

Land Auction

ACREAGE:

94.38 Acres, m/l
Putnam County, IL

DATE:

Friday
July 29, 2022
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



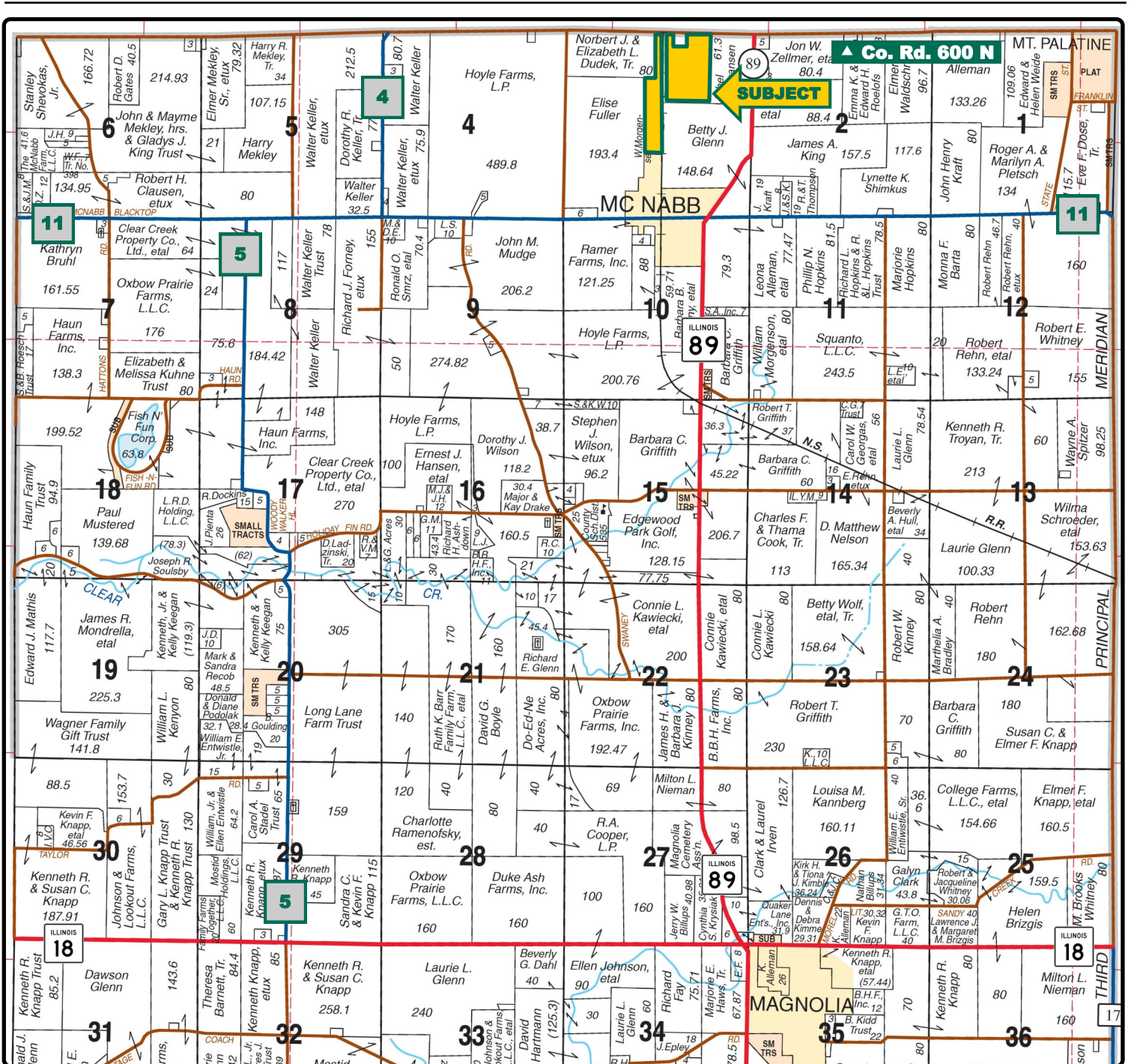
Property Key Features

- Located North of McNabb, Illinois
- Highly Productive Putnam County Farm
- 89.93 FSA/Eff. Crop Acres with a PI of 140.40

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FSA/Eff. Crop Acres: 89.93

Corn Base Acres: 44.50

Bean Base Acres: 44.30

Soil Productivity: 140.40 P.I.

Property Information

94.38 Acres, m/l

Location

From McNabb: north on IL 89 for 1 mile, then west on Co. Rd. 600 N for ½ mile. The farm is on the south side of the road.

Legal Description

Part of NE¼ and Part of E½ W½, Section 3, Township 31 North, Range 1 West of the 3rd P.M., Putnam Co., IL.

Lease Status

Leased through the 2022 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$4,173.59*

Taxable Acres: 94.38

Tax per Taxable Acre: \$44.22*

Tax Parcel ID#s: 04-02-080-000, 04-02-060-000, 04-02-050-000 & part of 04-02-070-000

**Taxes are estimated pending tax parcel split. Putnam County Assessor will determine final tax figures.*

FSA Data

Farm Number 1561, Tracts 2790 & 708

FSA/Eff. Crop Acres: 89.93

Corn Base Acres: 44.50

Corn PLC Yield: 172 Bu.

Bean Base Acres: 44.30

Bean PLC Yield: 53 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Muscatune, Sable and Osco. Productivity Index (PI) on the FSA/Eff. Crop acres is 140.40. 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 gently sloping.

Drainage

Natural with some tile. No maps available.

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State: **Illinois**
 County: **Putnam**
 Location: **3-31N-1W**
 Township: **Magnolia**
 Acres: **89.93**
 Date: **6/21/2022**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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Area Symbol: IL155, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
51A	Muscataine silt loam, 0 to 2 percent slopes	28.52	31.7%		147
68A	Sable silty clay loam, 0 to 2 percent slopes	19.95	22.2%		143
**86B	Osco silt loam, 2 to 5 percent slopes	19.18	21.3%		**140
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	8.86	9.9%		**128
**171B	Catlin silt loam, 2 to 5 percent slopes	8.06	9.0%		**137
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	5.36	6.0%		**123
Weighted Average					140.4

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.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly productive Putnam County farm.

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



Southwest Looking Northeast



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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, Chad Kies at 309-944-7838 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

Samuel R. Morgensen, Jill A. Morgensen, Susan D. Morgensen, Sarah E. Morgensen & Emily A. Mitchell

Agency

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

Auctioneer

Doug Hensley, License # 471.000048

Attorney

Ryan J. Anderson
Ryan J. Anderson Law Office

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 August 30, 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 Buyer 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.

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