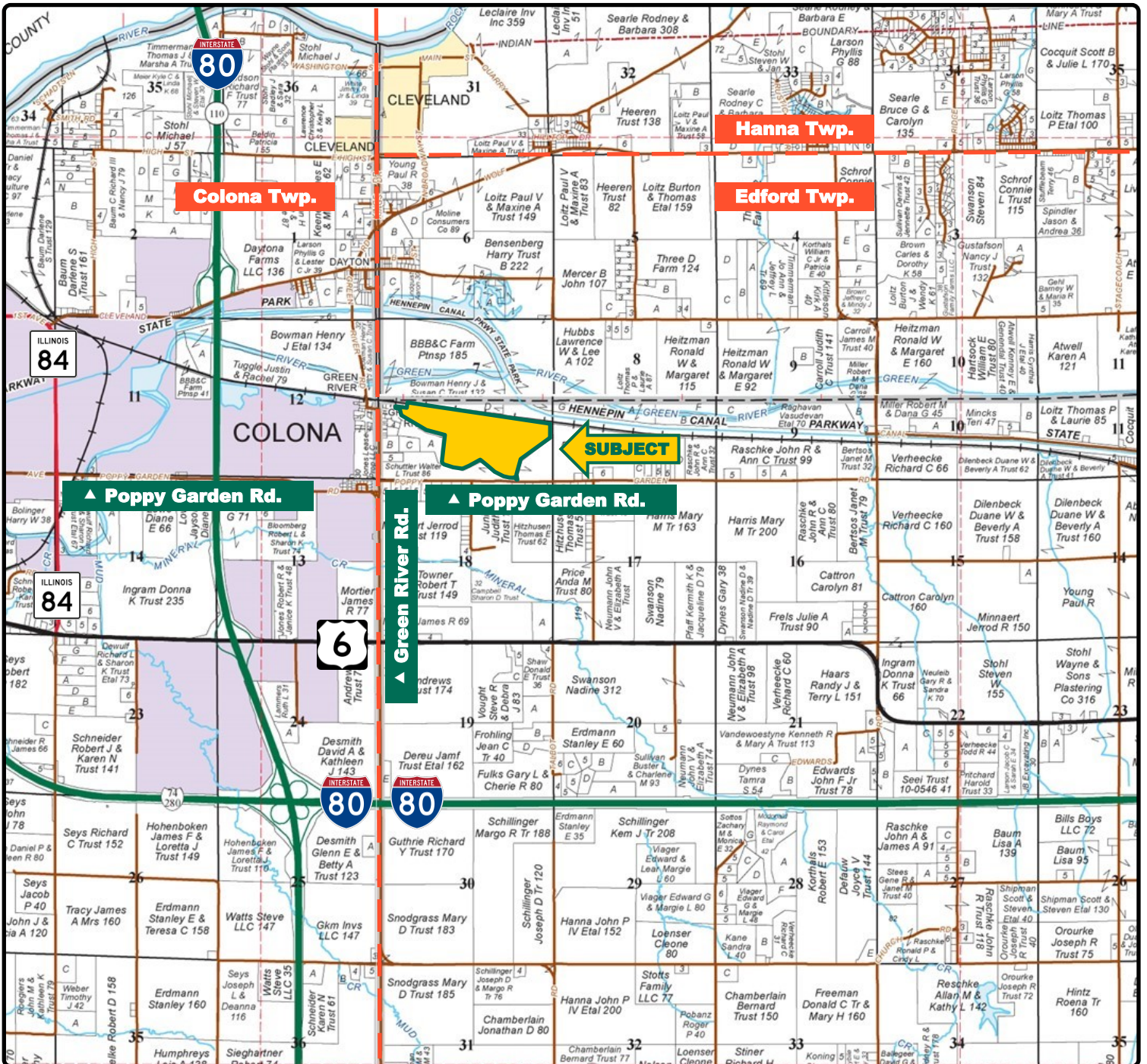


Property Key Features

- Large Henry County Tract near Colona, IL
- 145.36 FSA/Eff. Crop Acres with 109.40 PI
- High Percentage Tillable Cropland

