

Land Auction

ACREAGE:

80.07 Acres, m/l

In 3 parcels
Boone County, IL

DATE:

Tuesday
August 2, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Belvidere, IL &
bid.hertz.ag

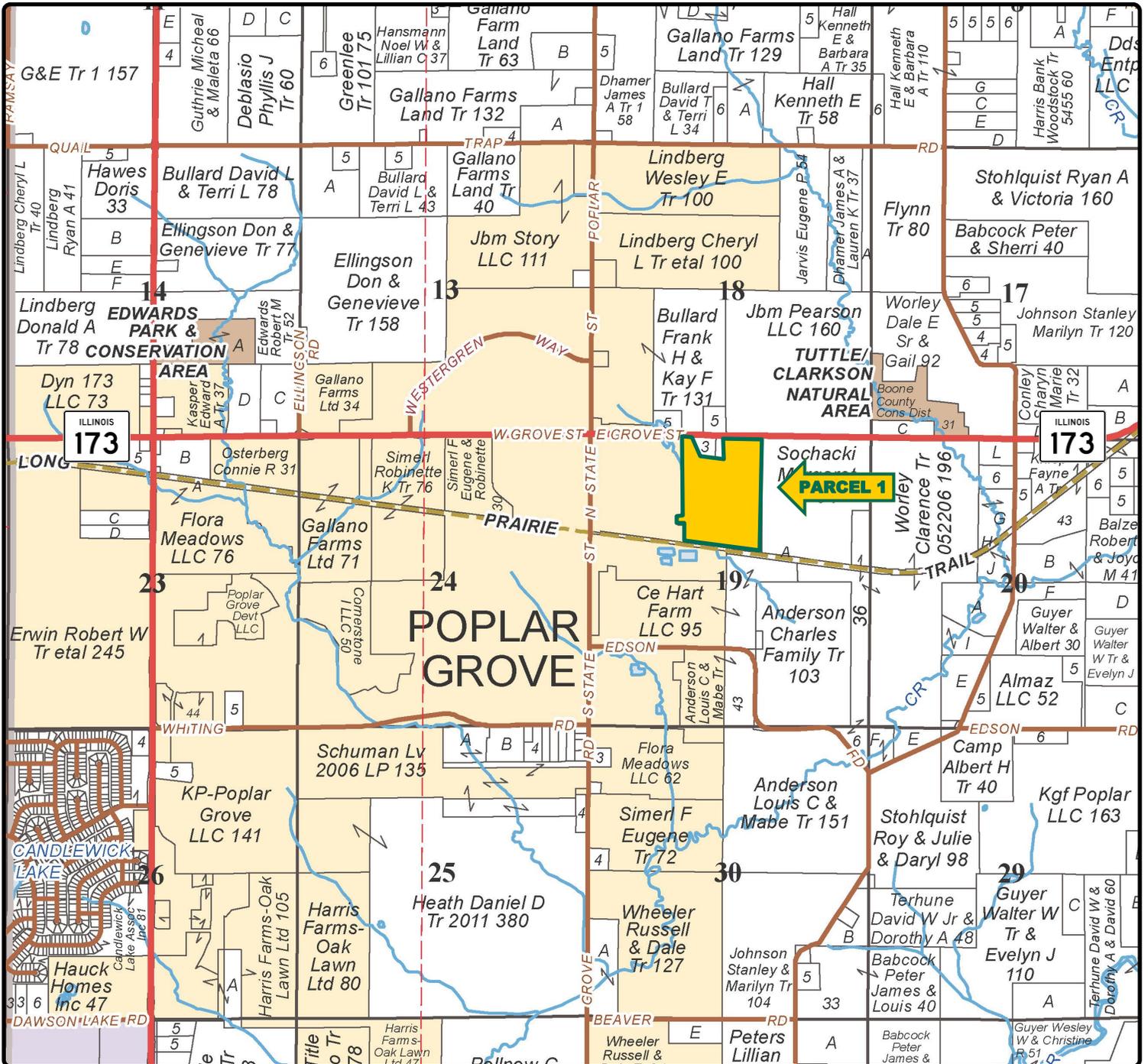


Property Key Features

- Investment Opportunity for Quality Farmland
- Multi-Use Properties with Development Potential
- Easy Access from Main Roads

Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

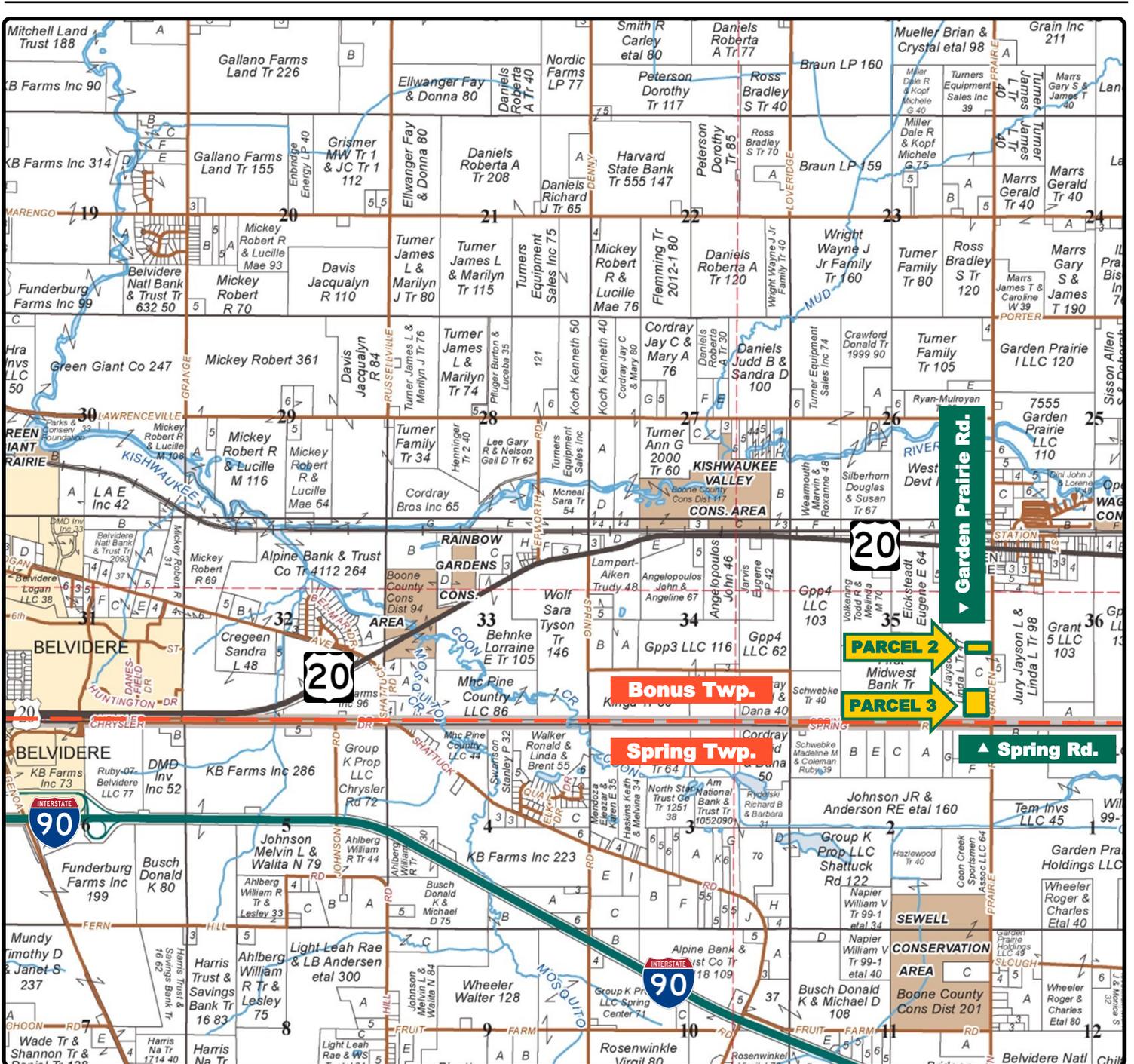
815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

