

Land Auction

ACREAGE:

244.62 Acres, m/l
In 3 parcels
Kankakee County, IL

DATE:

Tuesday
March 8, 2022
10:00 a.m.

LOCATION:

**Virtual Live Auction
Online Only**
www.Hertz.ag



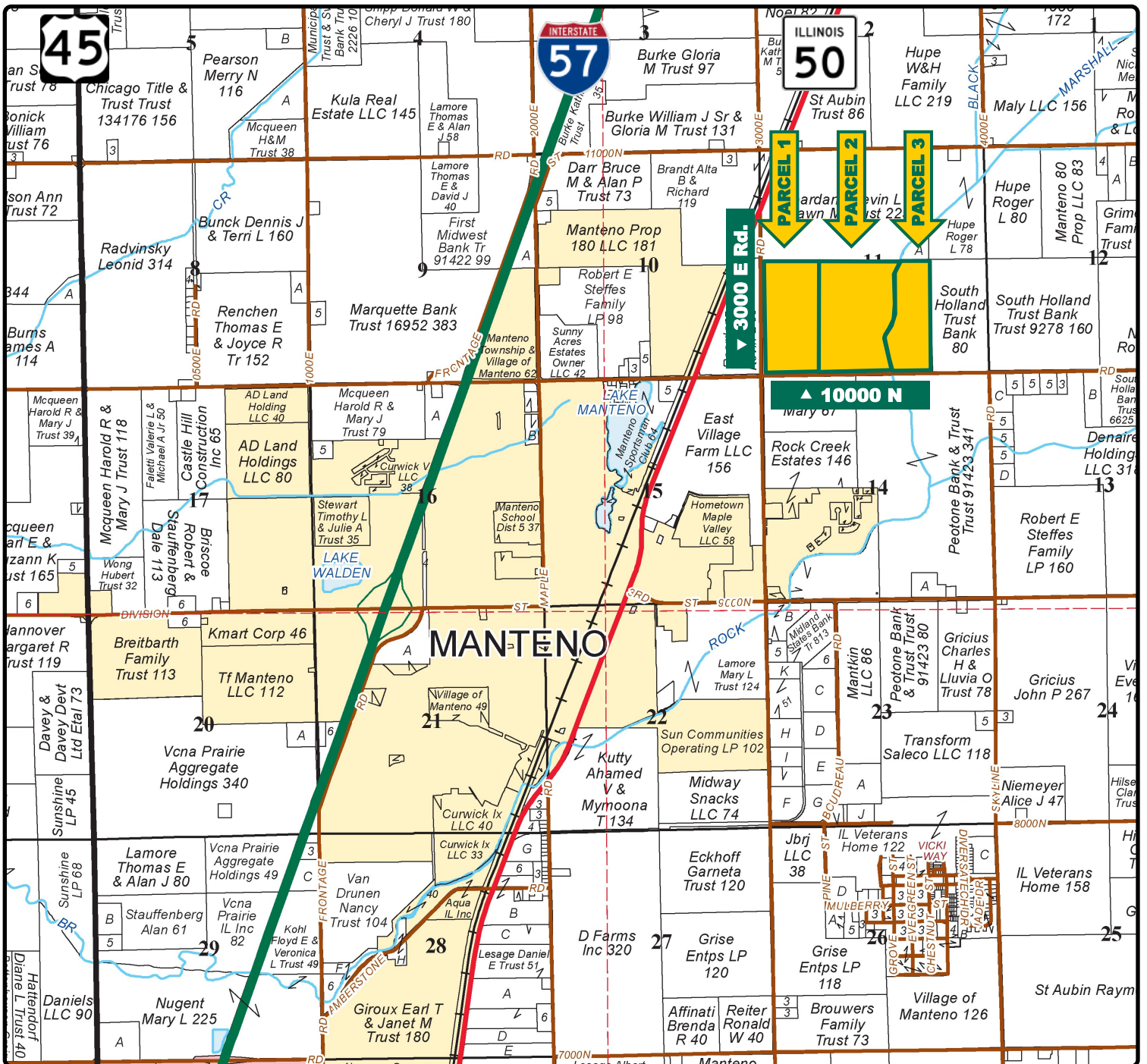
Property Key Features

- **Quality Kankakee County Farm Offered in 3 Parcels**
- **Located 1 Mile Northeast of Manteno, IL**
- **Productive Soils with an Average PI of 131.00**

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Parcel 1

FSA/Eff. Crop Acres:	75.02*
Corn Base Acres:	37.51*
Bean Base Acres:	37.51*
Soil Productivity:	131.00 PI

**Acres are estimated.*

Parcel 1 Property Information 81.63 Acres, m/l

Location

From Manteno: go northeast on IL-50 for 0.7 miles, then turn east on 10000 N for 0.4 miles. Property is northeast of the 10000 N and 3000 E Rd. intersection.

