

Land Auction

ACREAGE:

80.00 Acres, m/l
Putnam County, IL

DATE:

Thursday
June 30, 2022
10:00 a.m.

AUCTION TYPE:

Online Only
bid.hertz.ag



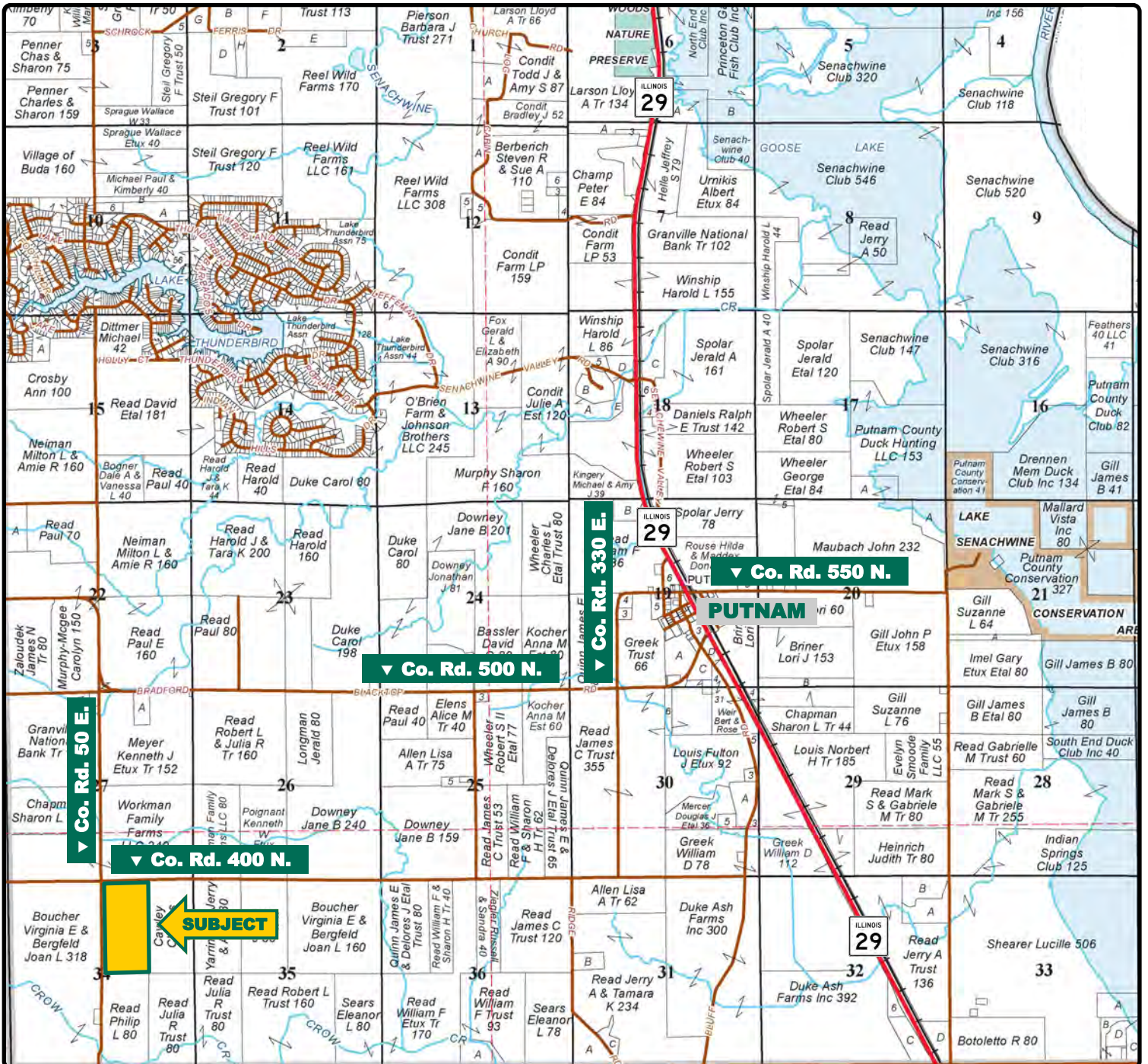
Property Key Features

- Located Southwest of Putnam, IL
- Highly Productive Putnam County Farm
- 73.72 FSA/Eff. Crop Acres with 125.80 PI

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Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres:	73.72
CRP Acres:	0.90
Cert. Grass Acres:	3.71
Corn Base Acres:	37.25
Bean Base Acres:	36.47
Soil Productivity:	125.80 PI

Property Information

80.00 Acres, m/l

Location

From IL-29 in Putnam: go west on County Rd. 550 N as it turns into County Rd. 330 E for 1 mile. Go west on County Rd. 500 N for 2.8 miles, then south on County Rd. 50 E for 1 mile. Farm is southeast of the County Rd. 50 E and County Rd. 400 N intersection.