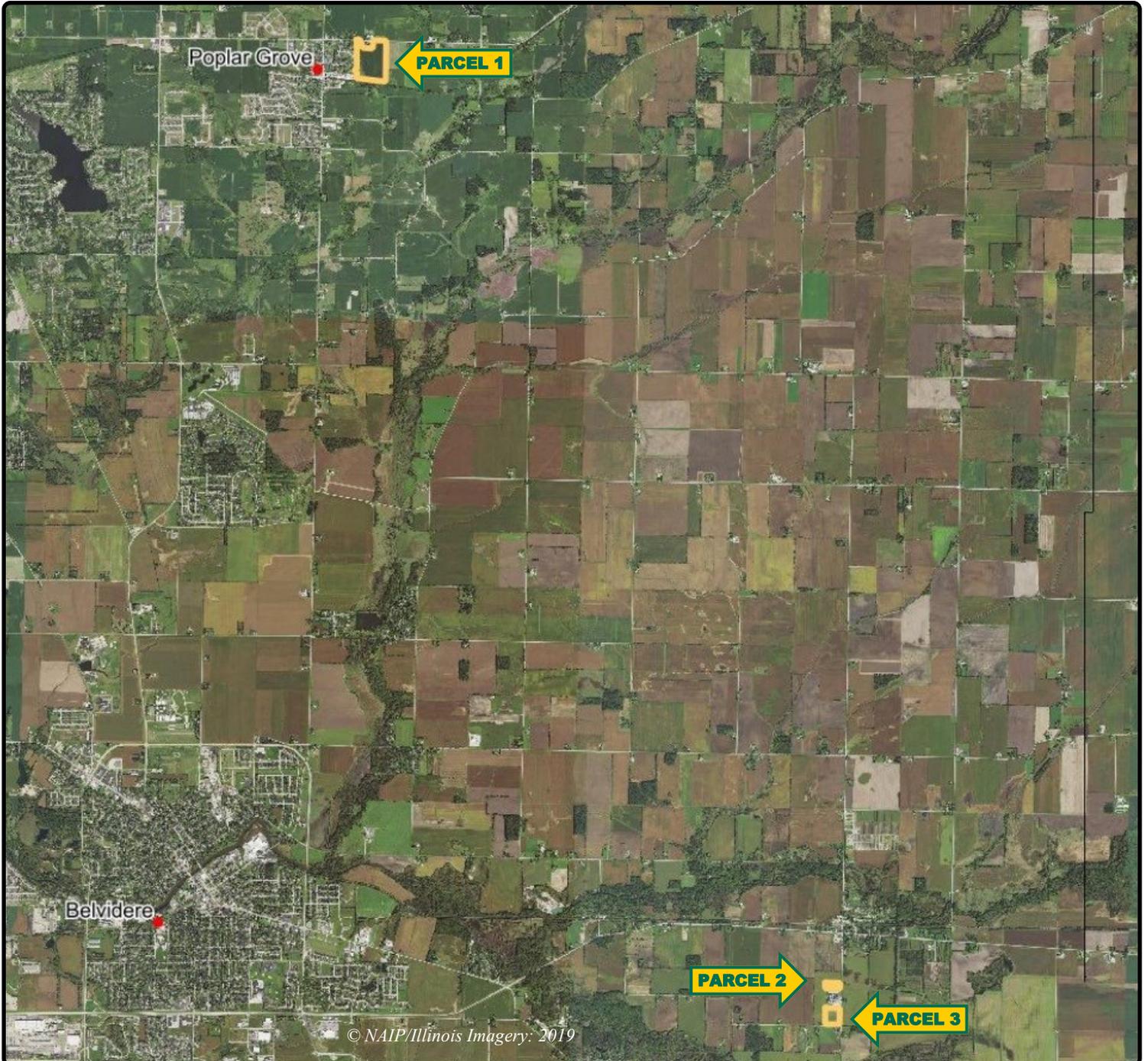
815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag



Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag



Parcel 1

FSA/Eff. Crop Acres:	51.97
Corn Base Acres:	40.40
Bean Base Acres:	10.67
Wheat Base Acres:	0.90
Soil Productivity:	125.60 P.I.

Parcel 1 Property Information 61.85 Acres, m/l

Location

½ mile east of Poplar Grove on the south side of Illinois Route 173.

Legal Description

Part of N½, Section 19, Township 45 North, Range 3-4 East of 3rd P.M., Boone Co., IL

Real Estate Tax

2021 Taxes Payable 2022: \$3,325.18
Taxable Acres: 61.85
Tax per Taxable Acre: \$53.76
Tax Parcel ID#s: 04-19-200-001, 04-19-126-013, 04-19-176-016

Lease Status

Open lease for the 2023 crop year. 5.00, acres, m/l, in the southwest corner of the property are leased annually by the neighboring grain facility. Contact agent for details.