Legal Description

W½ SW¼ Section 11, Township 32 North, Range 12 East of the 3rd P.M., Kankakee County, IL.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

2020 Taxes Payable 2021: \$4,575.57*

Gross Acres: 81.63

Taxable Acres: 80.00*

Tax per Taxable Acre: \$57.19*

Tax Parcel ID#: Part of 03-02-11-300-001

**Taxes estimated pending tax parcel split. Kankakee County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 782, Tract 195

FSA/Eff. Crop Acres: 75.02*

Corn Base Acres: 37.51*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 37.51*

Bean PLC Yield: 48 Bu.

**Acres are estimated pending reconstitution of farm by the Kankakee County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract does not contain a wetland.

Soil Types/Productivity

Main soil types are Reddick, Andres, and Pella. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 131.00. See soil map for details.

Mineral Rights

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

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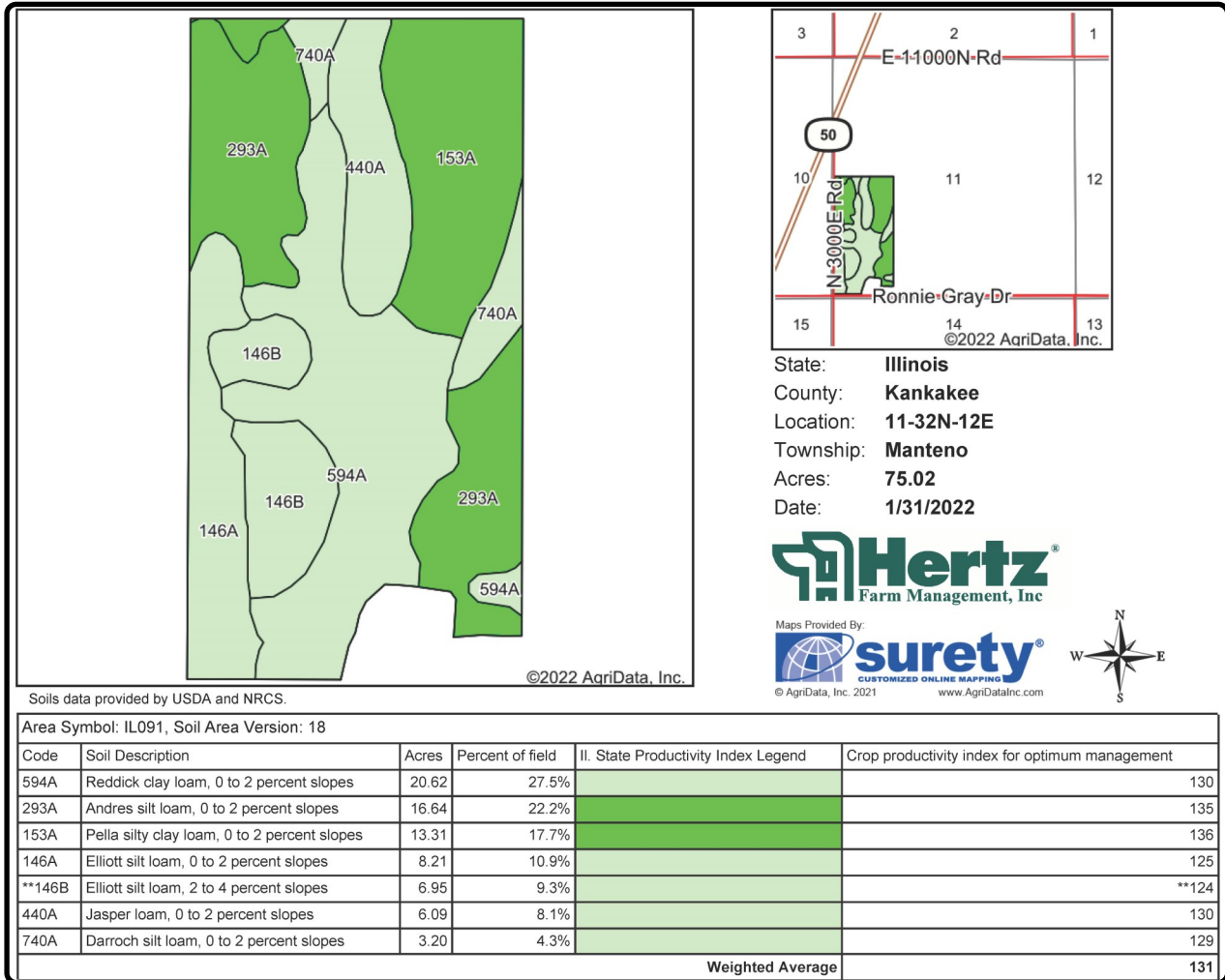
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Yield History (Bu./Ac.)

