

**ACREAGE:**

**105.22 Acres, m/l**  
Marshall County, IL

**DATE:**

Bid Deadline:  
**March 14, 2022**  
**4:00 P.M., CST**

**RETURN BIDS TO:**

**Hertz Real Estate  
Services**  
Geneseo, IL

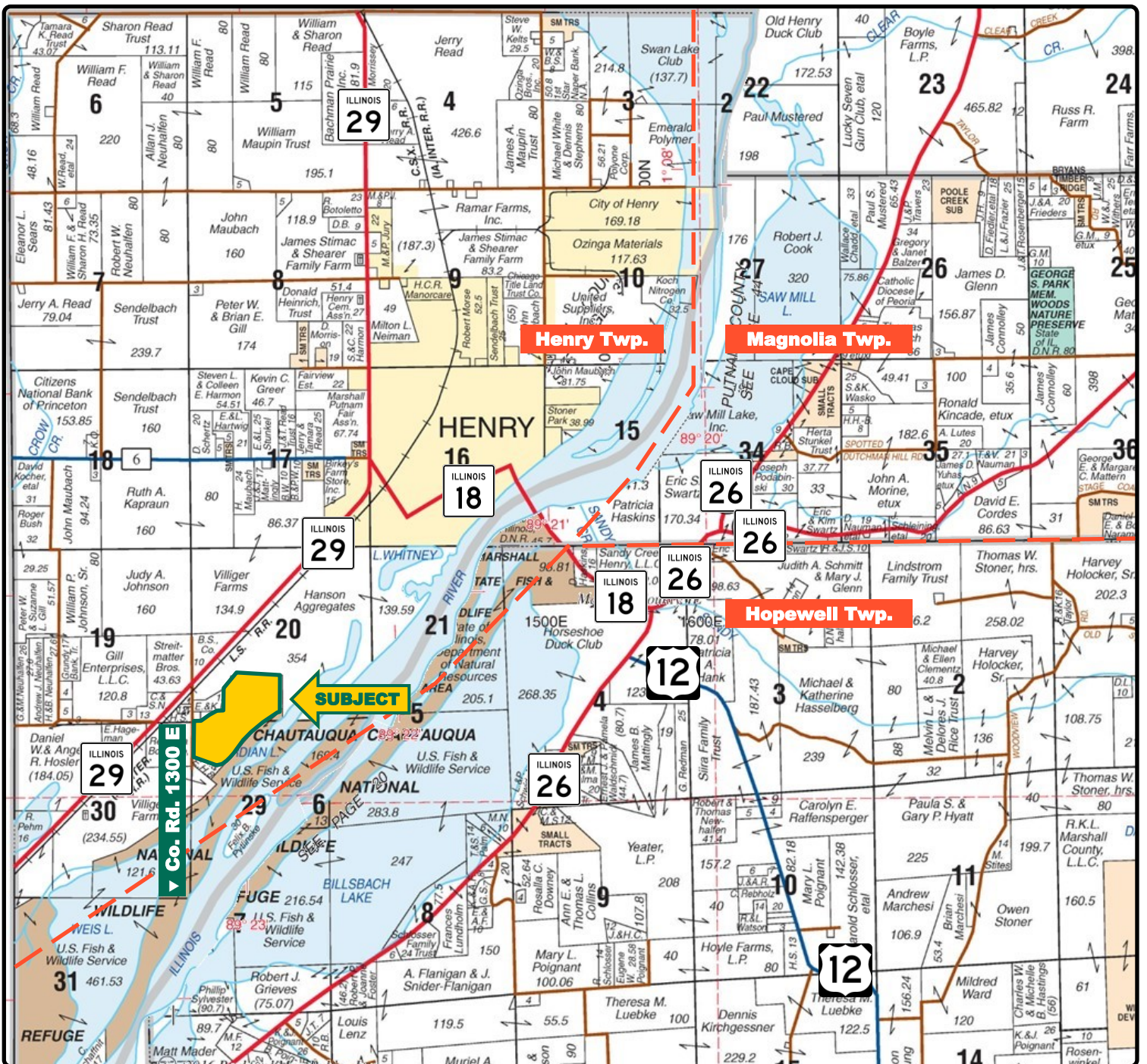


### Property Key Features

- **2 Center Pivot Irrigation Towers**
- **High Percentage Tillable Cropland**
- **Opportunity for Potential Vegetable Production**