FSA Data

Farm Number 3397, Tract 7410
FSA/Eff. Crop Acres: 51.97
Corn Base Acres: 40.40
Corn PLC Yield: 174 Bu.
Bean Base Acres: 10.67
Bean PLC Yield: 45Bu.
Wheat Base Acres: 0.90
Wheat PLC Yield: 58 Bu.

Soil Types/Productivity

Main soil types are St. Charles, Drummer and Martinsville. Productivity Index (PI) on the FSA/Eff. Crop acres is 125.60. 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

Gently sloping from north to south.

Drainage

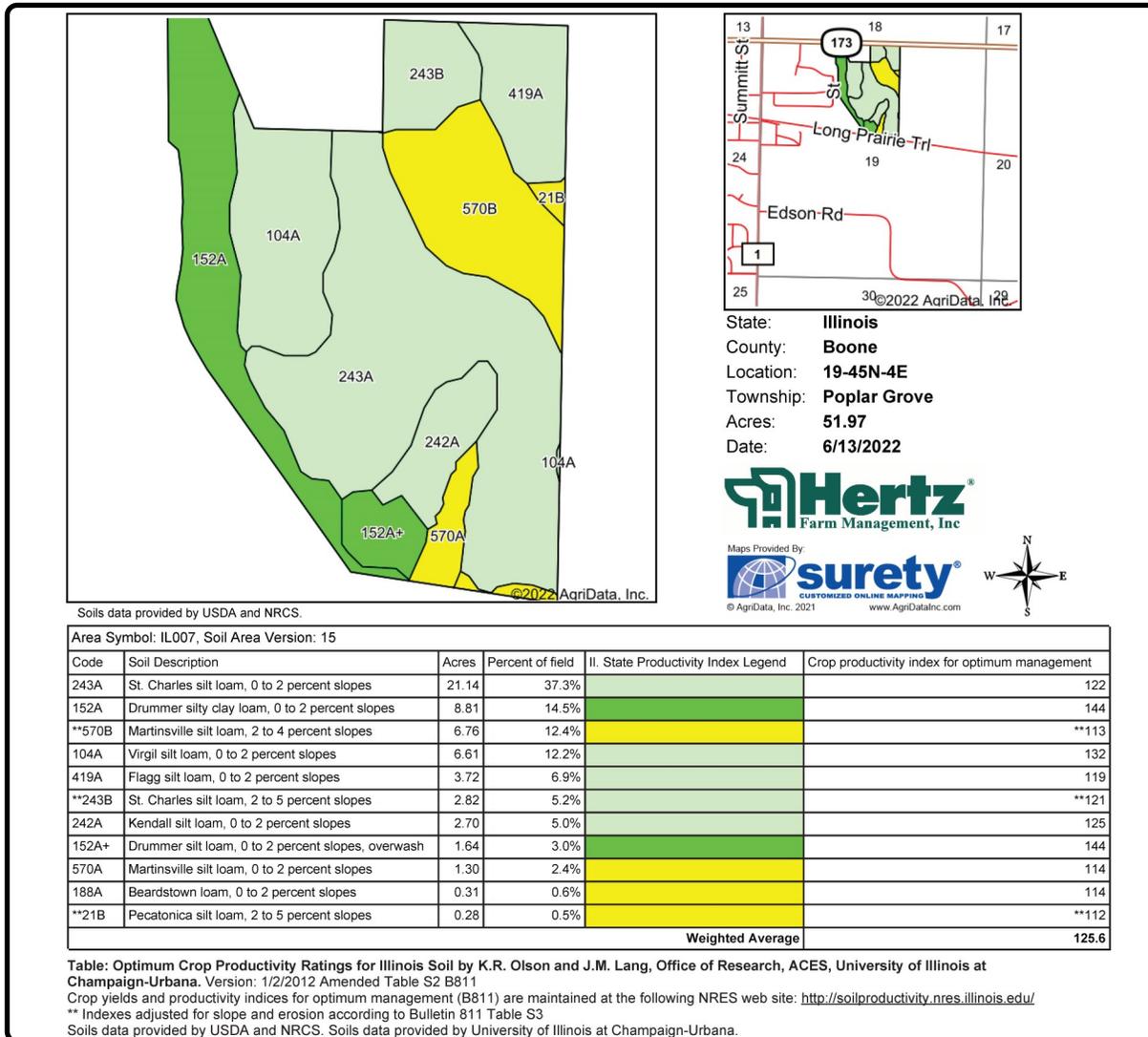
Natural with some tile. No maps available.

