

ACREAGE:

332.03 Acres, m/l
In 3 Parcels
Henry County, IL

DATE:

Bid Deadline:
August 31, 2022
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Geneseo, IL

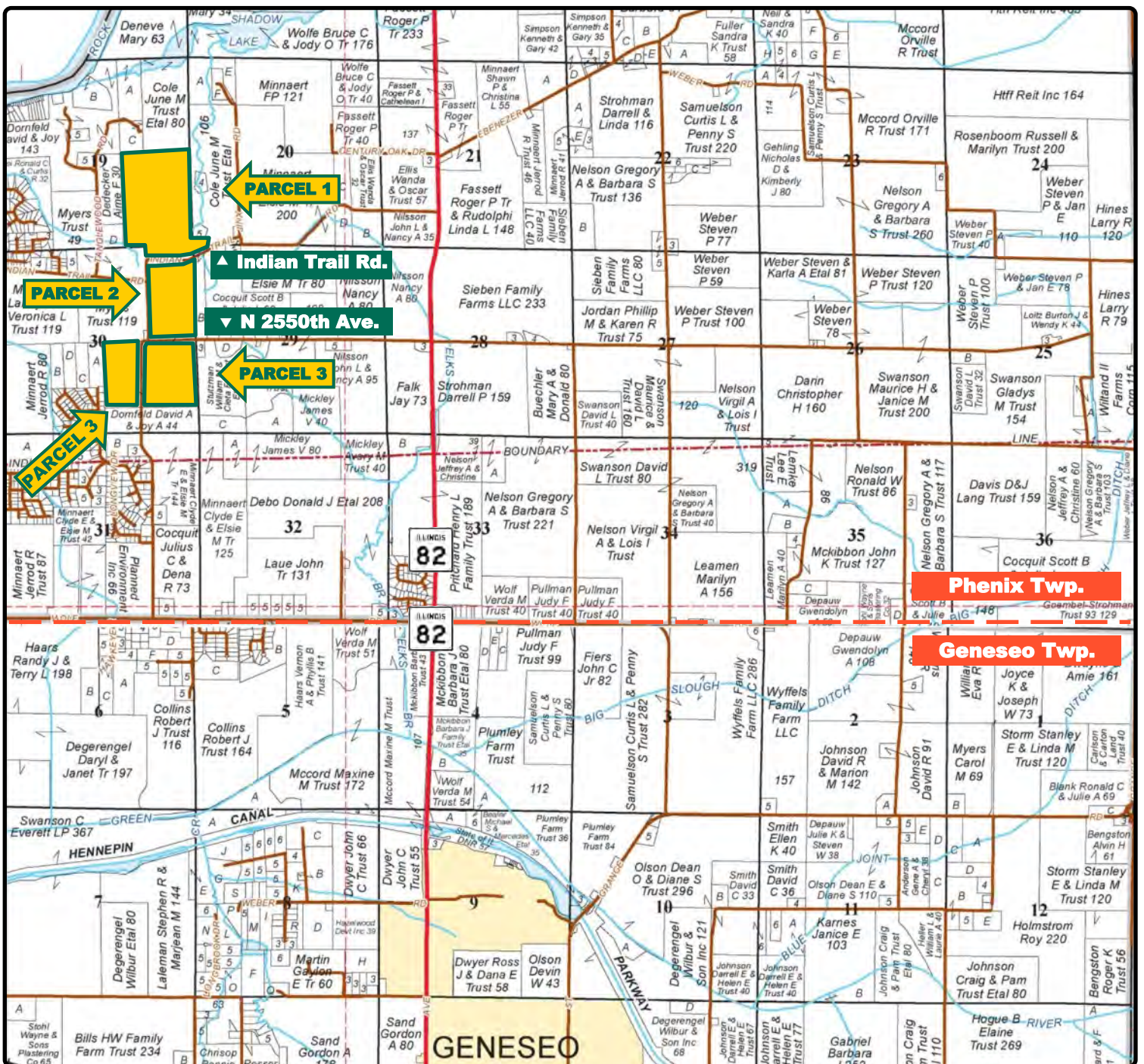


Property Key Features

- Located Northwest of Geneseo, IL
- High Percentage of Tillable Farmland Offered in 3 Parcels
- Opportunity to Invest in Quality Farmland