**Troy Coziah**  
Licensed Broker in IL  
**309-371-4805**  
**TroyC@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct./ P.O. Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**



Map reproduced with permission of Rockford Map Publishers

**Troy Coziarh**  
Licensed Broker in IL  
**309-371-4805**  
**TroyC@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct./ P.O. Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**



**FSA/Eff. Crop Acres: 105.22\***  
**Corn Base Acres: 51.60\***  
**Bean Base Acres: 7.10\***  
**Wheat Base Acres: 10.25\***  
**Soil Productivity: 114.10 PI**

*\*Acres are estimated*

## Property Information

**105.22 Acres, m/l**

### Location

**From Henry:** go southwest on IL-29 S for 1.4 miles, then turn south on County Rd. 1300 E for 0.4 miles. Farm is on the east side of County Rd. 1300 E.

### Legal Description

Part of the SW ¼ Section 20 and part of the NW¼ Section 29, all in Township 13 North, Range 10 East of the 4th P.M., Marshall County, IL.

### Real Estate Tax

2021 Taxes Payable 2022: \$1,885.06\*  
 Taxable Acres: 105.22\*  
 Tax per Taxable Acre: \$17.92\*  
 Tax Parcel ID #s: 03-29-100-003 and part of 03-20-300-009

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

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 4067, Part of Tract 1280  
 FSA/Eff. Crop Acres: 105.22\*  
 Corn Base Acres: 51.60\*  
 Corn PLC Yield: 123 Bu.  
 Bean Base Acres: 7.10\*  
 Bean PLC Yield: 27 Bu.  
 Wheat Base Acres: 10.25\*  
 Wheat PLC Yield: 45 Bu.

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

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Dakota, Onarga, and Wea. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 114.10. See soil map for details.

### Mineral Rights

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

### Fertility Data

Soil tests completed in 2017 by AIM for the Heartland.  
 pH: 6.2  
 K: 377  
 P: 134

