

Land Auction

ACREAGE:

96.98 Acres, m/l
Dewitt County, IL

DATE:

Thursday
July 14, 2022
10:00 a.m.

AUCTION TYPE:

Online Only
bid.hertz.ag



Property Key Features

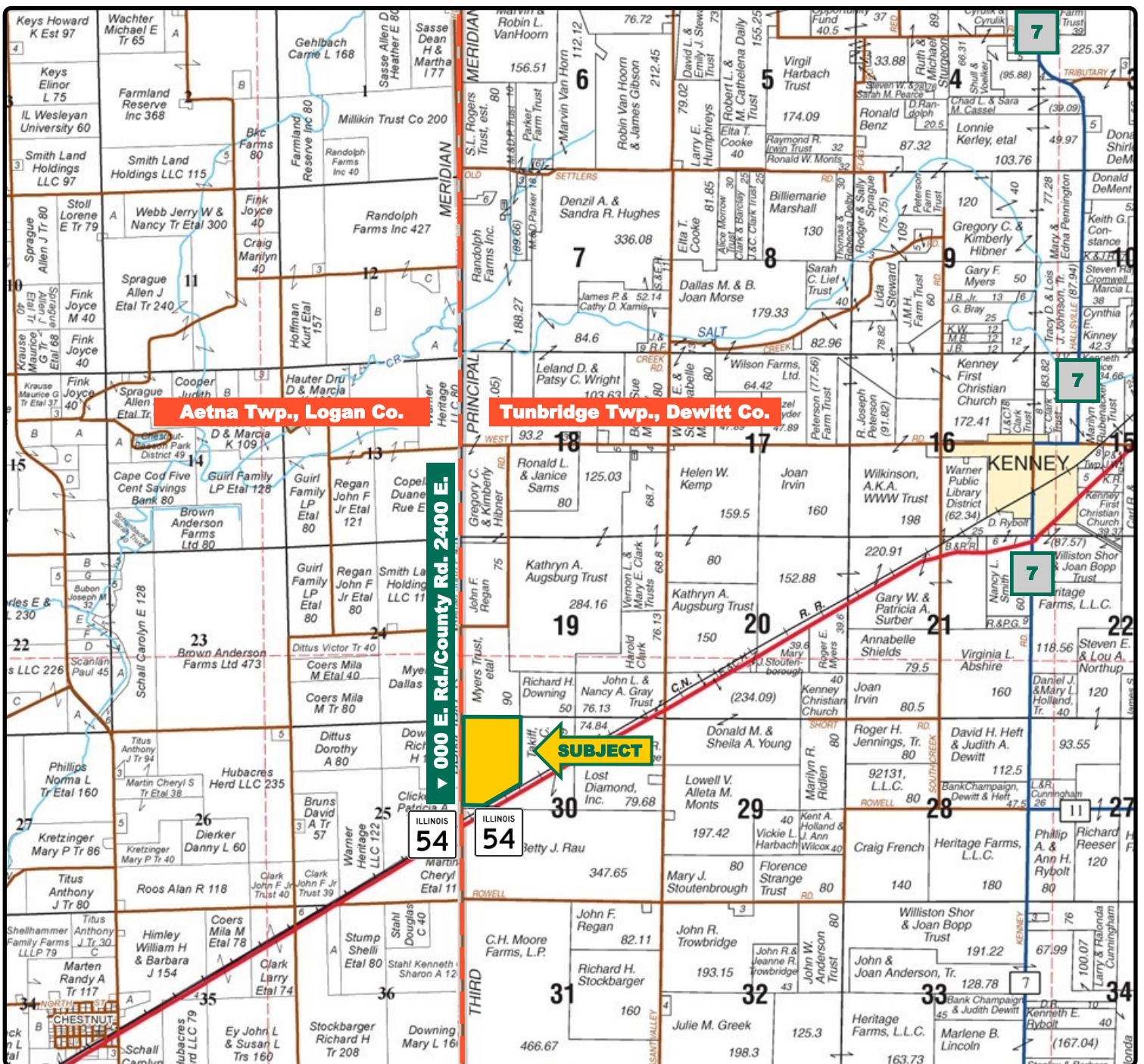
- **Strong Agricultural Market**
- **High-Quality Farmland in Central Illinois**
- **98% Tillable with 140.70 PI on 94.87 FSA/Eff. Crop Acres**

Spencer Smith, AFM

Licensed Broker in IL
Licensed Salesperson in IA
309-826-7736
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FSA/Eff. Crop Acres:	94.87
Corn Base Acres:	47.40
Bean Base Acres:	47.40
Soil Productivity:	140.70 PI

Property Information

96.98 Acres, m/l

Location

From Kenney: go west on IL Route 54 for 3.6 miles, then north on 000 E Rd./ County Rd. 2400 E for 0.5 miles. Property is on the east side of County Rd. 2400 E.

