

# Land Auction

**ACREAGE:**

**175.00 Acres, m/l**  
In 2 parcels  
Champaign County, IL

**DATE:**

Tuesday  
**March 22, 2022**  
**10:00 a.m.**

**LOCATION:**

**I Hotel and  
Conference Center**  
Champaign, IL



## Property Key Features

- High-Quality Champaign County Farms
- Nearly 100% Tillable with Excellent Soils
- Strong Agricultural Market

**Spencer Smith, AFM**

Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
**Spencers@Hertz.ag**

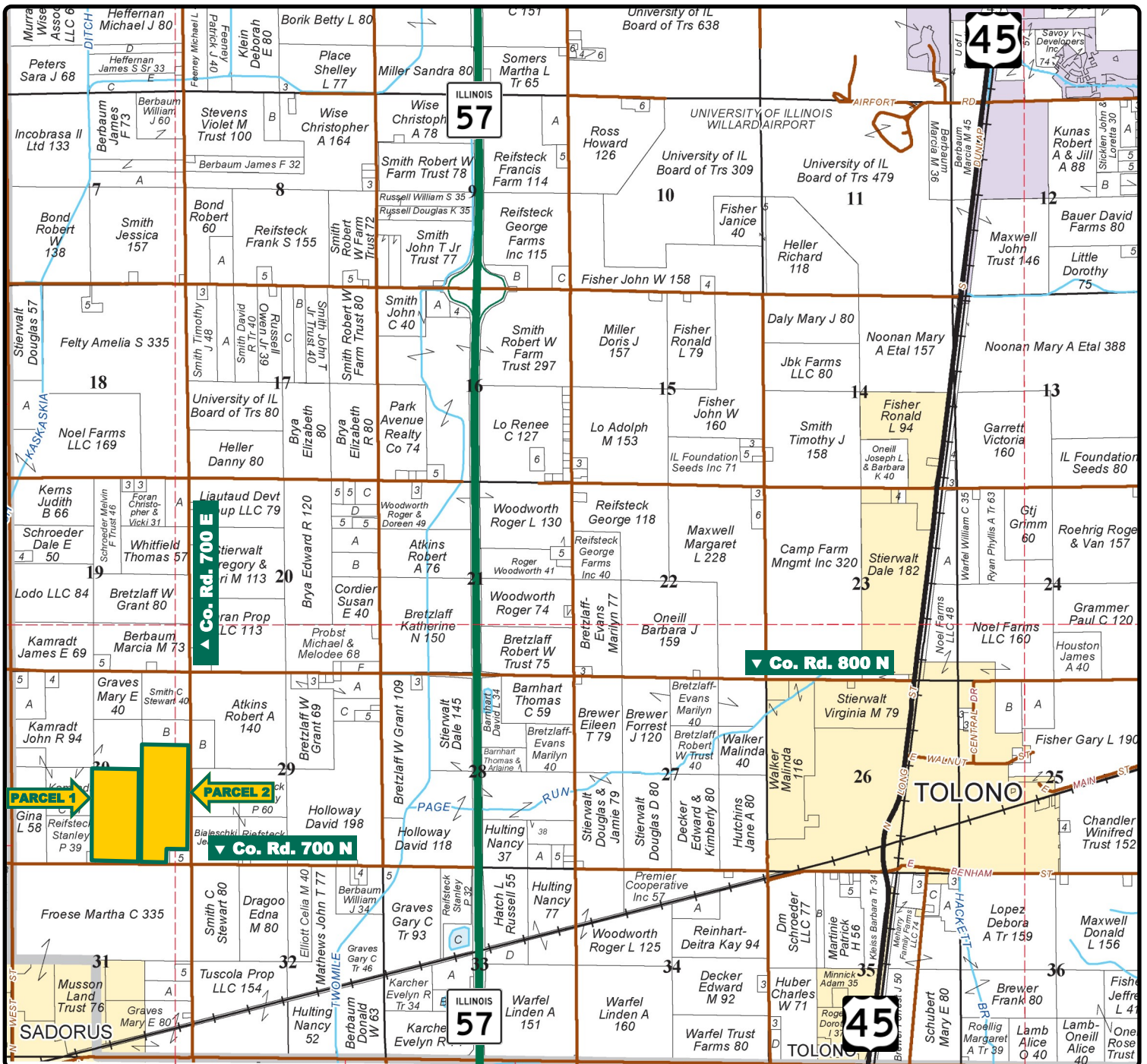
**217-762-9881**

700 W. Bridge St./ PO Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

**Brian Massey, AFM, CCA**

Licensed Broker in IL & IN  
**217-519-1543**  
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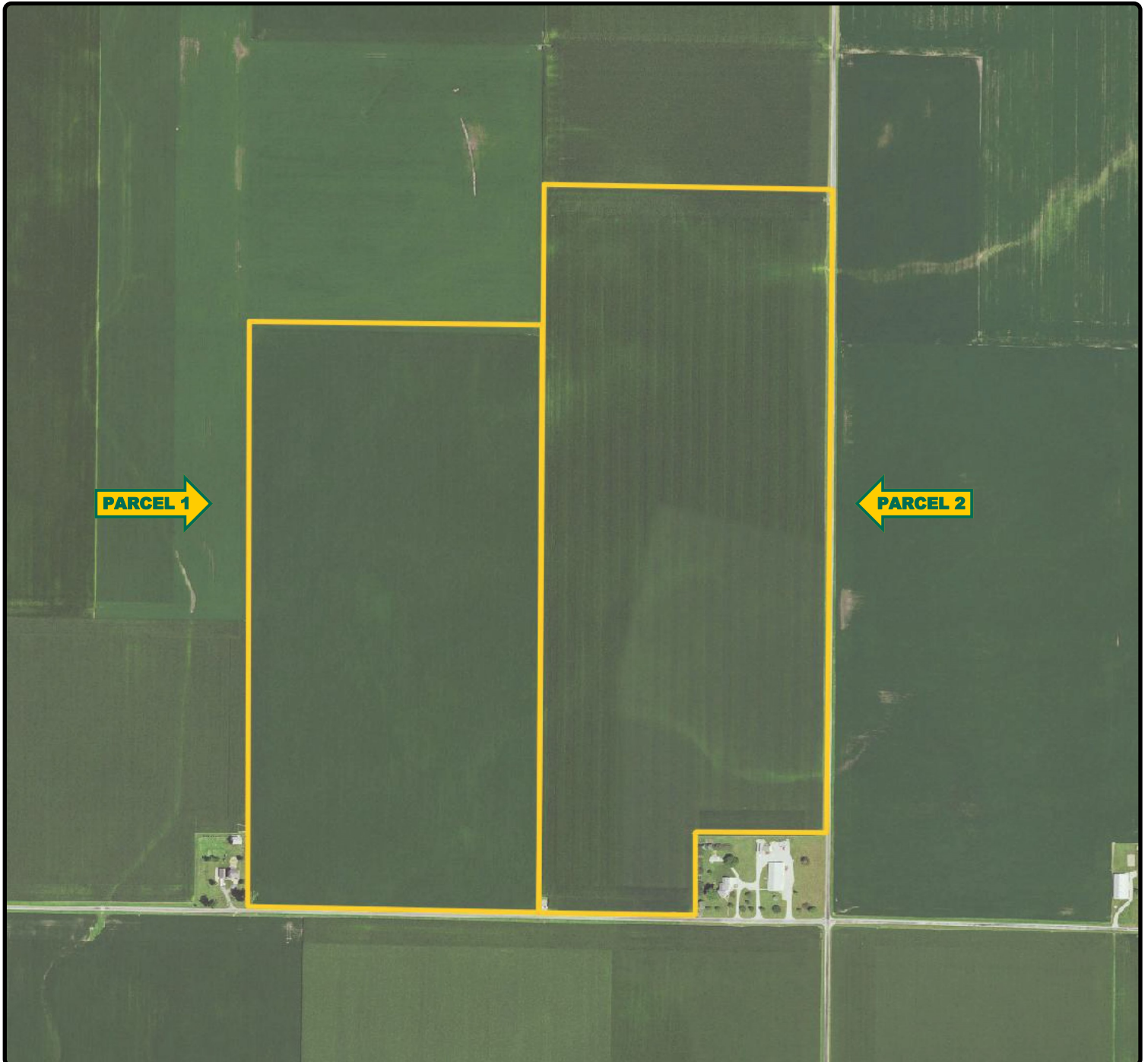
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**175.00 Acres, m/l** - In 2 Parcels, Champaign County, IL