Year	Corn	Beans
2016	216	57
2017	252	68
2018	218	61
2019*	137	57
2020	211	59

Yield information is reported by tenant's crop insurance records. Yields shown include Parcels 1, 2 and 3.

*Green snap damage on 2019 corn.

Land Description

Level to gently sloping.

Drainage

Natural. Some tile, no maps available.

Buildings/Improvements

There are several older outbuildings, a corn crib, feed lot, barn, stave silos, and grain bins on the property.

Water & Well Information

There is one well located west of the large machine shed.

Irrigation Information

A four-tower pivot is located on Parcel 2 and reaches a portion of Parcel 1. This pivot is owned by the previous farm tenant and is available for purchase separately. Contact agent for details.

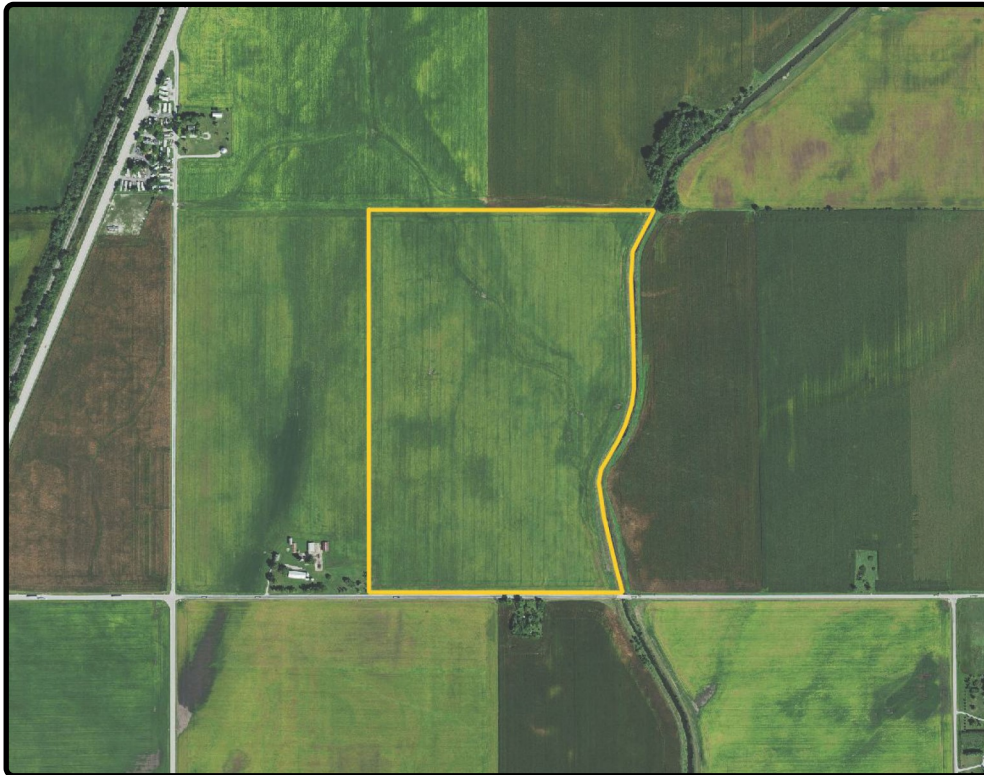
Comments

A nice rectangular parcel with frontage on 10000 N and 3000 E roads.

