

Land Auction

ACREAGE:

230.77 Acres, m/l
In 2 parcels
Henry County, IL

DATE:

Tuesday
August 23, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Galva, IL &
bid.hertz.ag



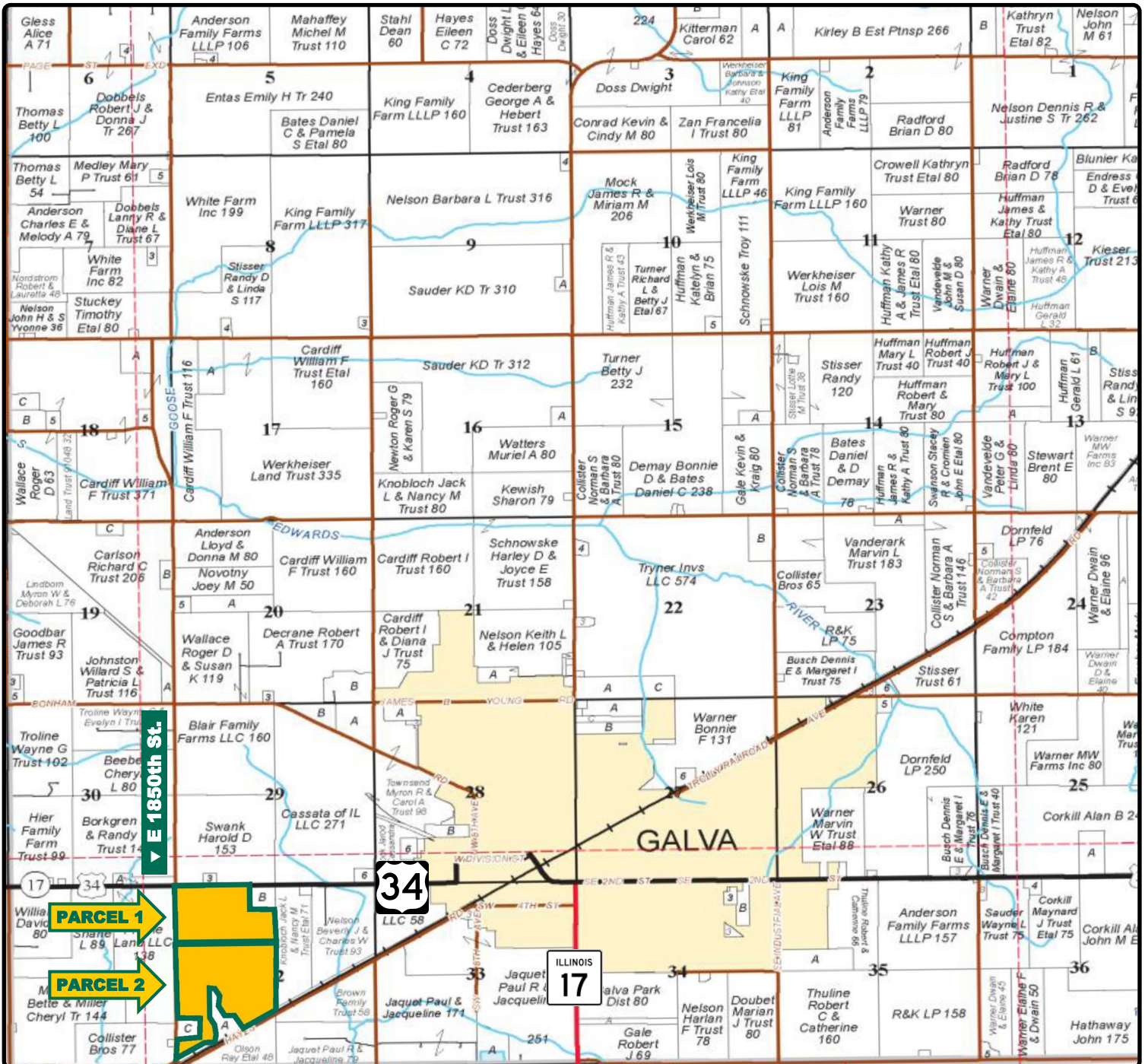
Property Key Features

- Located 2 Miles West of Galva, Illinois
- Opportunity to Invest in Quality Farmland
- Highly Productive Henry County Farm

Brandon Yaklich
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309-883-9490
BrandonY@Hertz.ag