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## Parcel 1

**FSA/Eff. Crop Acres:** 80.00\*  
**Corn Base Acres:** 40.25\*  
**Bean Base Acres:** 40.25\*  
**Soil Productivity:** 141.20 P.I.

*\*Acres are estimated.*

## Parcel 1 Property Information 80.00 Acres, m/l

### Location

**From Il Route 45 north of Tolono:** go west on County Rd. 800 N for 4 miles, turn south on County Rd. 700 E for 1 mile. Go west on County Rd. 700 N for ¼ mile. Farm is on the north side of County Rd. 700 N.

### Legal Description

W½ SE¼, Section 30, Township 18 North, Range 8 East of the 3rd P.M., Champaign County, IL.

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$3,163.85\*

Taxable Acres: 80.00\*

Tax per Taxable Acre: \$39.55\*

Tax Parcel ID#s: 29-26-30-400-002 & 29-26-30-400-001

*\*Taxes estimated pending survey of property. Champaign County Treasurer/ Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 7354, Tract 178

FSA/Eff. Crop Acres: 80.00\*

Corn Base Acres: 40.25\*

Corn PLC Yield: 178 Bu.

Bean Base Acres: 40.25\*

Bean PLC Yield: 54 Bu.

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

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Drummer, Flanagan, and Pella. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 141.20. 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 2020 by SGS.

pH: 6.4

K: 401

P: 115

OM: 3.5

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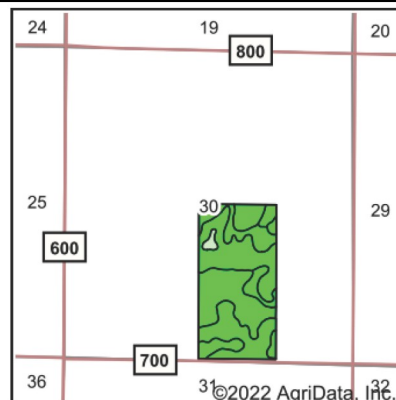
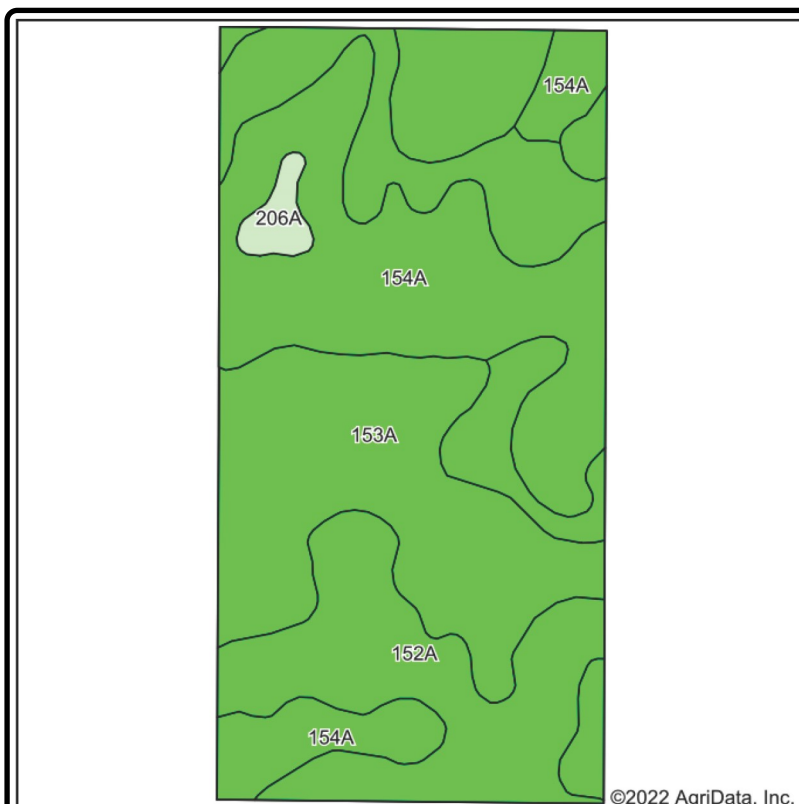
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State: **Illinois**  
County: **Champaign**  
Location: **30-18N-8E**  
Township: **Tolono**  
Acres: **80**  
Date: **2/15/2022**