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Parcel 2

FSA/Eff. Crop Acres: 101.98*

Corn Base Acres: 50.99*

Bean Base Acres: 50.99*

Soil Productivity: 132.50 PI

**Acres are estimated.*

Parcel 2 Property Information 107.43 Acres, m/l

Location

From Manteno: go northeast on IL-50 for 0.7 miles, then turn east on 10000 N for 0.8 miles. Property is on the north side of 10000 N.

Legal Description

E½ SW¼ and the W½ W½ SE¼, part lying west of Rock Creek, Section 11, Township 32 North, Range 12 East of the 3rd P.M., Kankakee County, IL.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

2020 Taxes Payable 2021: \$4,222.59*

Gross Acres: 107.43

Taxable Acres: 105.41*

Tax per Taxable Acre: \$40.06*

Tax Parcel ID#s: Part of 03-02-11-300-001 and 03-02-11-400-001

**Taxes estimated pending tax parcel split. Kankakee County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 782, Tract 195

FSA/Eff. Crop Acres: 101.98*

Corn Base Acres: 50.99*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 50.99*

Bean PLC Yield: 48 Bu.

**Acres are estimated pending reconstitution of farm by the Kankakee County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Tract does not contain a wetland.

Soil Types/Productivity

Main soil types are Andres, Darroch, and Pella. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 132.50. See soil map for details.

Mineral Rights

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

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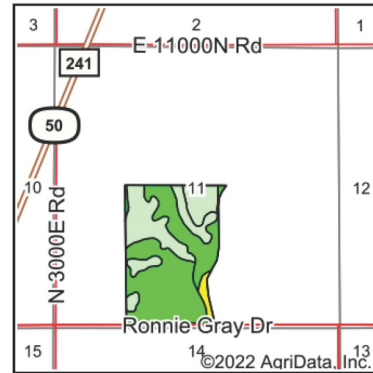
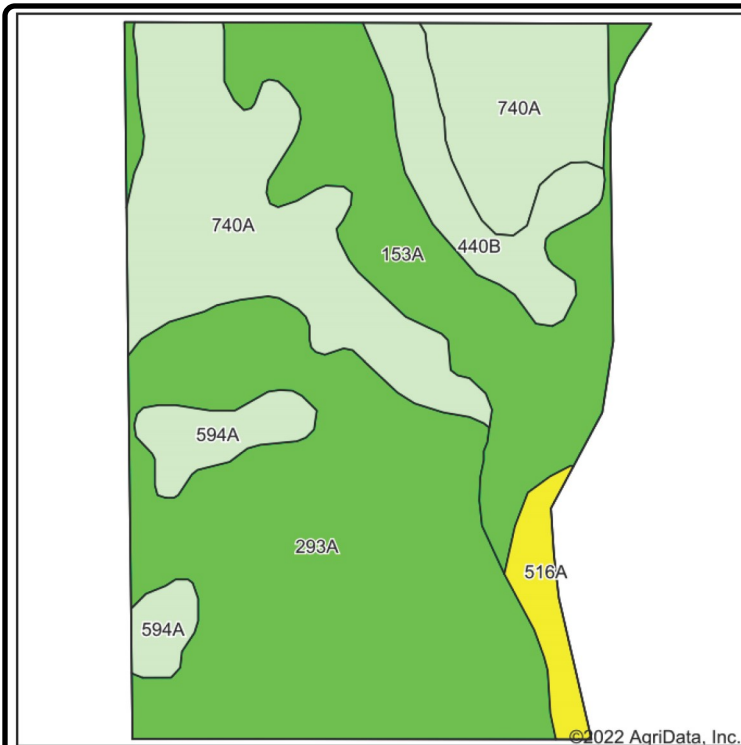
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State: **Illinois**
 County: **Kankakee**
 Location: **11-32N-12E**
 Township: **Manteno**
 Acres: **101.98**
 Date: **1/31/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
293A	Andres silt loam, 0 to 2 percent slopes	40.39	39.6%		135
740A	Darroch silt loam, 0 to 2 percent slopes	26.61	26.1%		129
153A	Pella silty clay loam, 0 to 2 percent slopes	21.03	20.6%		136
**440B	Jasper loam, 2 to 5 percent slopes	6.40	6.3%		**129
594A	Reddick clay loam, 0 to 2 percent slopes	4.66	4.6%		130
516A	Faxon silt loam, 0 to 2 percent slopes	2.89	2.8%		115
Weighted Average					132.5

Yield History (Bu./Ac.)