309-944-2184
720 E. Culver Ct./ PO Box 9
Geneseo, IL 61254
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Eric Wilkinson, AFM
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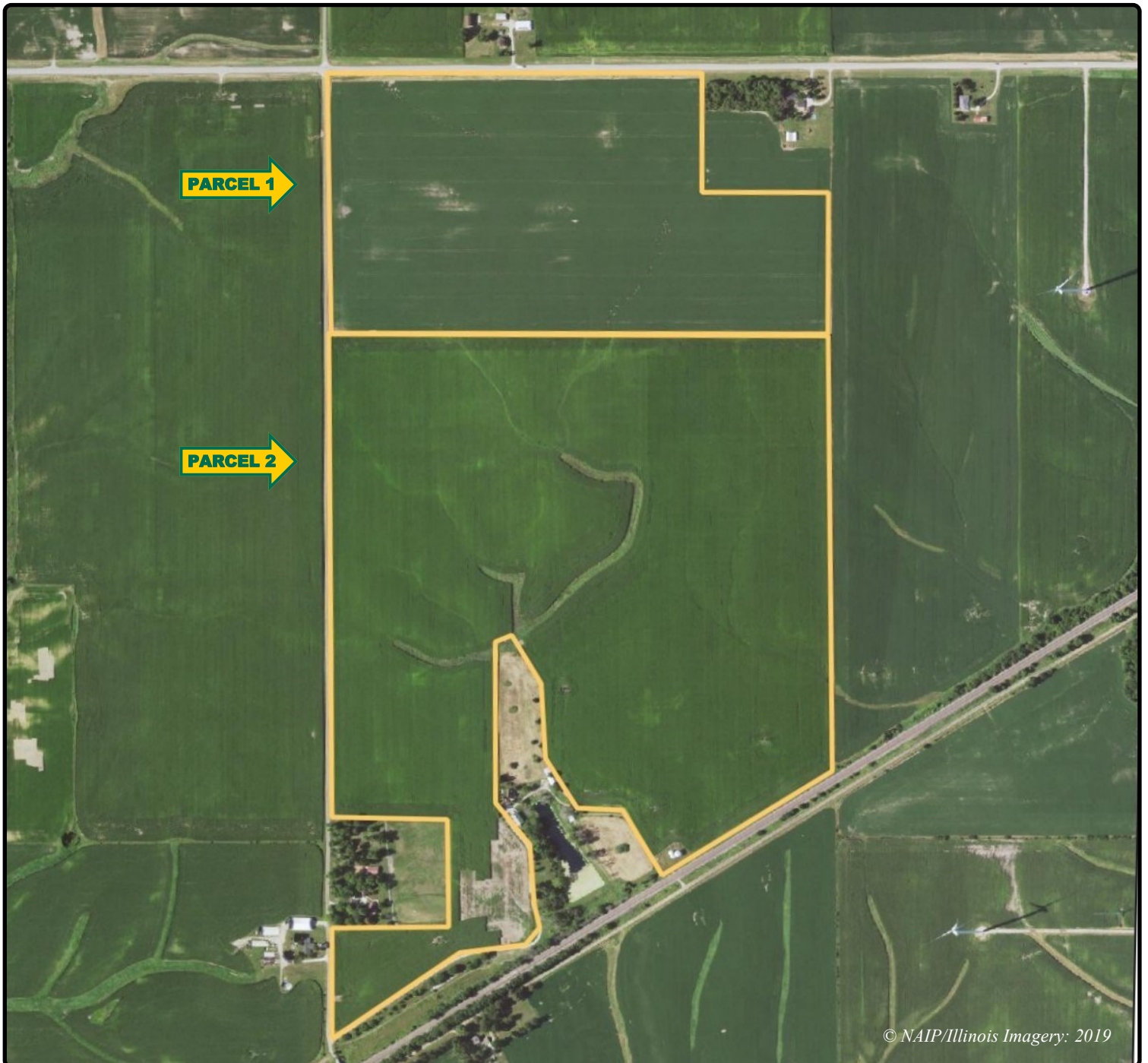


Map reproduced with permission of Rockford Map Publishers

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Parcel 1

FSA/Eff. Crop Acres: 70.00*
Corn Base Acres: 49.97*
Bean Base Acres: 20.03*
Soil Productivity: 141.10 P.I.

**Acres are estimated.*

Parcel 1 Property Information 70.00 Acres, m/l

Location

From Galva: go west on US Hwy 34 for 2 miles. The farm is on the south side of the road.

Legal Description

N½ NW¼, Section 32, Township 14 North, Range 4 East of the 4th P.M., except a 10 acre tract, Henry Co., IL. *Final title to govern.*

Lease Status

Leased through the 2022 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$3,241.16*
 Taxable Acres: 70.00*
 Tax per Taxable Acre: \$46.30*
 Tax Parcel ID#s: Part of 24-32-100-009
**Taxes are estimated pending tax parcel split. Henry County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 4642
 Part of Tract Number 3136
 FSA/Eff. Crop Acres: 70.00*
 Corn Base Acres: 49.97*
 Corn PLC Yield: 177 Bu.
 Bean Base Acres: 20.03*
 Bean PLC Yield: 53Bu.
**Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.
 Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil type is Ipava. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 141.10. 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 rolling.

Drainage

Natural.

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State: **Illinois**
 County: **Henry**
 Location: **32-14N-4E**
 Township: **Galva**
 Acres: **70.00**
 Date: **7/8/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 18

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	50.17	72.0%		142
**86B	Oscos silt loam, 2 to 5 percent slopes	8.64	12.2%		**140
68A	Sable silty clay loam, 0 to 2 percent slopes	6.16	8.7%		143
**86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	5.03	7.1%		**131
Weighted Average					141.1

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.