Brandon Yaklich
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag

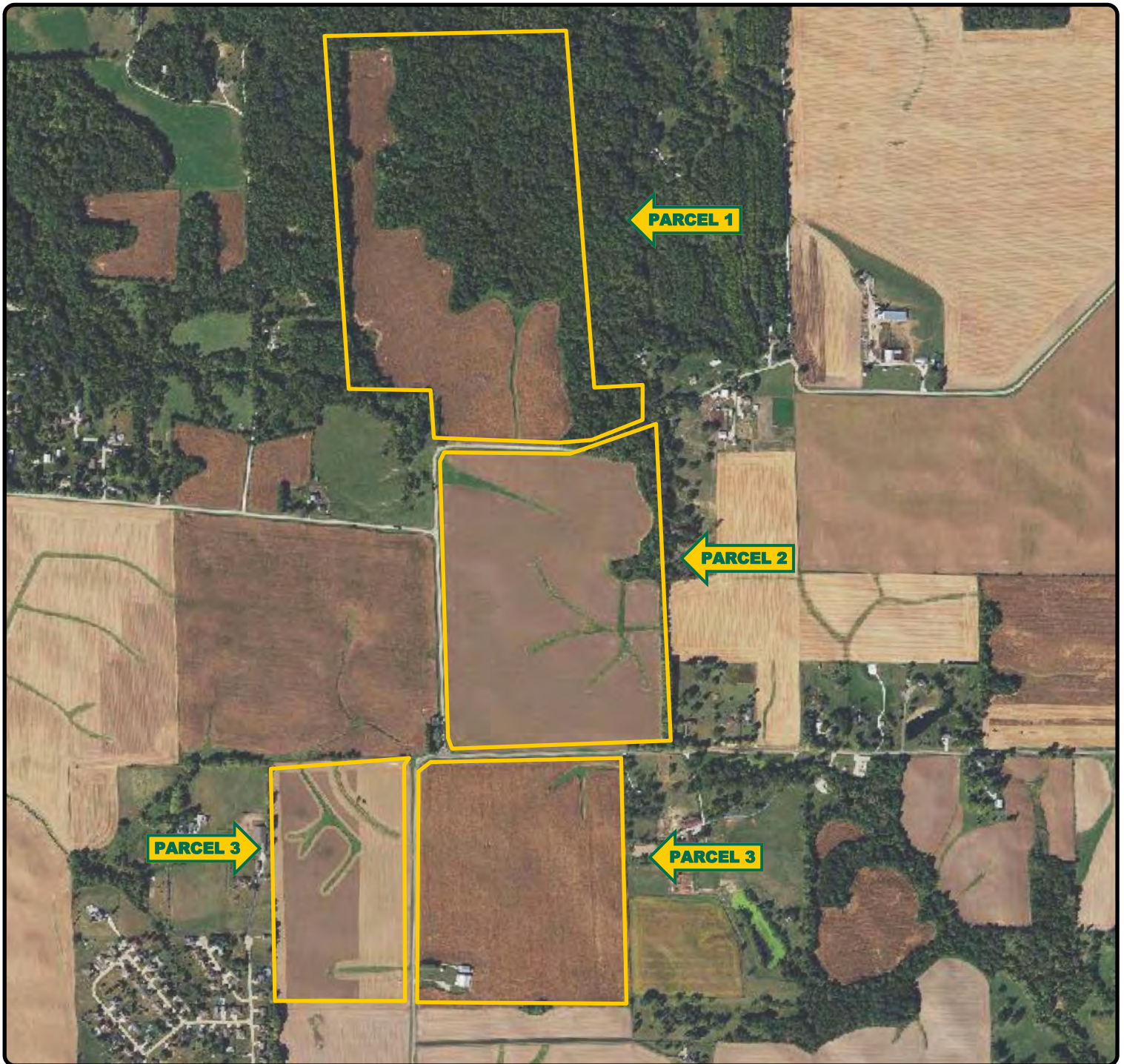
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Geneseo, IL 61254
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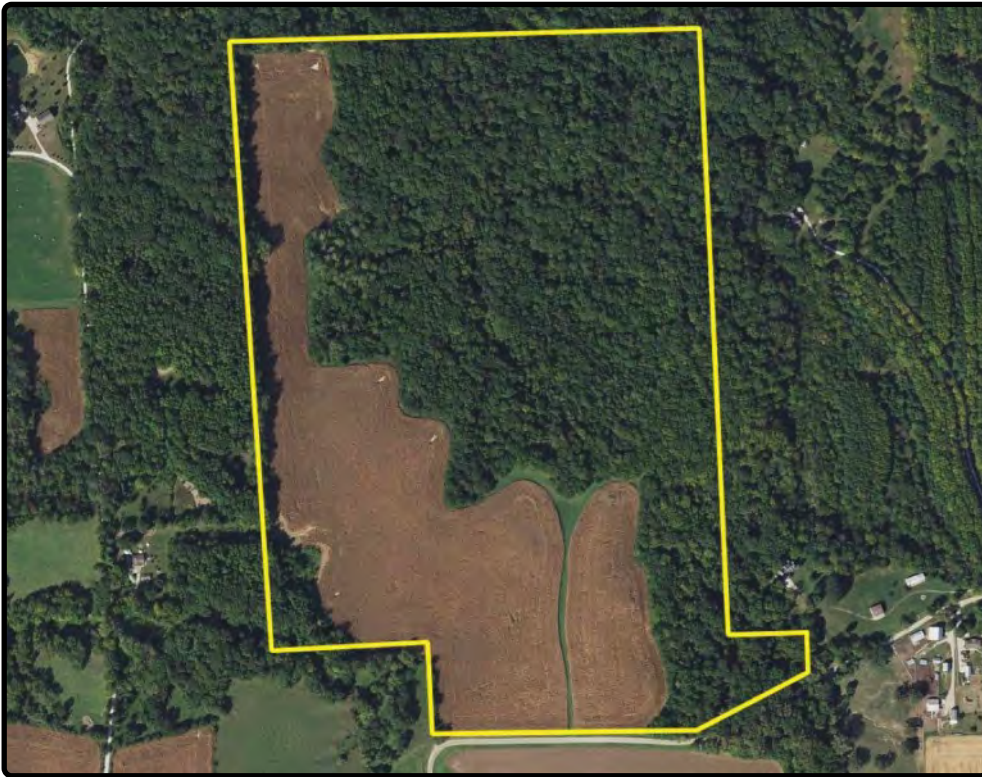
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Parcel 1