Year	Corn	Beans
2016	216	57
2017	252	68
2018	218	61
2019*	137	57
2020	211	59

Yield information is reported by tenant's crop insurance records. Yields shown include Parcels 1, 2 and 3.

*Green snap damage on 2019 corn.

Land Description

Level to gently rolling.

Drainage

Natural. Some tile, no maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Irrigation Information

A four-tower pivot is located on the parcel. This pivot is owned by the previous farm tenant and is available for purchase separately. Contact agent for details.

Comments

Large parcel with drainage access into Rock Creek.

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Parcel 3

FSA/Eff. Crop Acres:	52.51
Corn Base Acres:	26.25*
Bean Base Acres:	26.25*
Soil Productivity:	129.60 PI

**Acres are estimated.*

Parcel 3 Property Information 55.56 Acres, m/l

Location

From Manteno: go northeast on IL-50 for 0.7 miles, then turn east on 10000 N for 1 mile. Property is on the north side of 10000 N.

Legal Description

E½ W½ SE¼, part lying east of Rock Creek, Section 11, Township 32 North, Range 12 East of the 3rd P.M., Kankakee County, IL.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

2020 Taxes Payable 2021: \$2,126.34*

Gross Acres: 55.56

Taxable Acres: 54.59*

Tax per Taxable Acre: \$38.95*

Tax Parcel ID #: Part of 03-02-11-400-001

**Taxes estimated pending tax parcel split. Kankakee County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 782, Tract 195

FSA/Eff. Crop Acres: 52.51

Corn Base Acres: 26.25*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 26.25*

Bean PLC Yield: 48 Bu.

**Acres are estimated pending reconstitution of farm by the Kankakee County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract does not contain a wetland.

Soil Types/Productivity

Main soil types are Darroch, Pella, and Jasper. Productivity Index (PI) on the FSA/Eff. Crop acres is 129.60. See soil map for details.

Mineral Rights

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

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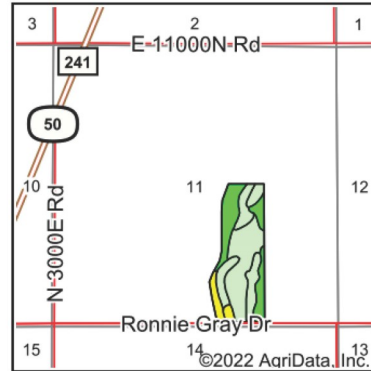
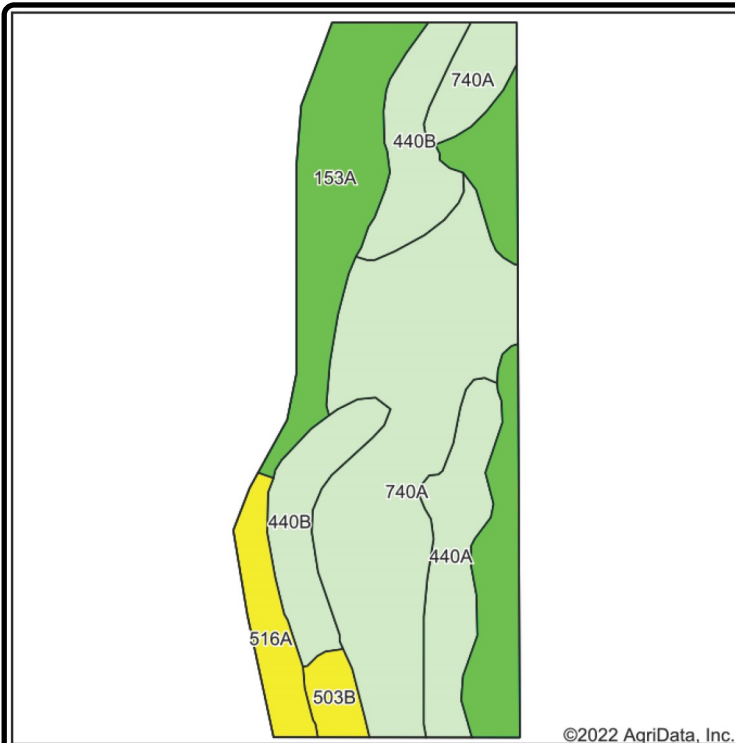
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State: **Illinois**
 County: **Kankakee**
 Location: **11-32N-12E**
 Township: **Manteno**
 Acres: **52.51**
 Date: **1/31/2022**