**Troy Coziah**

Licensed Broker in IL

**309-371-4805**

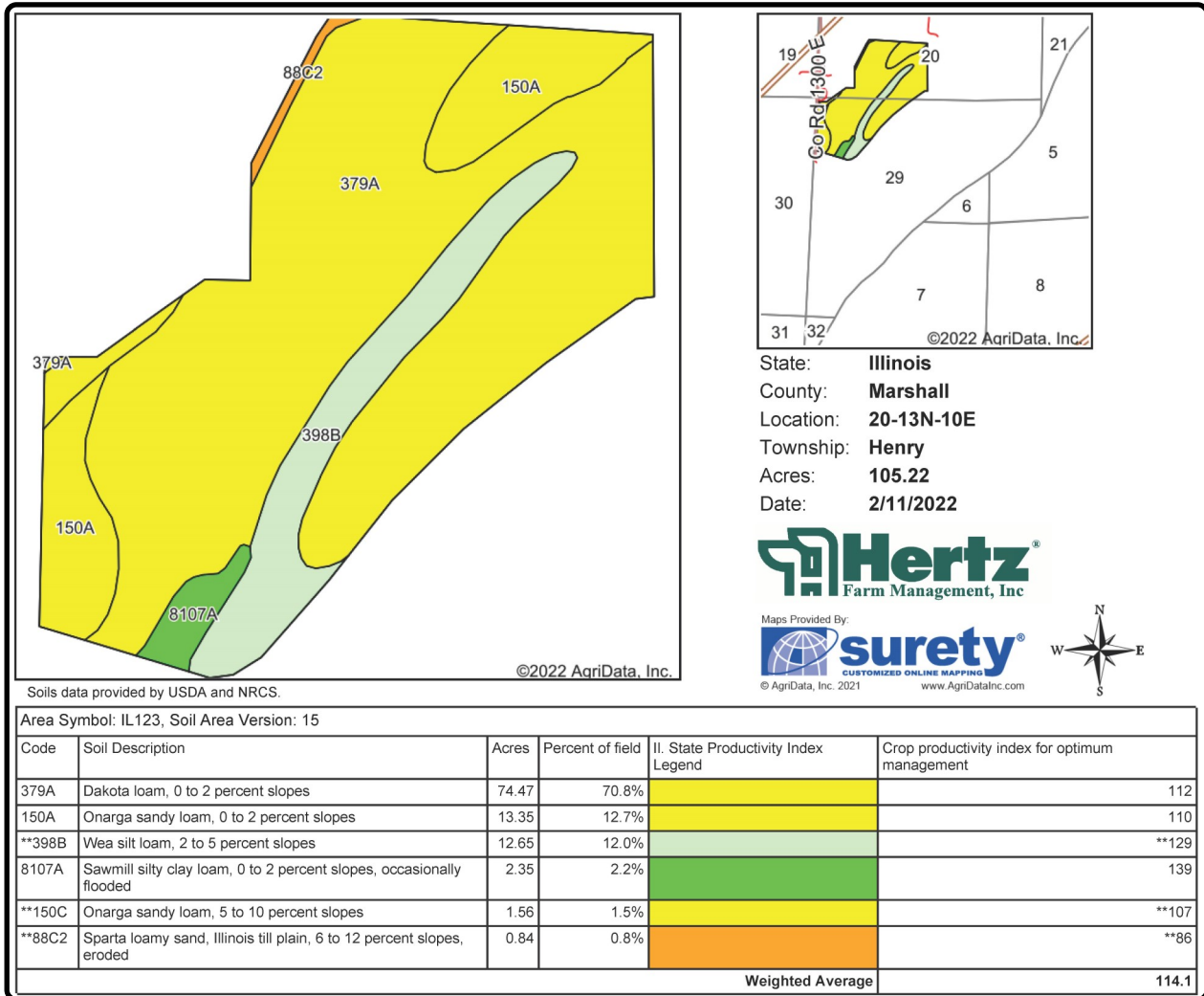
**TroyC@Hertz.ag**

**309-944-2184**

720 E. Culver Ct./ P.O. Box 9

Geneseo, IL 61254

**www.Hertz.ag**



### Land Description

Level to rolling.

### Drainage

Natural.

### Buildings/Improvements

None.

### Irrigation Information

There are 2 center pivot irrigation towers and 1 well on the property. See irrigation map; contact agent for more details.

### Survey

The property offered for sale is estimated to be 105.22 acres m/l. This estimation is based on a prior survey excepting 4.57 acres not being offered. The property offered for sale will not be surveyed. Contact agent for details.