FSA/Eff. Crop Acres:	47.15*
CRP Acres:	3.39*
Corn Base Acres:	28.04*
Bean Base Acres:	19.11*
Soil Productivity:	113.20 P.I.

**Acres are estimated*

Parcel 1 Property Information 132.61 Acres, m/l

Location

From Geneseo: north on IL 82 for 4.5 miles, then west on Indian Trail Rd. for 1.6 miles. The farm is on the north side of the road.

Legal Description

Part of SE¼ Section 18 and part of NE¼, Section 30, Township 18 North, Range 3 East of the 4th P.M., Henry Co., IL.

Real Estate Tax

2021 Taxes Payable 2022 : \$1,540.93*
Taxable Acres: 132.61
Tax per Taxable Acre: \$11.62*
Tax Parcel ID #s: 03-19-400-007, 03-19-

400-003, part of 03-30-200-003, and part of 03-29-100-001

**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 6695
Tracts 187 & Part of 7375
FSA/Eff. Crop Acres: 47.15*
CRP Acres: 3.39*
Corn Base Acres: 28.04*
Corn PLC Yield: 179 Bu.
Bean Base Acres: 19.11*
Bean PLC Yield: 50 Bu.

**Acres are estimated pending reconstitution of farm by the Henry*

County FSA Office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 3.39* acres enrolled in a CP-1 contract that pays \$288.48*/acre - or \$978.00* annually - and expires 9/30/2032.