Legal Description

Part of the W½ NW¼, Section 30, Township 19 North, Range 1 East of the 3rd P.M., Dewitt County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$5,031.54
Taxable Acres: 96.98
Tax per Taxable Acre: \$51.88
Tax Parcel ID#s: 11-30-100-003

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 4875, Tract 3755
FSA/Eff. Crop Acres: 94.87
Corn Base Acres: 47.40
Corn PLC Yield: 166 Bu.
Bean Base Acres: 47.40
Bean PLC Yield: 54 Bu.

Soil Types/Productivity

Main soil types are Ipava, Sable, and Tama. Productivity Index (PI) on the FSA/ Eff. Crop acres is 140.70. 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 2021 by GMS Labs.
pH: 6.3
K: 345
P: 65

Yield History (Bu./Ac.)

Year	Corn	Beans
2021	239	-
2020	-	69
2019	205	-
2018	-	82
2017	-	65

Yield information is reported by crop insurance records.

Land Description

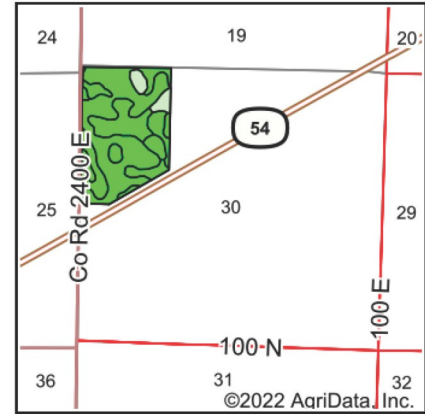
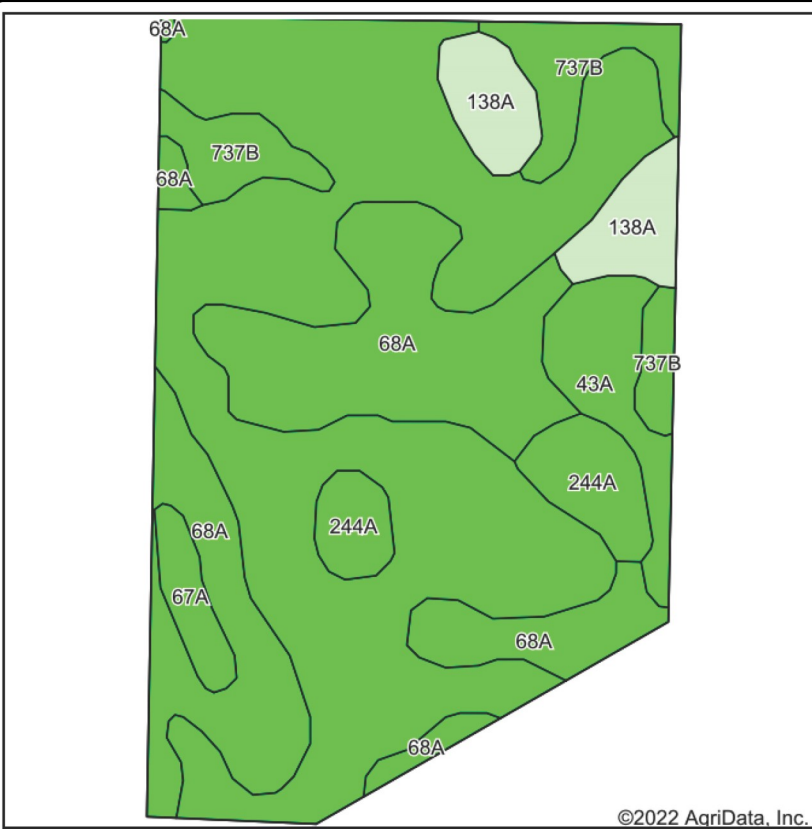
Mostly level.

