

ACREAGE:

58.33 Acres, m/l
Henry County, IL

DATE:

Bid Deadline:
August 8, 2022
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Geneseo, IL

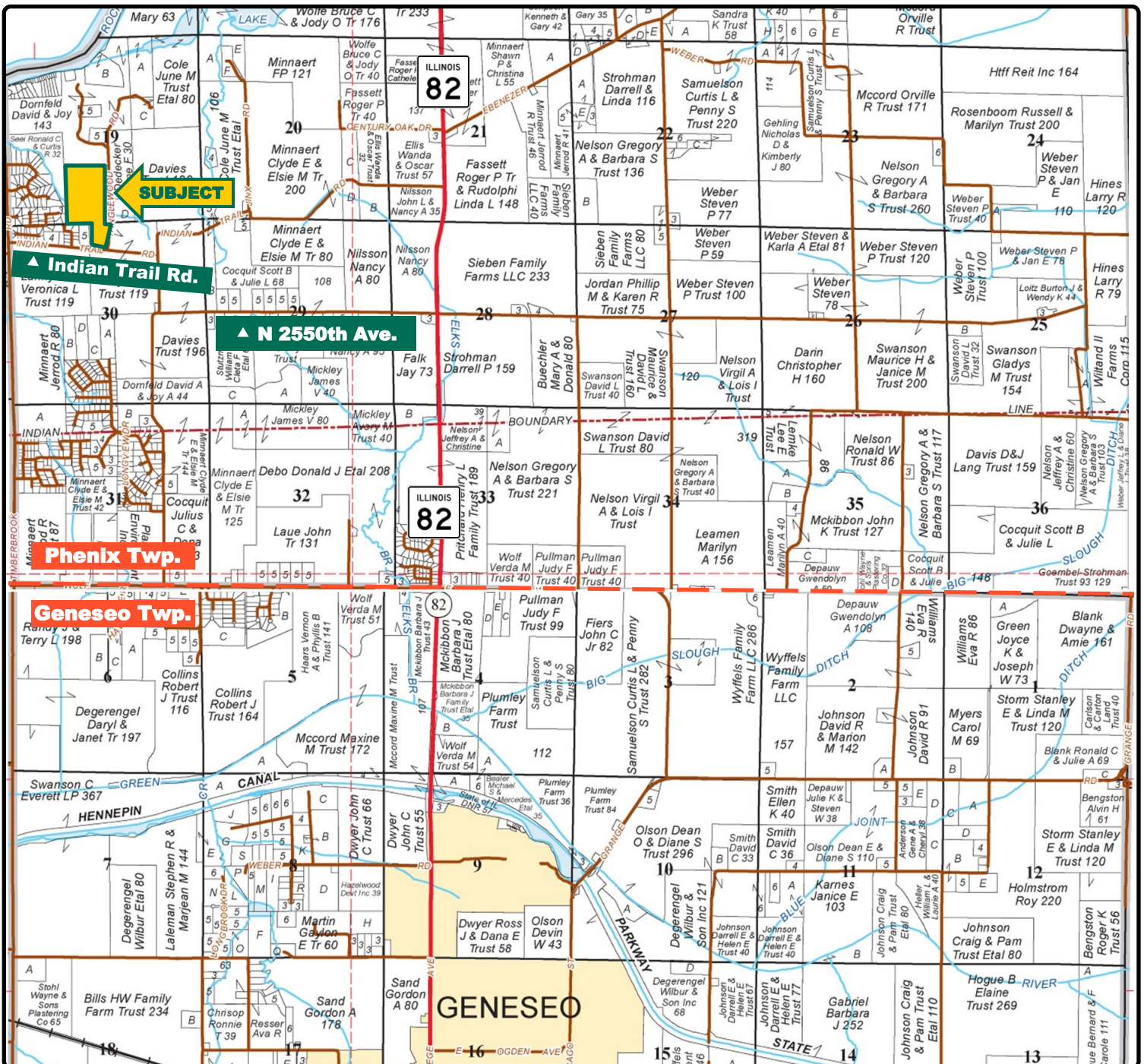


Property Key Features

- Located 4 Miles Northwest of Geneseo, Illinois
- 21.55 FSA/Eff. Crop Acres with a 116.40 PI
- Attractive Mix of Cropland, Pasture & Timber