Buildings/Improvements

None

Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag



Water & Well Information

None.

Comments

This farm sits on the east edge of Poplar Grove, IL and has the potential for future development. Classified as a Traditional Neighborhood in the Boone County, IL Comprehensive Plan 2029.

Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag



Parcel 2

FSA/Eff. Crop Acres:	5.02
Corn Base Acres:	4.04
Bean Base Acres:	0.98
Soil Productivity:	124.70 P.I.

Parcel 2 Property Information 5.00 Acres, m/l

Location

4 miles east of Belvidere, Illinois on the west side of Garden Prairie Rd., directly north of the grain elevator.

Legal Description

Part of E½ SE¼, Section 35, Township 44 North, Range 4 E of the 3rd P.M., Boone Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$148.20
Taxable Acres: 5.00
Tax per Taxable Acre: \$29.64
Tax Parcel ID#s: 06-35-400-016

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 4465, Tract 8967
FSA/Eff. Crop Acres: 5.02
Corn Base Acres: 4.04
Corn PLC Yield: 130 Bu.
Bean Base Acres: 0.98
Bean PLC Yield: 38 Bu.

Soil Types/Productivity

Main soil type is Marshan. Productivity Index (PI) on the FSA/Eff. Crop acres is 124.70. 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

Relatively flat.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

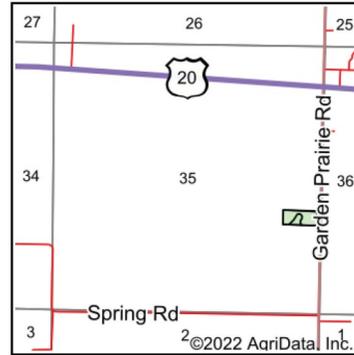
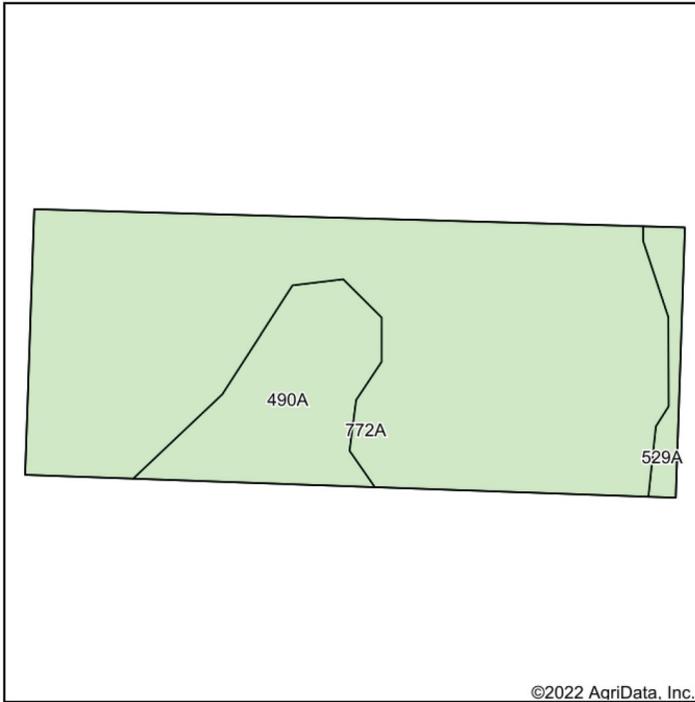
None.

Comments

This multi-use parcel sits on a main road with access to natural gas and 3-phase electricity. Road is rated for 80,000 lb. truck traffic.

Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag



State: **Illinois**
 County: **Boone**
 Location: **35-44N-4E**
 Township: **Bonus**
 Acres: **5.02**
 Date: **6/13/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
772A	Marshan loam, 0 to 2 percent slopes	4.02	80.2%		124
490A	Odell silt loam, 0 to 2 percent slopes	0.85	16.6%		129
529A	Selmass loam, 0 to 2 percent slopes	0.15	3.3%		121
Weighted Average					124.7

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.

