

# ◆ WILL COUNTY LAND AUCTION ◆



200 E. Court St., Suite 600 Kankakee, IL 60901  
www.Hertz.ag ◆ 815-935-9878 ◆ MelissaH@Hertz.ag

---

***122.30 Acres, m/l – February 24, 2022 @ 10:00 A.M.***  
Virtual Live Auction – Online Only

## **SELLERS:**

***3761 REAL ESTATE PARTNERS LP & TRUST NO. 9313***

---

### **AUCTION METHOD & TERMS OF SALE**

1. All bidding is open and public. Members of the partnership have the same right to bid upon this property just as any other bidder at this Public Auction. Registered bidders may be bidding through the Hertz website, through the Hertz app, or for those with inadequate technology, by phone with the assistance of a Hertz staff member.
2. This land is being offered as two parcels, with parcels 1 and 2 being 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 parcels, the remaining parcel will be offered with another round of bidding.
3. All bidding will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres per the auction brochure.
4. Parcel 2 will be surveyed by the sellers at the sellers' expense. The final total purchase price for Parcel 2 will be based on 25.00 acres per the auction brochure.
5. ***YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING***, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, ***YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION***, so be certain you have completed your due diligence on the property prior to bidding.
6. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
7. The successful Buyer(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction.
8. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.
9. The successful Buyer will provide a 10% cash down payment at the close of the auction upon signing a Real Estate Sales Agreement. As successful buyer, within 24 hours of contract signing, your 10% down payment will need to be wire transferred from your bank to *Greater Illinois Title Company*.

10. The sale is subject to confirmation and acceptance of the final bid price by the Seller.
11. Closing will take place on or before March 24, 2022, or as soon thereafter as applicable closing documents are completed. If there are any escrow closing service fees, they will be evenly shared between the Seller and the Buyer.
12. At the time of closing, the Seller will provide a deed and an owner's title insurance policy in the amount of the contract price.
13. Full possession of the farm will be given at closing. Buyer(s) will have full farming rights for the 2022 crop year.
14. The Seller shall retain all cropland income generated by the property in 2021. The Seller shall also be responsible for all expenses related to the same.
15. The successful buyer will credit the tenant for fall 2021 tillage work completed on the farms as follows for each respective parcel: Parcel 1 - \$855.00, Parcel 2 - \$500.00.
16. The 2021 and 2022 real estate taxes, special assessments due and payable in 2022 and 2023 shall be paid by the Seller. Buyer shall be credited for the 2021 and 2022 real estate taxes, through date of closing, at closing, based upon the most current and available information, including confirmed multipliers.
17. All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s) at closing.
18. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Seller nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the Disclaimer and Absence of Warranties paragraphs in the auction brochure and the Purchase Agreement, each of which is available for your review. It is the responsibility of each bidder to become familiar with this information.
19. Hertz Real Estate Services, its auctioneer, and its representatives are agents of the Seller.
20. All real estate is sold subject to all other terms and conditions set forth in the Sales Agreement.

---

**Thanks very much for your interest in this auction! If you have any questions, please contact Sale Manager, Melissa Halpin, with *Hertz Real Estate Services*.**

**IMPORTANT PHONE NUMBERS**

**Property #'s: 815-935-9878**

**Bidding #'s: 515-686-0911**

or

**800-593-5263**

**Request Break: 515-686-0921**