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Parcel 2

FSA/Eff. Crop Acres: 153.67*
Corn Base Acres: 103.73*
Bean Base Acres: 41.57*
Soil Productivity: 136.20 P.I.

**Acres are estimated.*

Parcel 2 Property Information 160.77 Acres, m/l

Location

From Galva: go west on US Hwy 34 for 2 miles, then south on E 1850th St. for ¼ mile. The farm is on the east side of the road.

Legal Description

S½ NW¼, Section 32, Township 14 North, Range 4 East of the 4th P.M. and part of the SW¼, Section 32, Township 14 North, Range 4 East of the 4th P.M., Henry Co., IL. *Final title to govern.*

Lease Status

Leased through the 2022 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$7,443.65*
 Taxable Acres: 160.77*
 Tax per Taxable Acre: \$46.30*
 Tax Parcel ID#s: Part of 24-32-100-009
**Taxes are estimated pending tax parcel split. Henry County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 4642
 Part of Tract Number 3136
 FSA/Eff. Crop Acres: 153.67*
 Corn Base Acres: 103.73*
 Corn PLC Yield: 177 Bu.
 Bean Base Acres: 41.57*
 Bean PLC Yield: 53 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.
 Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Ipava, Osco and Elkhart. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 136.20. 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 rolling.

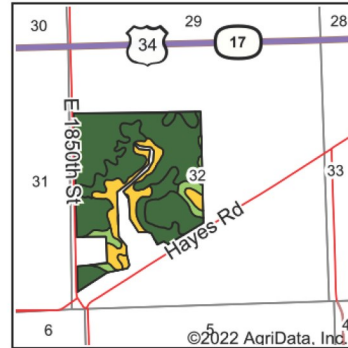
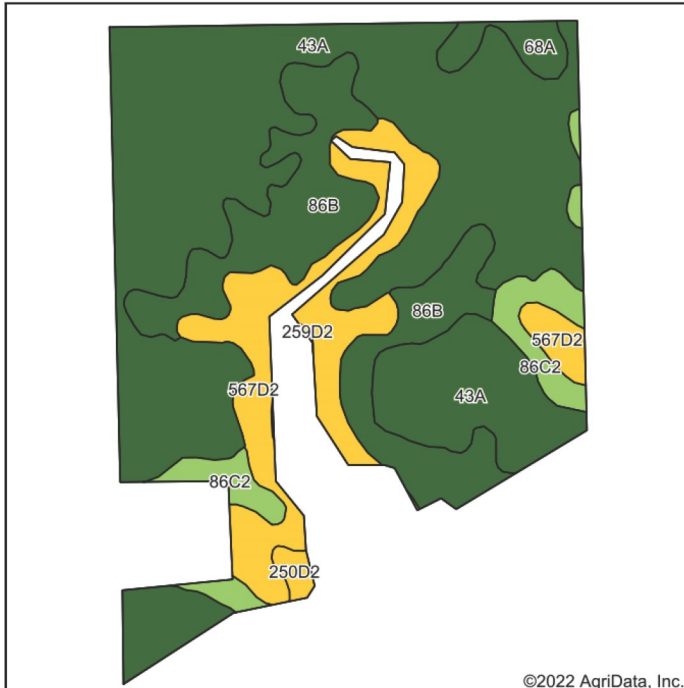
Drainage

Natural.

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State: **Illinois**
 County: **Henry**
 Location: **32-14N-4E**
 Township: **Galva**
 Acres: **153.67**
 Date: **7/8/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 18

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	90.29	58.9%		142
**86B	Osco silt loam, 2 to 5 percent slopes	28.60	18.1%		**140
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	22.50	14.8%		**111
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	8.12	5.4%		**131
68A	Sable silty clay loam, 0 to 2 percent slopes	3.02	2.0%		143
**250D2	Velma silt loam 10 to 18 percent slopes, eroded	1.04	0.7%		**101
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	0.10	0.1%		**106
Weighted Average					136.2

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

- 2 - 20ft. Grain Bins
- 1 - 30ft. Grain Bin

Water & Well Information

None.

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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Parcel 1 - East Looking West



Parcel 2 - Northwest Looking Southeast



Parcels 1 & 2 - Northeast Looking Southwest



Parcel 2 - Grain Bins



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Date: **Tues., August 23, 2022**

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

Site: **Crescent City Tap
Banquet Room
336 Front St.
Galva, IL 61434**

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, Brandon Yaklich at 309-883-9490 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 one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Jane Hulting and The Dickran L. Tashjian and Ann Hulting Tashjian Revocable Living Trust

Agency

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

Auctioneer

Spencer Smith
License No. 441.002375

Attorney

Mike English
Russell, English, Scoma & Beneke

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 18, 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 December 31, 2022. Seller will pay real estate taxes due and payable in 2022; Buyer will pay real estate taxes due and payable in 2023 and beyond.

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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