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Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
740A	Darroch silt loam, 0 to 2 percent slopes	19.99	38.1%		129
153A	Pella silty clay loam, 0 to 2 percent slopes	15.10	28.8%		136
**440B	Jasper loam, 2 to 5 percent slopes	8.03	15.3%		**129
440A	Jasper loam, 0 to 2 percent slopes	5.18	9.9%		130
516A	Faxon silt loam, 0 to 2 percent slopes	2.92	5.6%		115
**503B	Rockton silt loam, 2 to 4 percent slopes	1.29	2.5%		**100
Weighted Average					129.6

Yield History (Bu./Ac.)

Year	Corn	Beans
2016	216	57
2017	252	68
2018	218	61
2019*	137	57
2020	211	59

Yield information is reported by tenant's crop insurance records. Yields shown include Parcels 1, 2 and 3.

*Green snap damage on 2019 corn.

Land Description

Level to gently sloping.

Drainage

Natural. Some tile, no maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

A high-quality parcel with drainage access into Rock Creek.

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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Parcel 1 - Building Site Looking North



Parcel 2 - Southeast Looking Northwest

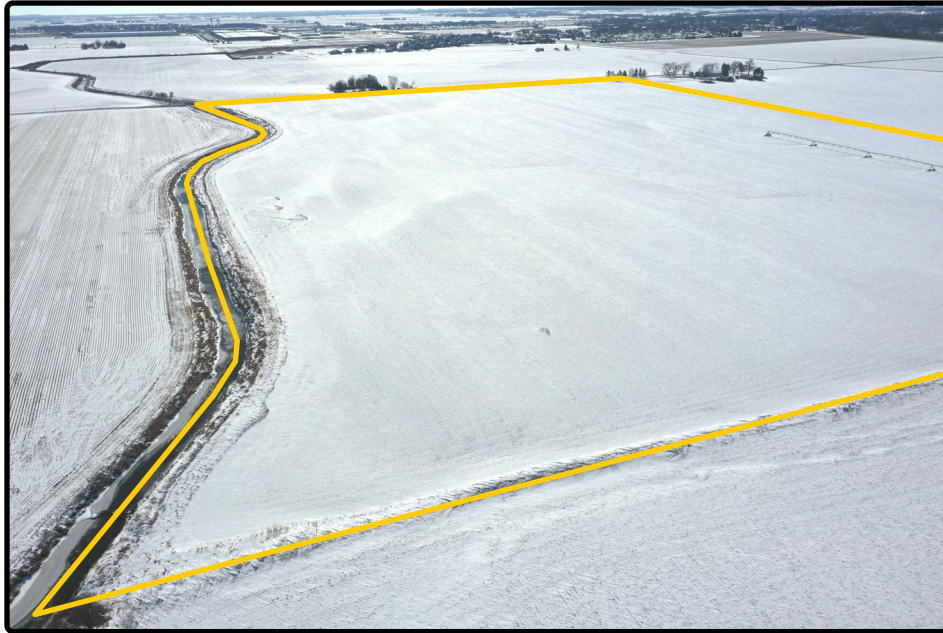


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Parcel 2 - Northeast Looking Southwest



Parcel 3 - Southeast Looking Northwest



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Date: **Tues., March 8, 2022**

Time: **10:00 a.m.**

Site: **Virtual Live Auction
Online Only
www.Hertz.ag**

Online Bidding Information

- To bid on these properties, 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. 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 Kankakee County 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, Eric Wilkinson at 815-671-4175 with questions.

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Fulton Farm Corporation

Agency

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

Auctioneer

Spencer Smith, License No. 441.002375

Attorney

Brian D. Scott
Barmann, Bohlen, & Scott, P.C.

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 April 8, 2022, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2022. 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 in the form contained on the auction website and deposit the required earnest money with the designated escrow agent. At closing, the Seller will provide an owner's title insurance policy in the amount of the contract price in accordance with the terms of the Sale Contract. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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