Troy Coziahr
Licensed Broker in IL
309-371-4805
TroyC@hertz.ag

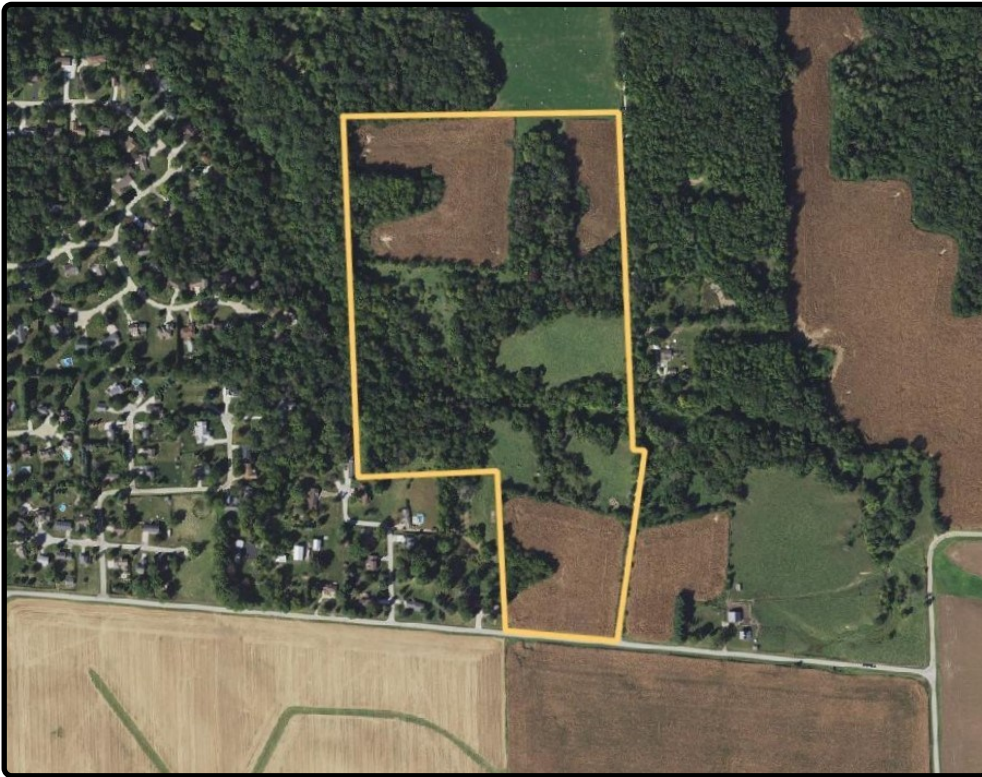
309-944-2184
720 E. Culver Ct./ PO Box 9
Geneseo, IL 61254
www.Hertz.ag



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FSA/Eff. Crop Acres: 21.55*
Corn Base Acres: 19.93*
Bean Base Acres: 1.62*
Soil Productivity: 116.40 P.I

**Acres are estimated*

Property Information

58.33 Acres, m/l

Location

From Geneseo: north on IL 82 for 3.8 miles, then west on N 2550th Ave. for 1.5 miles, then north on E 1280th St. for .30 miles, then west onto Indian Trail Rd. and go .30 miles. The farm is on the north side of the road.

Legal Description

A part of SW¼ of Section 19 and part of NW¼ of Section 30, all in Township 18 North, Range 3 East of the 4th P.M., Henry Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$798.89*
 Taxable Acres: 58.33*
 Tax per Taxable Acre: \$13.70*

Tax Parcel ID #s:03-19-376-001 & part of 03-30-200-001

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

Lease Status

Leased through the 2022 crop year.