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State: **Illinois**
 County: **De Witt**
 Location: **30-19N-1E**
 Township: **Tunbridge**
 Acres: **94.87**
 Date: **5/25/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL039, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	50.31	53.0%		142
68A	Sable silty clay loam, 0 to 2 percent slopes	25.90	27.3%		143
**737B	Tama silt loam, very deep to sand, 2 to 5 percent slopes	6.88	7.3%		**138
138A	Shiloh silty clay loam, 0 to 2 percent slopes	5.25	5.5%		130
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	4.73	5.0%		134
67A	Harpster silty clay loam, 0 to 2 percent slopes	1.80	1.9%		133
Weighted Average					140.7

Drainage

See tile map, contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

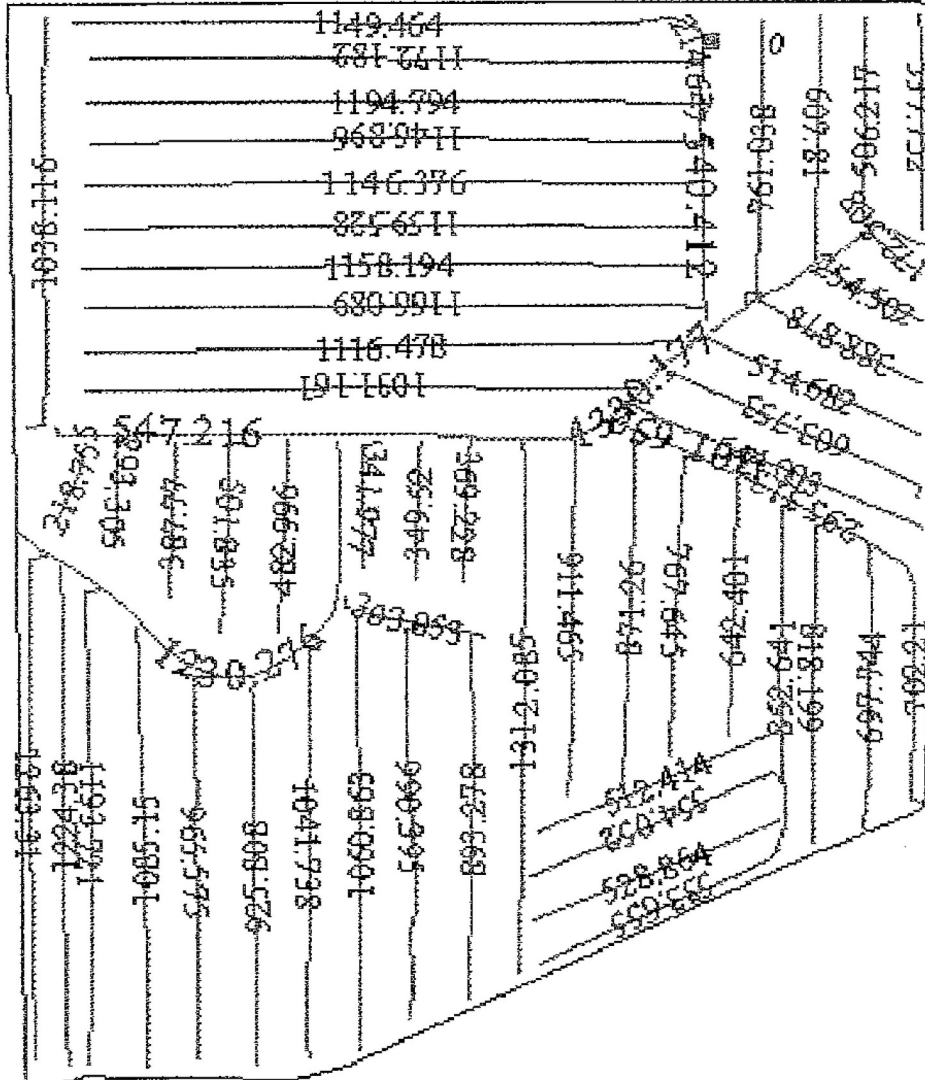
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Northeast Looking Southwest



Northwest Looking Southeast



Southwest Looking Northeast



South Looking North



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Site: **Virtual Live Auction
Online Only
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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 they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use “www.” when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Spencer Smith at 217-762-9881 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

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

Seller

Hertz Associates LTD Profit Sharing Plan

Agency

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

Auctioneer

Spencer Smith
License No. 441.002375

Attorney

Thomas Jennings
Livingston Barger Law Firm

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 September 15, 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, 2023. The Seller will credit the successful bidder at closing for the 2022 real estate taxes, payable in 2023. Seller will retain all 2022 farm income.

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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