

One-Chance Sealed Bid Sale

ACREAGE:	DATE:	RETURN BIDS TO:
550.60 Acres, m/l Henry County, IL	Bid Deadline: February 2, 2022 12:00 Noon, CST	Hertz Real Estate Services Geneseo, IL



Property Key Features

- Large Henry County Farm Located Near Geneseo, IL
- High Percentage Tillable Cropland with 530.00 Est. FSA/Eff. Crop Acres
- 5 Center Pivot Irrigation Towers

Chad Kies, AFM Designated Managing Broker in IL 309-944-7838 ChadK@Hertz.ag **309-944-2184** 720 E. Culver Ct./ P.O. Box 9 Geneseo, IL 61254 **www.Hertz.ag** Brandon Yaklich Licensed Broker in IL 309-883-9490 BrandonY@Hertz.ag

REID: 100-1072



Plat Map

Loraine Township, Henry County, IL

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Aerial Photo

550.60 Acres, m/l



FSA/Eff. Crop Acres:	530.00*
Corn Base Acres:	408.43*
Bean Base Acres:	120.22*
Soil Productivity:	92.80 PI
*Acres are estimated	

Property Information 550.60 Acres, m/l

Location

From Geneseo: go north on Grange Rd. and continue northwest for 6.1 miles. Turn north on Sand Rd. for 1.1 miles. Farm is on the east and west sides of Sand Rd.

Legal Description

SW¹/₄ SW¹/₄ Section 20, NW¹/₄ Section 29 excepting the farmstead consisting of 5 acres m/l, NW¹/₄ SW¹/₄ Section 29, E¹/₂ Section 30, all in Township 18 North, Range 4 East of the 4th P.M., Henry County, IL.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

2020 Taxes Payable 2021: \$7,866.58* Taxable Acres: 550.60* Tax per Taxable Acre: \$14.29* Tax Parcel ID #s: 04-30-200-001, 04-20-300-01, Part of 04-29-100-01 *Taxes estimated pending survey of property. Henry County Treasurer/ Assessor will determine final tax figures.

FSA Data

Farm Number 5670, Tract 71 FSA/Eff. Crop Acres: 530.00* Corn Base Acres: 408.43* Corn PLC Yield: 165 Bu. Bean Base Acres: 120.22* Bean PLC Yield: 50 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 Coloma, Watseka, and Sparta. Productivity Index (PI) on the Est. FSA/Eff. Crop acres is 92.80. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

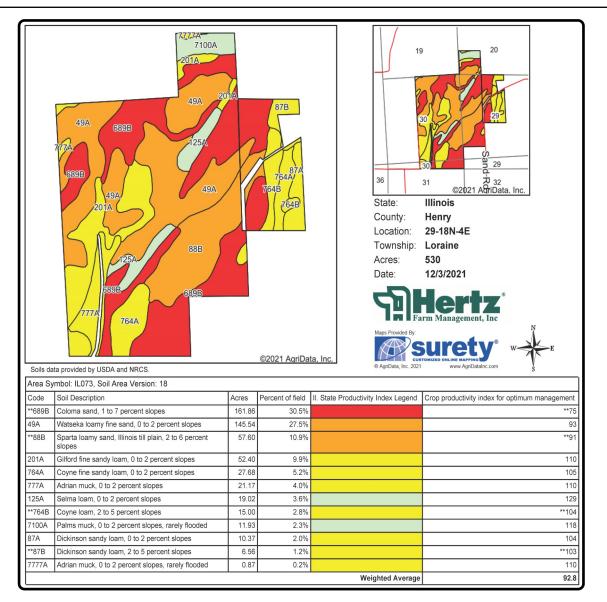
Year	Corn	Beans					
2016	237	77					
2017	233	_					
2018	156	54					
2019	175	45					
2020	210	56					
Yield information is reported by crop							
insurance	ce.						

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Soil Map

530.00 Est. FSA/Eff. Crop Acres



Land Description

Level to gently sloping.

Drainage

Natural.

Irrigation Information

There are 5 center pivot irrigation towers and 3 wells on the property. See irrigation map; contact agent for more details.

Survey

The property offered for sale is an estimated 550.60 acres, m/l. The estimated 5.00 acre, m/l, farmstead is not included in this offering. The excepted farmstead will be surveyed to determine the final acres of the property offered for sale.

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.

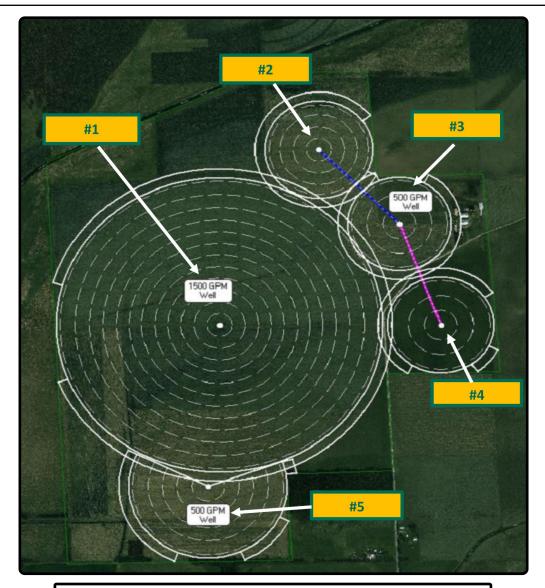
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Irrigation Map

5 Center Pivot Irrigation Towers



	Systems	Style	Power Type	Irrigation Acres	Length
#1	12- Tower W of Buildings	Center Pivot	Diesel	315.06	1982.17 ft
#4	3- Tower S of Buildings	Center Pivot	Diesel	38.54	651.58 ft
#3	3 - Tower W of Buildings	Center Pivot	Diesel	38.90	630.33 ft
#2	4 - Tower NW of Buildings	Center Pivot	Diesel	41.40	657.25 ft
#5	5 - Tower SW of Buildings	Center Pivot	Diesel	49.75	967.08 ft
			_		
	Pipe and Wire	Length / Size	1		
	Pipe/Wire to very N. Pivot	1393.57 ft / 8"	1		
	Pipe/Wire to S. Pivot	1442.72 ft / 8"	1		

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Sealed Bid Information

Bid Deadline: Wed., Feb. 2, 2022

Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services Attn: Chad Kies P.O. Box 9 Geneseo, IL 61254

Seller

Farmers National Bank as Trustee of the Germaine M. Martens Trust and Henry J. Martens Trust

Agency

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

Attorney

Daniel C. Hawkins Ward, Murray, Pace, and Johnson, 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, Chad Kies, 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, February 2 by 12:00 P.M. CST. The Seller will accept or reject all bids by 12:00 P.M. CST. on Friday, February 4, 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 15, 2022, or as soon thereafter as closing documents are available. Final settlement will require wire transfer. Possession will be given at closing. 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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