FSA Data

Part of Farm Number 4965, Tract 211
 FSA/Eff. Crop Acres: 21.55*
 Corn Base Acres: 19.93*
 Corn PLC Yield: 164 Bu.
 Bean Base Acres: 1.62*
 Bean PLC Yield: 52 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Seaton silt loam. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 116.40. 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 sloping.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

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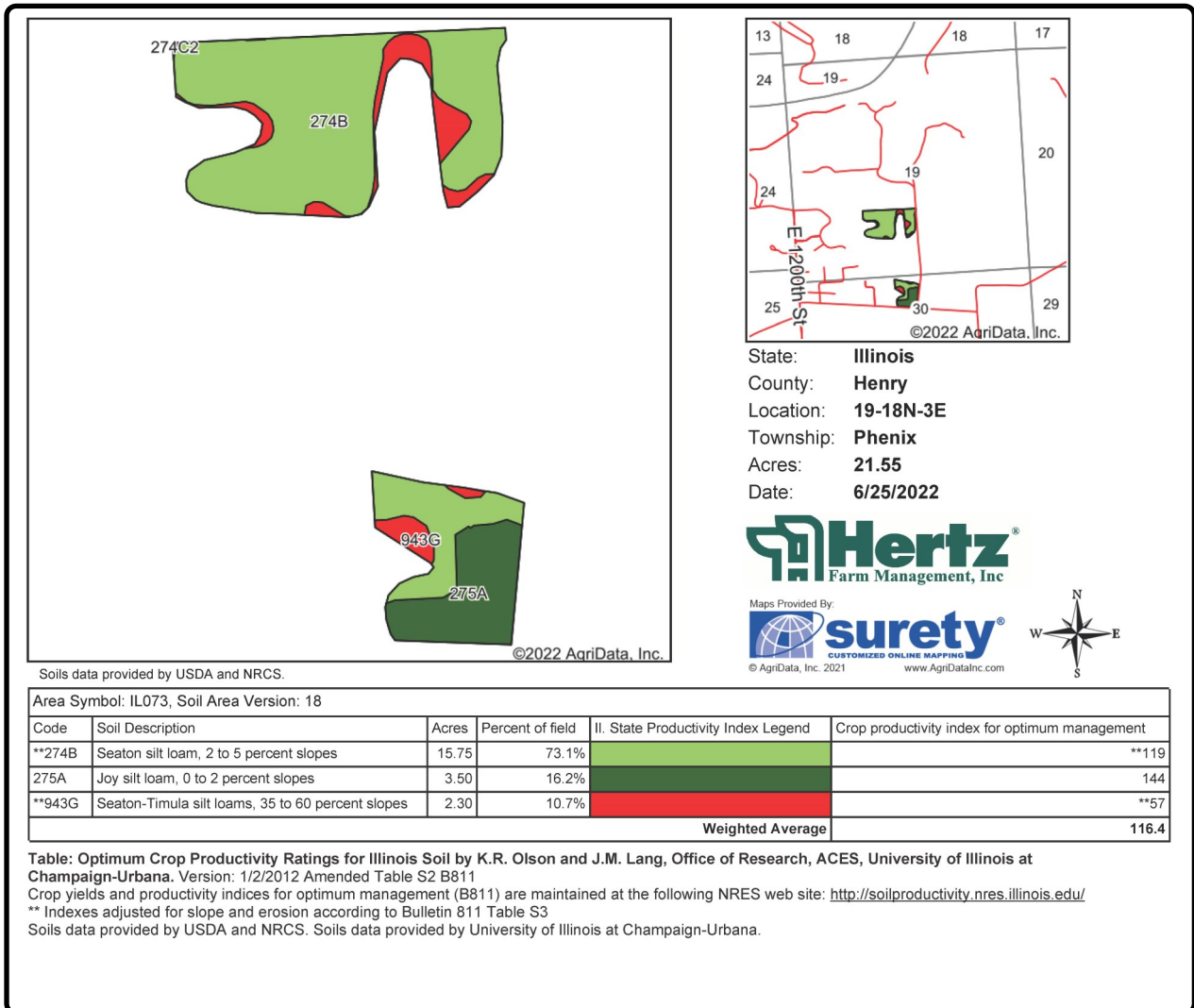
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Water & Well Information

None.