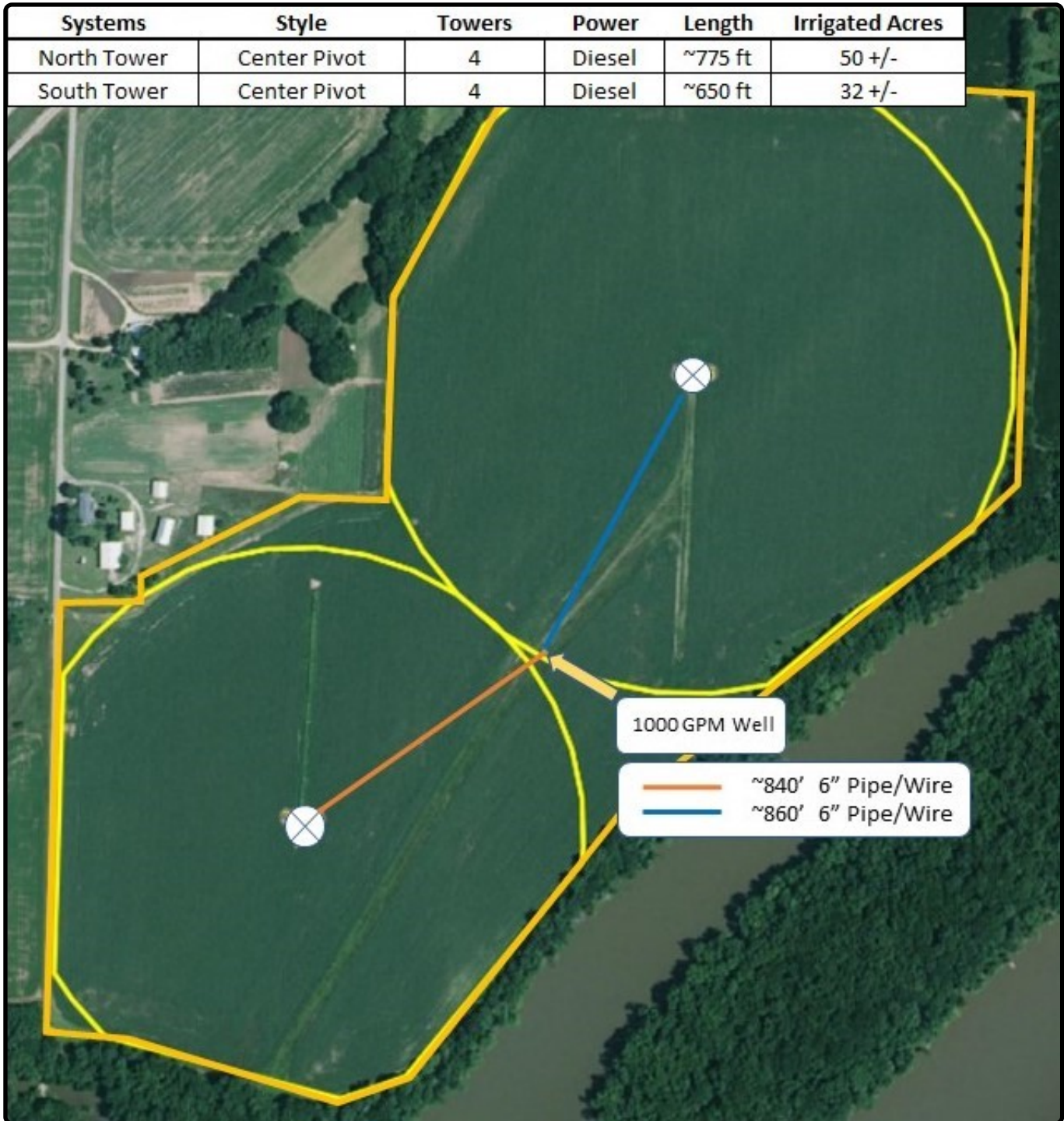
### Comments

This irrigated Marshall County farm has the potential for vegetable production.

*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.*

**Troy Coziahr**  
 Licensed Broker in IL  
**309-371-4805**  
**TroyC@Hertz.ag**

**309-944-2184**  
 720 E. Culver Ct./ P.O. Box 9  
 Geneseo, IL 61254  
**www.Hertz.ag**



**Troy Coziahr**  
Licensed Broker in IL  
**309-371-4805**  
**TroyC@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct./ P.O. Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**

Panel 1 on South Tower



Generator



Panel 2 on North Tower



Northeast Looking Southwest



Pivot



**Troy Coziahr**  
Licensed Broker in IL  
**309-371-4805**  
**TroyC@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct./ P.O. Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**

Bid Deadline: **Mon., March 14, 2022**

Time: **4:00 P.M., CST**

Mail To:

**Hertz Real Estate Services  
Attn: Troy Coziahr  
P.O. Box 9  
Geneseo, IL 61254**

### **Seller**

John P. and Mary Catherine Gill

### **Agency**

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

### **Attorney**

Robert L. Potts  
Whitney and Potts, LTD

### **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, Troy Coziahr, at 309-371-4805.

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 March 14 by 4:00 p.m., CST. The Seller will accept or reject all bids by 12:00 p.m., CST on March 15 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 April 15, 2022, or as soon thereafter as closing documents are available. Final settlement will require certified check or 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.

**Troy Coziahr**  
Licensed Broker in IL  
**309-371-4805**  
**TroyC@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct./ P.O. Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**

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

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Troy Coziah**  
Licensed Broker in IL  
**309-371-4805**  
**TroyC@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct./ P.O. Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**