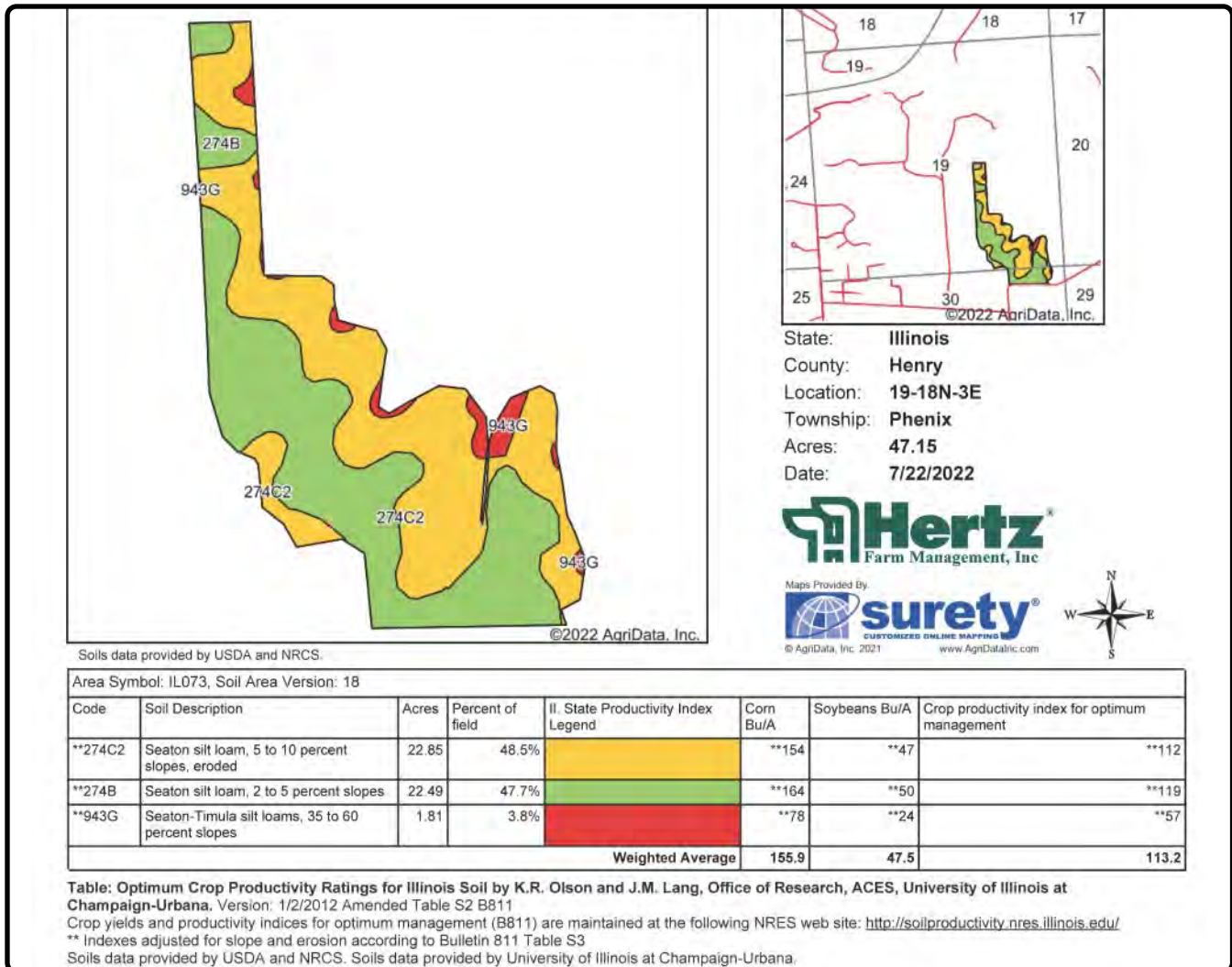
**Acres are estimated pending reconstitution of farm by the Henry county FSA Office.*

Soil Types/Productivity

Main soil type is Seaton silt loam. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 113.20. See soil map for details.

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Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Water & Well Information

None.

Comments

This parcel features an attractive mix of cropland and timber with an abundance of wildlife.

Land Description

Sloping.