Comments

This is a nice Henry County farm located approximately 4 miles northwest of Geneseo. This farm has an attractive mix of cropland, pasture and timber.

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.

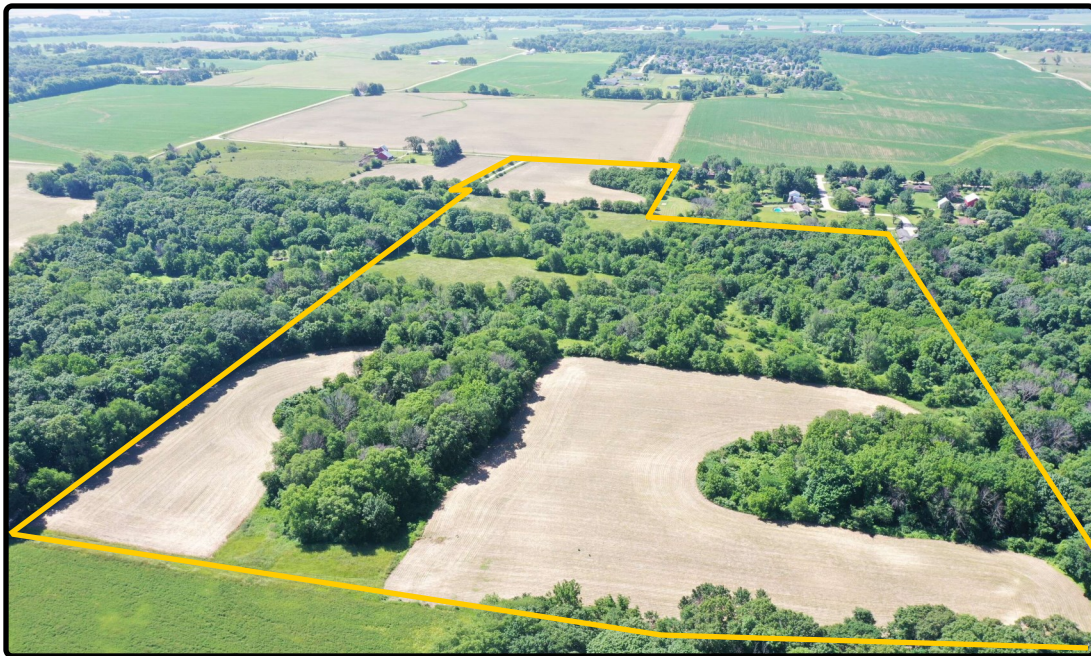
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South Looking North



Northwest Looking Southeast



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Bid Deadline: Mon., Aug. 08, 2022

Time: 12:00 Noon, CST

Mail To:

**Hertz Real Estate Services
Attn: Troy Coziahr
PO Box 9
Geneseo, IL 61254**

Seller

Myers Family Trust

Agency

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

Attorney

Ben Young
Nash, Bean, Ford & Brown

Method of Sale

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

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an “As-Is, Where-Is, with All Faults” condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Troy Coziahr at 309-371-4805.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Geneseo, Illinois Hertz office, on or before August 8, 2022 by 12:00, Noon, CST. The Seller will accept or reject all bids by 12:00, Noon, CST on August 9, 2022, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 15, 2022, or as soon thereafter as closing documents are available. 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.

Contract & Title

Upon acceptance of bid by Seller, the successful 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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