

# Land Auction

**ACREAGE:**

**63.28 Acres, m/l**  
Henry County, IL

**DATE:**

Tuesday  
**March 15, 2022**  
**10:00 a.m.**

**LOCATION:**

**Virtual Live Auction**  
**Online Only**  
[www.Hertz.ag](http://www.Hertz.ag)



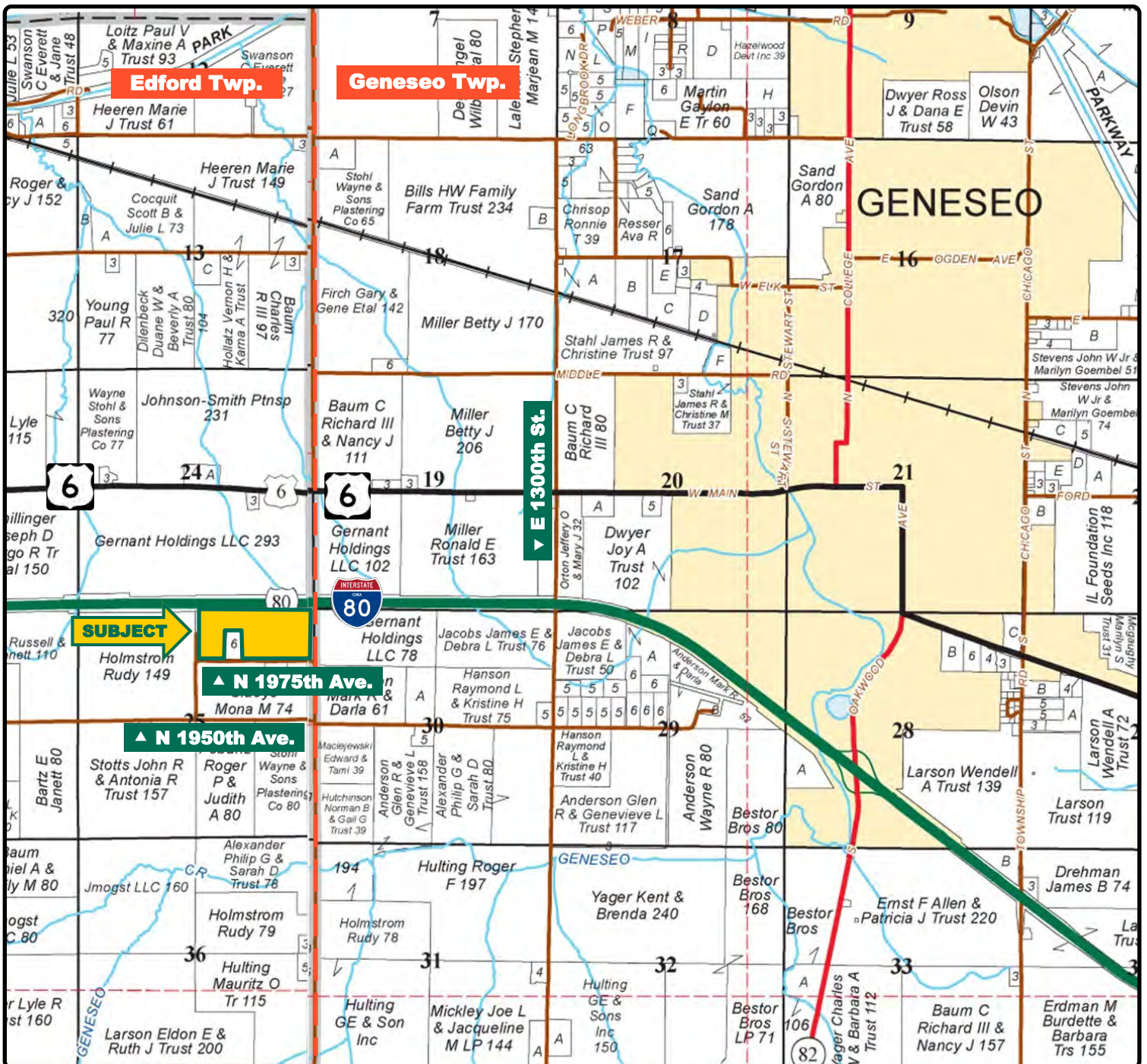
## Property Key Features

- High Percentage Tillable Cropland
- 62.15 Estimated FSA/Eff. Crop Acres with a PI of 125.00
- Located Near Geneseo, Illinois

**Brandon Yaklich**  
Licensed Broker in IL  
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**309-944-2184**  
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Geneseo, IL 61254  
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**FSA/Eff. Crop Acres: 62.15\***

**Corn Base Acres: 43.76\***

**Bean Base Acres: 14.53\***

**Soil Productivity: 125.00 P.I.**

*\*Acres are estimated.*

## Property Information

**63.28 Acres, m/l**

### Location

**From Geneseo:** west on US Hwy 6 toward Hanford St., then south on E 1300th St. for 1 mile, then west on N 1950th Ave. for 1 mile, then north on N 1975th Ave. for 0.5 mile. The farm is on the north side of N 1975th Ave.

### Legal Description

N½ NE¼, South of I-80, excepting 6.46 acres, Section 25, Township 17 North, Range 2 East of the 4th P.M., Henry Co., IL.

### Real Estate Tax

2020 Taxes Payable 2021: \$1,779.70  
Taxable Acres: 63.28  
Tax per Taxable Acre: \$28.12

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 1013, Tract 1068

FSA/Eff. Crop Acres: 62.15\*

Corn Base Acres: 43.76\*

Corn PLC Yield: 158 Bu.

Bean Base Acres: 14.53\*

Bean PLC Yield: 51 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 Plano, Proctor and Seaton. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 125.00. 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 moderately sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

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State: **Illinois**  
 County: **Henry**  
 Location: **25-17N-2E**  
 Township: **Edford**  
 Acres: **62.15**  
 Date: **2/2/2022**



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	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	12.52	20.1%		**192	**59	**141
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	8.16	13.1%		**172	**54	**126
**148B	Proctor silt loam, 2 to 5 percent slopes	7.89	12.7%		**183	**57	**134
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	7.66	12.3%		**154	**47	**112
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	7.13	11.5%		**148	**45	**107
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	6.00	9.7%		**180	**56	**132
**672D3	Crescent loam, 10 to 18 percent slopes, severely eroded	5.28	8.5%		**128	**41	**95
**675B	Greenbush silt loam, 2 to 5 percent slopes	4.77	7.7%		**182	**57	**133
675A	Greenbush silt loam, 0 to 2 percent slopes	2.74	4.4%		184	58	134
<b>Weighted Average</b>					<b>170.8</b>	<b>53</b>	<b>125</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana, Version: 1/2/2012 Amended Table S2 B811  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
 \*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3  
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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### 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](http://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 Henry 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, Brandon Yaklich at 309-883-9490 with questions.

### Method of Sale

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

### Seller

Sue Silker Trust Farm

### Agency

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

### Auctioneer

Spencer Smith  
License No. 441.002375

### Attorney

Justin Raver  
Barash & Everett

### 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 15, 2022 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement. 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 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.

## **Make the Most of Your Farmland Investment**

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