Drainage

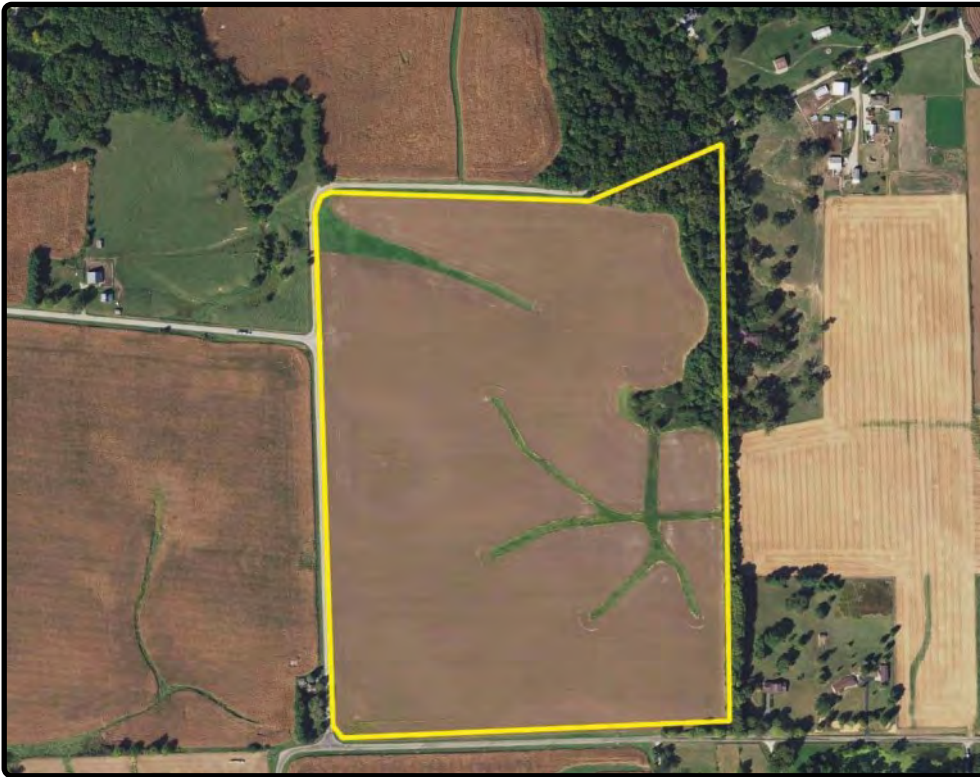
Natural. Some tile. No map available.

Buildings/Improvements

None.

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Parcel 2

FSA/Eff. Crop Acres:	77.16*
CRP Acres:	1.90*
Corn Base Acres:	45.90*
Bean Base Acres:	31.26*
Soil Productivity:	127.40 P.I.

**Acres are estimated*

Parcel 2 Property Information 87.45 Acres, m/l

Location

From Geneseo: north on IL 82 for 4.5 miles, then west on Indian Trail Rd. for 1.6 miles. The farm is on the south side of the road.

Legal Description

Part of E½ of NE¼ Section 30, Township 18 North, Range 3 East of the 4th P.M., Henry Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$2,784.41*
Taxable Acres: 87.45
Tax per Taxable Acre: \$31.84*
Tax Parcel ID #s: Part of 03-30-200-003

& part of 03-29-100-001
**Taxes are estimated pending tax parcel split. Henry County Assessor will determine final figures.*

Lease Status

Leased through the 2022 crop year.

FSA Data

Part of Farm Number 6695
Part of Tract 7375
FSA/Eff. Crop Acres: 77.16*
CRP Acres: 1.90*
Corn Base Acres: 45.90*
Corn PLC Yield: 179 Bu.
Bean Base Acres: 31.26*
Bean PLC Yield: 50 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 1.90 acres* enrolled in a CP-8A contract that pays \$300.00*/acre - or \$570.00* annually - and expires 9/30/2031.

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

Soil Types/Productivity

Main soil types are Seaton silt loam and Biggsville silt loam. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 127.40. See soil map for details.