Troy Dukes
 Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
 143 N 2nd St. / PO Box 907
 DeKalb, IL 60115
www.Hertz.ag



Parcel 3

FSA/Eff. Crop Acres: 12.80*
Corn Base Acres: 10.94*
Bean Base Acres: 1.86*
Soil Productivity: 121.60 P.I.

**Acres are estimated.*

Parcel 3 Property Information 13.22 Acres, m/l

Location

4 miles east of Belvidere, Illinois on the north side of Spring Rd. at Garden Prairie Rd., directly south of the grain elevator.

Legal Description

Part of E½ SE¼, Section 35, Township 44 North, Range 4 East of the 3rd P.M., Boone Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$355.26
 Taxable Acres: 13.22
 Tax per Taxable Acre: \$26.87
 Tax Parcel ID #: 06-35-400-014

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 4465, Tract 8613

FSA/Eff. Crop Acres: 12.80*

Corn Base Acres: 10.94*

Corn PLC Yield: 130 Bu.

Bean Base Acres: 1.86*

Bean PLC Yield: 38 Bu.

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

Soil Types/Productivity

Main soil types are Odell and Kidami.
 Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 121.60. 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

Relatively flat.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

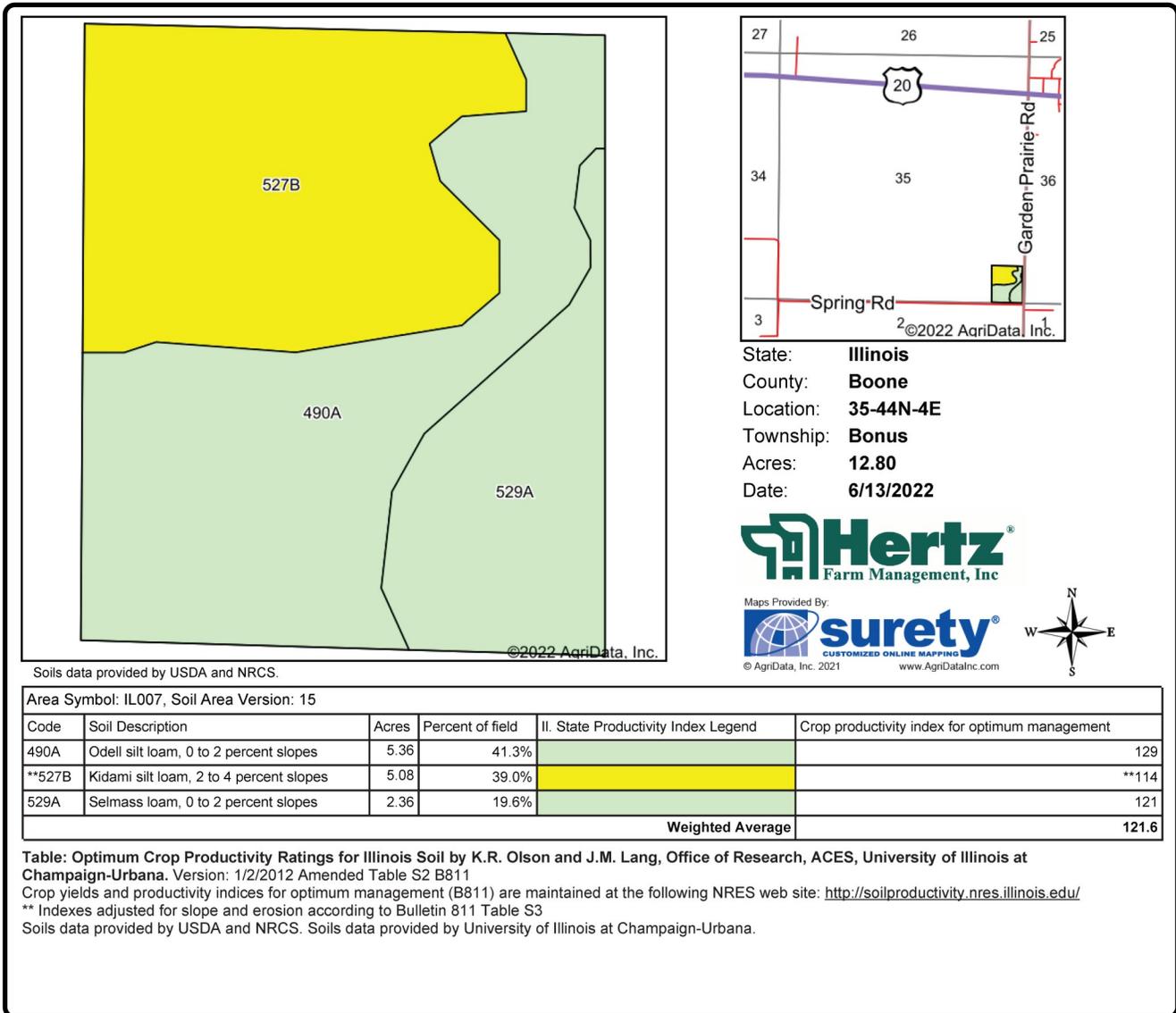
None.