Maps Provided By:  
  
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Area Symbol: IL019, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	26.72	33.4%		144
154A	Flanagan silt loam, 0 to 2 percent slopes	26.58	33.2%		144
153A	Pella silty clay loam, 0 to 2 percent slopes	25.53	31.9%		136
206A	Thorp silt loam, 0 to 2 percent slopes	1.17	1.5%		126
Weighted Average					141.2

## Yield History (Bu./Ac.)

Year	Corn	Beans
2021	-	85
2020	238	-
2019	-	72
2018	250	-
2017	-	67

Yield information is reported by crop insurance records.

## Land Description

Mostly level.

## Drainage

Some tile, no maps available.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Pipeline

There is a known pipeline that runs north and south between the two parcels.

## Inputs Reimbursement

Successful buyer will credit seller at closing \$13,808.63 for fall fertilizer inputs. Contact agent for details.

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## Parcel 2

**FSA/Eff. Crop Acres:** 95.02\*  
**Corn Base Acres:** 47.25\*  
**Bean Base Acres:** 47.25\*  
**Soil Productivity:** 142.10 P.I.

*\*Acres are estimated.*

## Parcel 2 Property Information 95.00 Acres, m/l

### Location

**From Il Route 45 north of Tolono:** go west on County Rd. 800 N for 4 miles, turn south on County Rd. 700 E for 1 mile. Go west on County Rd. 700 N for ¼ mile. Farm is northwest of the County Rd. 700 N and County Rd. 700 E intersection.

### Legal Description

E½ SE¼ excluding 5.03 acres in the SE corner, and S½ SE¼ NE¼, Section 30, Township 18 North, Range 8 East of the 3rd P.M., Champaign County, IL.

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

2020 Taxes Payable 2021: \$3,762.97\*

Taxable Acres: 95.00\*

Tax per Taxable Acre: \$39.61\*

Tax Parcel ID#s: 29-26-30-200-006, 29-26-30-400-002, & 29-26-30-400-004

*\*Taxes estimated pending survey of property. Champaign County Treasurer/ Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 7354, Tract 178

FSA/Eff. Crop Acres: 95.02\*

Corn Base Acres: 47.25\*

Corn PLC Yield: 178 Bu.

Bean Base Acres: 47.25\*

Bean PLC Yield: 54 Bu.

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

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Dummer, Flanagan, and Pella. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 141.20. 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 2020 by SGS.