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State: **Illinois**
 County: **Henry**
 Location: **30-18N-3E**
 Township: **Phenix**
 Acres: **77.16**
 Date: **7/22/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**274B	Seaton silt loam, 2 to 5 percent slopes	27.54	35.7%		**164	**60	**119
**671B	Biggsville silt loam, 2 to 5 percent slopes	19.91	25.8%		**193	**60	**141
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	14.69	19.0%		**154	**47	**112
275A	Joy silt loam, 0 to 2 percent slopes	11.98	15.5%		198	62	144
206A	Thorp silt loam, 0 to 2 percent slopes	2.52	3.3%		170	55	126
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	0.52	0.7%		**148	**45	**107
Weighted Average					174.9	54	127.4

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.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently sloping.

Drainage

Natural. Some tile. No map available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Henry County farm.

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Parcel 3

FSA/Eff. Crop Acres:	108.83
Corn Base Acres:	63.02
Bean Base Acres:	45.52
Soil Productivity:	115.40 P.I.

Parcel 3 Property Information 111.97 Acres, m/l

Location

From Geneseo: north on IL 82 for 3.8 miles, then west on N 2550th Ave. for 1.4 miles. The farm is on the south side of the road.

Legal Description

Part of SE¼ of Section 30, Township 18 North, Range 3 East of the 4th P.M., Henry Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$2,914.51*
Taxable Acres: 111.97
Tax per Taxable Acre: \$26.03*
Tax Parcel ID #: 03-30-400-001

**Taxes are estimated due to recent survey of property. Henry County Assessor will determine final tax figures.*

Lease Status

Leased through the 2022 crop year.

FSA Data

Part of Farm Number 6695, Tract 7374
FSA/Eff. Crop Acres: 108.83
Corn Base Acres: 63.02
Corn PLC Yield: 179 Bu.
Bean Base Acres: 45.52
Bean PLC Yield: 50 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil type is Seaton silt loam. Productivity Index (PI) on the FSA/Eff. Crop acres is 115.40. 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

Sloping.

Drainage

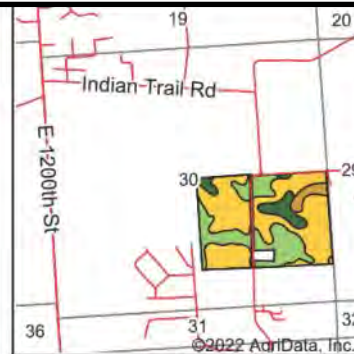
Natural. Some tile. No map available.

Buildings/Improvements

- 70' x 90' Barn/Arena
- 40' x 70' Machine Shed
- Small Grain Bin

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State: **Illinois**
 County: **Henry**
 Location: **30-18N-3E**
 Township: **Phenix**
 Acres: **108.83**
 Date: **7/22/2022**



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	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	64.21	59.0%		**154	**47	**112
**274B	Seaton silt loam, 2 to 5 percent slopes	30.67	28.2%		**164	**50	**119
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	8.73	8.0%		186	58	136
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	4.37	4.0%		**131	**41	**96
**671B	Biggsville silt loam, 2 to 5 percent slopes	0.58	0.5%		**193	**60	**141
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	0.27	0.2%		**148	**45	**107
Weighted Average					158.7	48.6	115.4

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.

Water & Well Information

Well located southwest of the grain bin.

Comments

This parcel is a quality Henry County farm with a high percentage of tillable cropland.

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 - Southwest looking Northeast



Parcel 2 - Southwest looking Northeast



Parcel 3 - Southwest looking Northeast



Parcel 3 - Bin and outbuildings



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Bid Deadline: Wed., Aug.31, 2022

Time: 12:00 Noon, CST

Mail To:

**Hertz Real Estate Services
Attn: Brandon Yaklich
P. O. Box 9
Geneseo, MN 61254**

Seller

Davies Living Trust Dated 3/6/2002, The Davies Living Trust Dated 7/18/2001, & Dechomai Asset Trust.

Agency

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

Attorney

Curt Ford
Nash, Bean, Ford, & Brown LLP

Method of Sale

- Parcels will be offered individually and not combined in any way.

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, Brandon Yaklich at 309-883-9490.

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, IL Hertz office, on or before Wednesday, August 31, 2022 by 12:00 Noon, C.S.T. The Seller will accept or reject all bids by 12:00 Noon ,C.S.T. on Thursday, September 1, 2022 and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) 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 October 1, 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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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