Water & Well Information

None.

Troy Dukes
 Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
 143 N 2nd St. / PO Box 907
 DeKalb, IL 60115
www.Hertz.ag



Comments

This multi-use parcel sits on the corner of a main road and hard-surface secondary road with access to natural gas and 3-phase electricity. Main road is rated for 80,000 lb. truck traffic

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 Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag

Parcel 1 - Looking South



Parcel 1 - Looking Northeast



Parcel 1 - Looking North



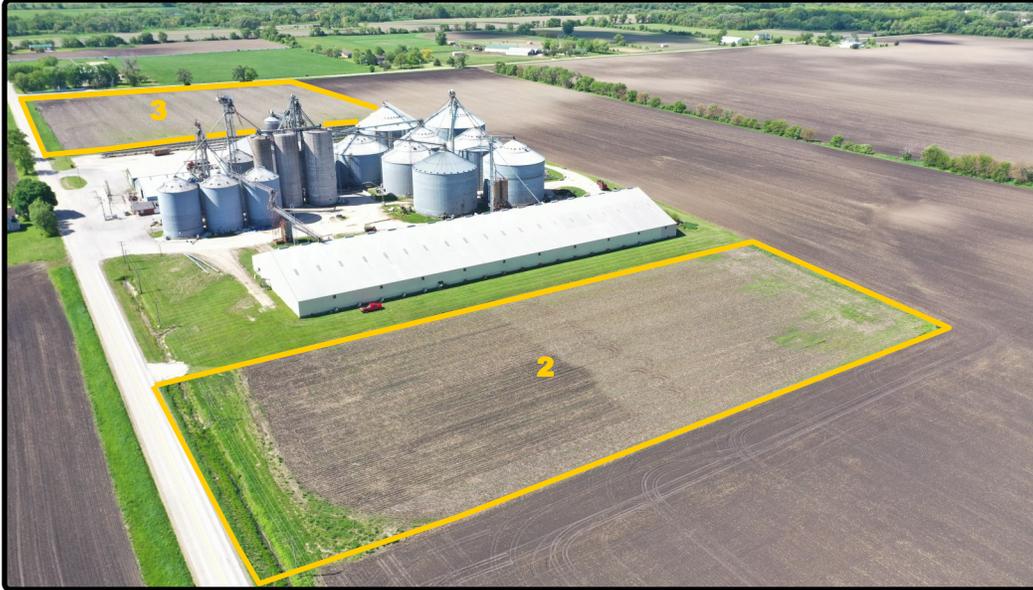
Parcel 3 - Looking Southwest



Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag

Parcels 2 & 3 - Looking Southwest



Parcels 2 & 3 - Looking Southeast



Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag

Date: **Tues., August 2, 2022**

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

Site: **American Legion
900 W. Chrysler Dr.
Belvidere, IL 61008**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team 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. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Troy Dukes at 815-764-9082 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

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Frank H. and Kay F. Bullard Trust.

Agency

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

Auctioneer

Spencer Smith, License No. 441.002375

Attorney

Lois Ramon
Tobin, Ramon & Barber

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 2, 2022, 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 03/01/2023. Taxes will be prorated to closing date. The Seller will credit the successful bidder at closing for the 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.

Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
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 Dukes
Licensed Broker in IL
815-764-9082
TroyD@hertz.ag

815-748-4440
143 N 2nd St. / PO Box 907
DeKalb, IL 60115
www.Hertz.ag