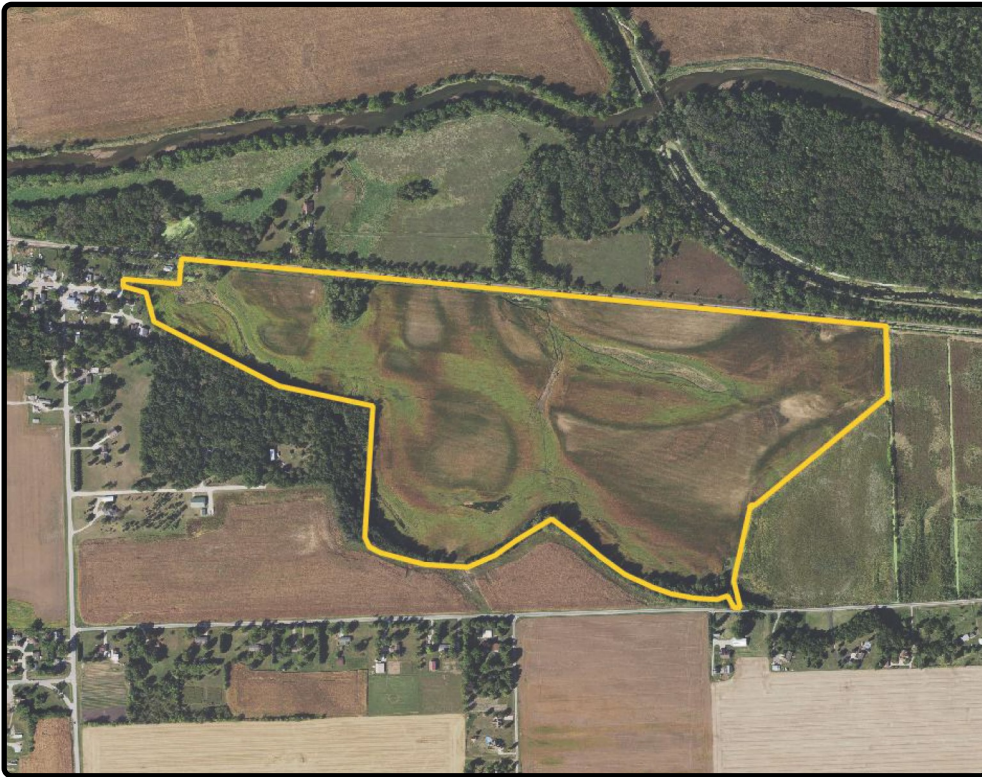
Brandon Yaklich
Licensed Broker in IL
309-883-9490
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309-944-2184
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Geneseo, IL 61254
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FSA/Eff. Crop Acres:	145.36
Corn Base Acres:	128.10
Bean Base 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 W¼ SW¼, part of the E¼ SW ¼, part of the SE¼ 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 #: 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

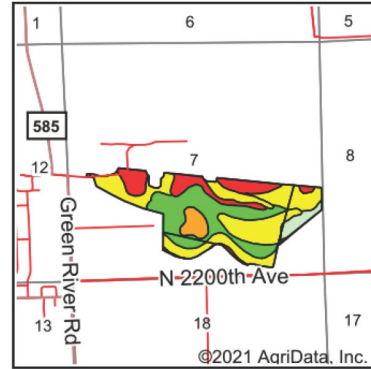
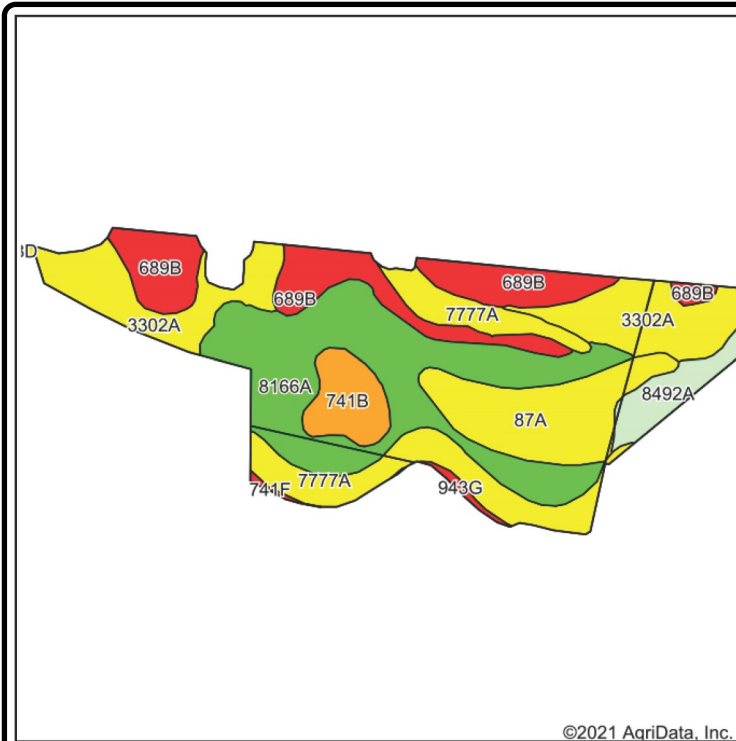
Level to gently sloping.

Drainage

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

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State: **Illinois**
 County: **Henry**
 Location: **7-17N-2E**
 Township: **Edford**
 Acres: **145.36**
 Date: **12/15/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL073, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	41.47	28.5%		133
3302A	Ambraw silty clay loam, 0 to 2 percent slopes, frequently flooded	26.73	18.4%		114
**689B	Coloma sand, 1 to 7 percent slopes	24.36	16.8%		**75
7777A	Adrian muck, 0 to 2 percent slopes, rarely flooded	20.47	14.1%		110
87A	Dickinson sandy loam, 0 to 2 percent slopes	17.92	12.3%		104
**741B	Oakville fine sand, 1 to 7 percent slopes	7.31	5.0%		**81
8492A	Normandy loam, 0 to 2 percent slopes, occasionally flooded	5.95	4.1%		124
**943G	Seaton-Timula silt loams, 35 to 60 percent slopes	0.74	0.5%		**57
**741F	Oakville fine sand, 20 to 30 percent slopes	0.29	0.2%		**66
**88D	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes	0.12	0.1%		**89
Weighted Average					109.4

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.

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Northwest Looking Southeast



West Lift Pump



East Lift Pump



Southeast Looking Northwest



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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.

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