pH: 6.4

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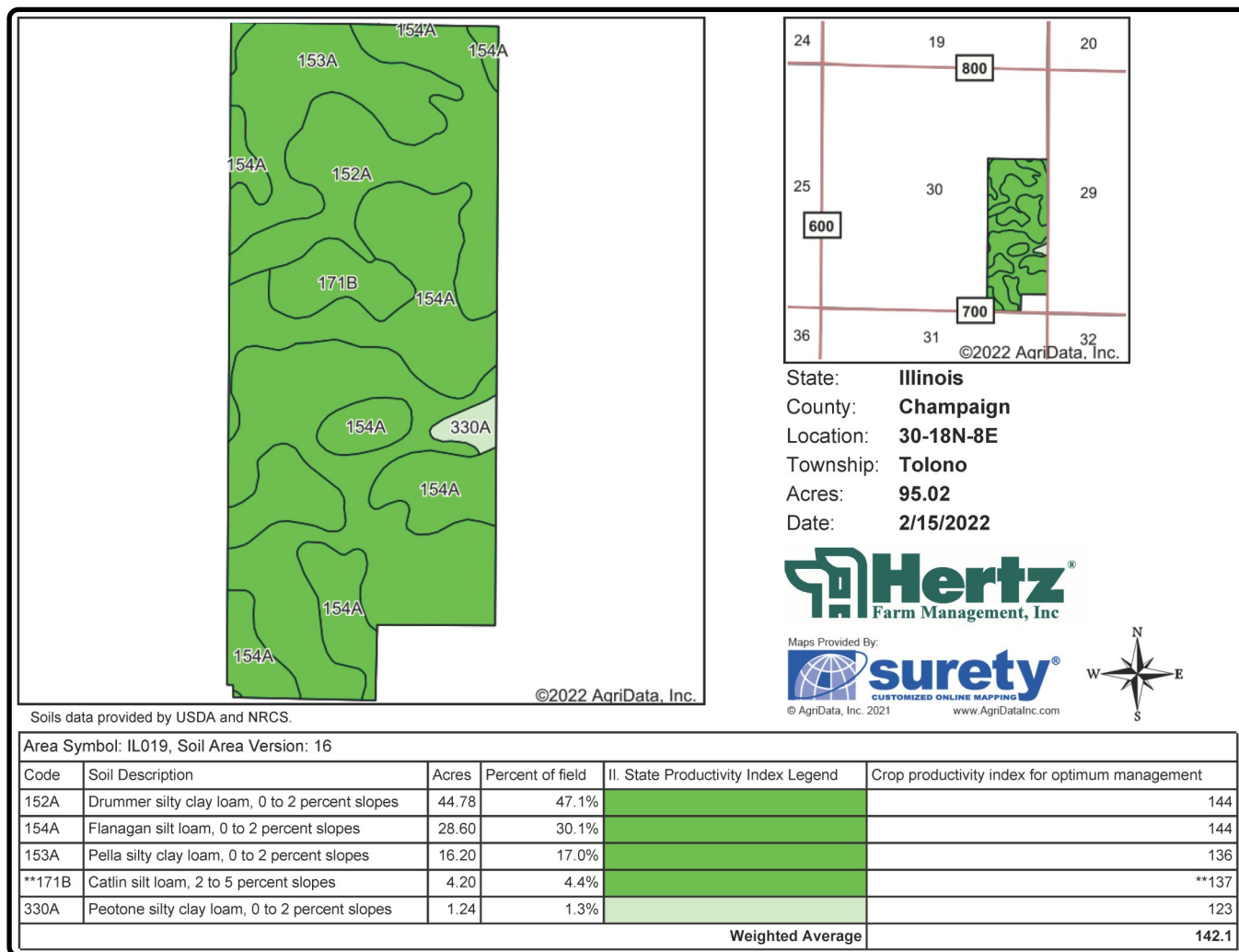
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## Yield History (Bu./Ac.)

Year	Corn	Beans
2021	254	-
2020	-	64
2019	195	-
2018	-	87
2017	217	-

Yield information is reported by crop insurance records.

## Land Description

Mostly level.

## Drainage

Some tile, no maps available.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Pipeline

There is a known pipeline that runs north and south between the two parcels.

## Inputs Reimbursement

Successful buyer will credit seller at closing \$5,385.01 for fall fertilizer inputs and tillage. Contact agent for details.

*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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Date: **Tues., March 22 2022**

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

Site: **I Hotel and Conference  
Center  
1900 S 1st St.  
Champaign, IL 61820**

### **Seller**

Tolono Investments LLC

### **Agency**

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

### **Auctioneer**

Spencer Smith  
License No. 441.002375

### **Attorney**

Forrest J. Heyman  
Meyer Capel

### **Method of Sale**

- This land will be 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 contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### **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 28, 2022, or after any objections to title have been cleared. 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.

### **Survey**

If parcels are sold to separate buyers, the parcels will be surveyed at the seller's expense.

### **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.

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