Legal Description

W½ NE¼, Section 34, Township 14 North, Range 9 East of the 4th P.M., Putnam County, IL.

Lease Status

Leased through the 2022 crop year. Contact agent for details.

Real Estate Tax

2021 Taxes Payable 2022: \$3,146.88
Taxable Acres: 80.00
Tax per Taxable Acre: \$39.34
Tax Parcel ID#: 03-07-110-000

FSA Data

Farm Number 665, Tract 2174
FSA/Eff. Crop Acres: 73.72
CRP Acres: 0.90
Cert. Grass Acres: 3.71
Corn Base Acres: 37.25
Corn PLC Yield: 148 Bu.
Bean Base Acres: 36.47
Bean PLC Yield: 48 Bu.

CRP Contracts

There are 0.90 acres enrolled in a CP-8A contract that pays \$295.68/acre, or \$266.00 annually, and expires 9/30/26.

Soil Types/Productivity

Main soil types are Fayette, Osco, and Muscatune. Productivity Index (PI) on the FSA/Eff. Crop acres is 125.80. 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 sloping.

Drainage

Natural, some tile. No maps available.

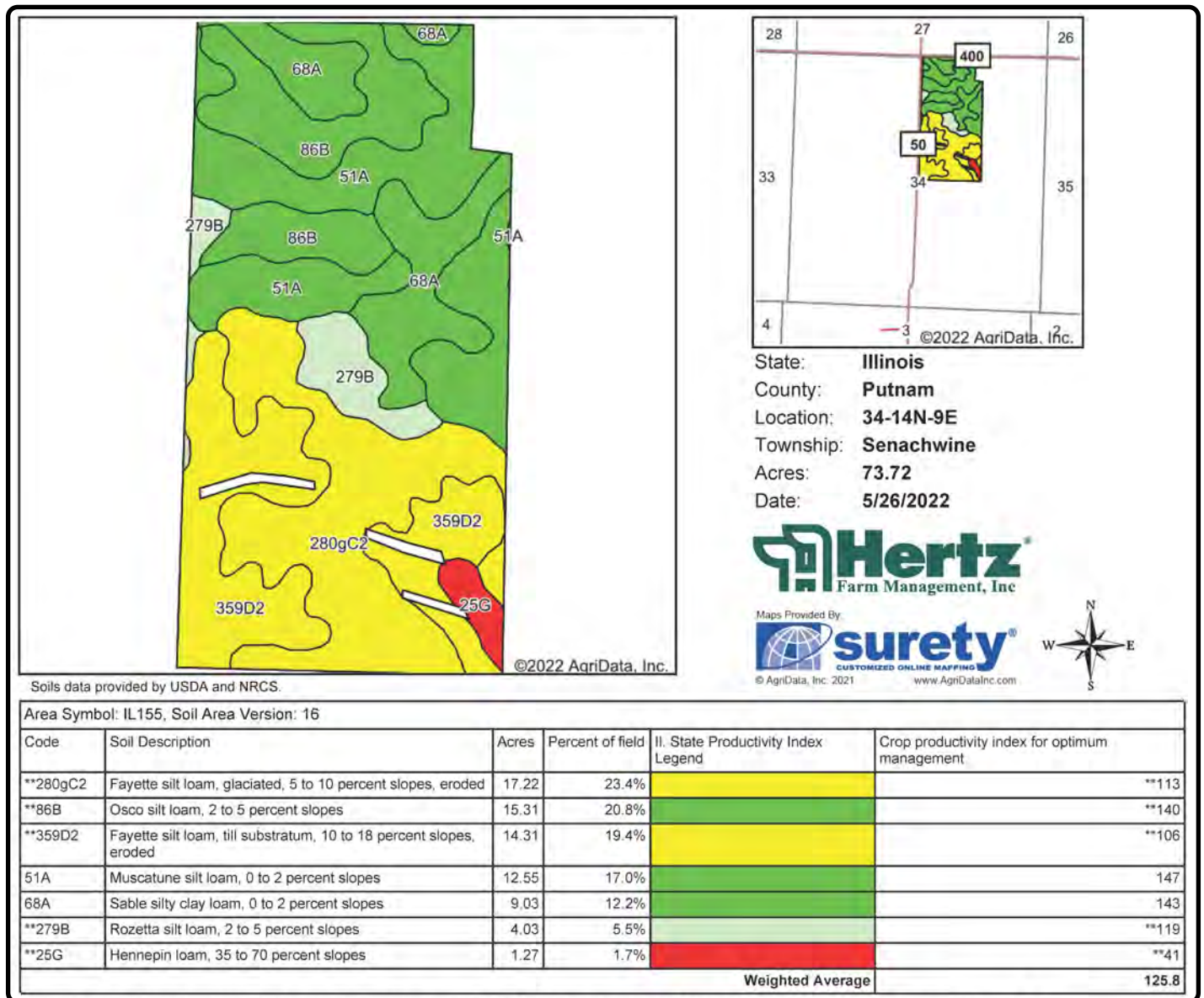
Buildings/Improvements

- Livestock Barn
- Two Harveststore Silos
- Concrete Stave Silo

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Water & Well Information

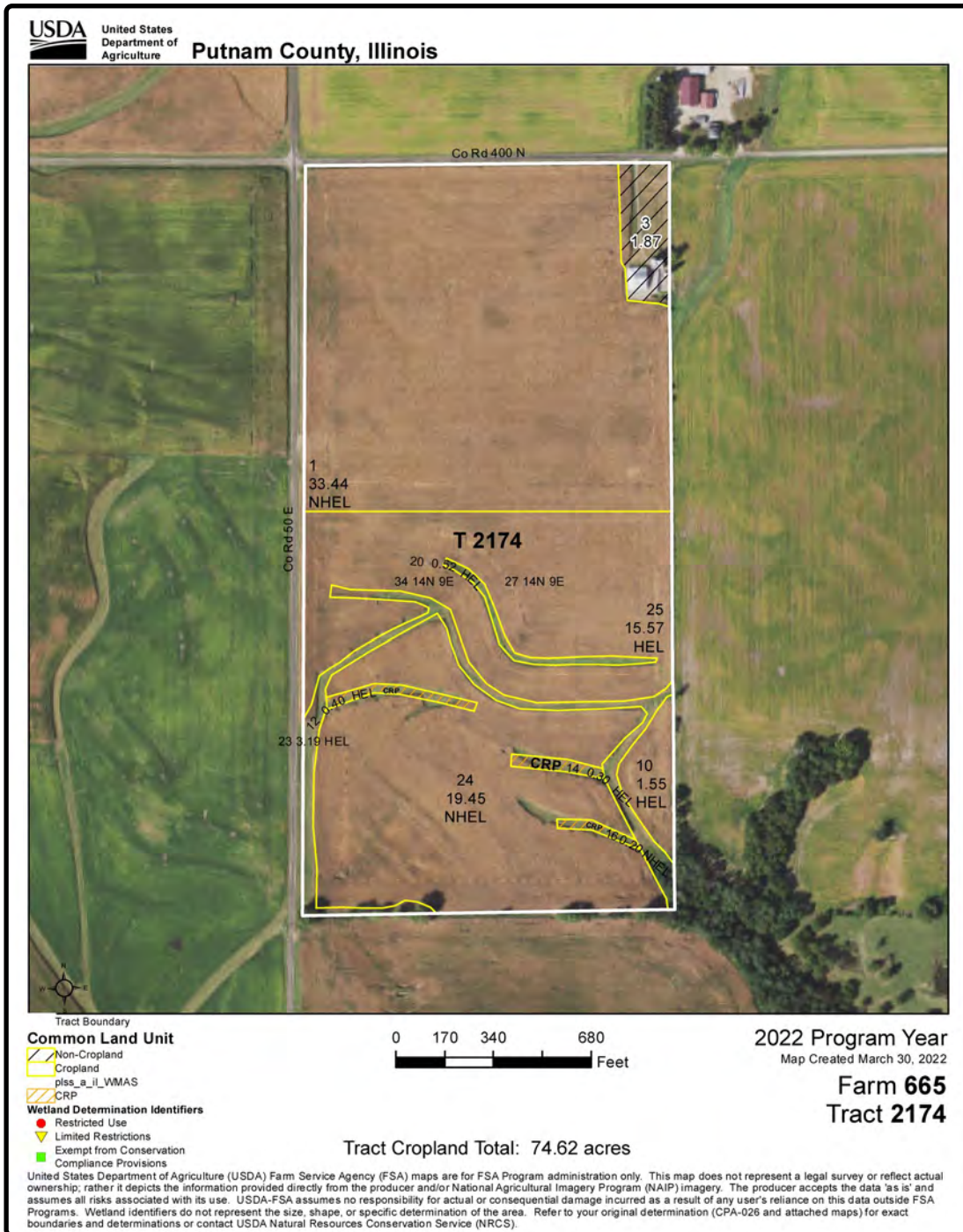
There is a well located in the northeast corner of the property near the outbuildings.

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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Northwest Looking Southeast



South Looking North



Northeast Looking Southwest



Livestock Barn and Silos



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Date: **Thurs., June 30, 2022**

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

Site: **Virtual Live Auction
Online Only
bid.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 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, Chad Kies at 309-944-2184 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

Verlinda M. Barnes, Betty M. Fleming, Audrey H. Wall, and Morse Revocable Trust

Agency

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

Auctioneer

Spencer Smith
License No. 441.002375

Attorneys

Ryan J. Anderson
Ryan J. Anderson Law Office

Scott A. Shore
Shore Law and Mediation Services

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 July 29, 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 March 1, 2023. The Seller will credit the successful bidder at closing for 50% of the estimated 2022 real estate taxes, payable in 2023.

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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