

Land Auction

ACREAGE:

120.58 Acres, m/l
Champaign County, IL

DATE:

Thursday
September 22, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Rantoul, IL &
bid.hertz.ag



Property Key Features

- Located 1 Mile North of Rantoul, Illinois
- Quality Farmland with 134.60 PI
- Nearly 100% Tillable

Spencer Smith, AFM

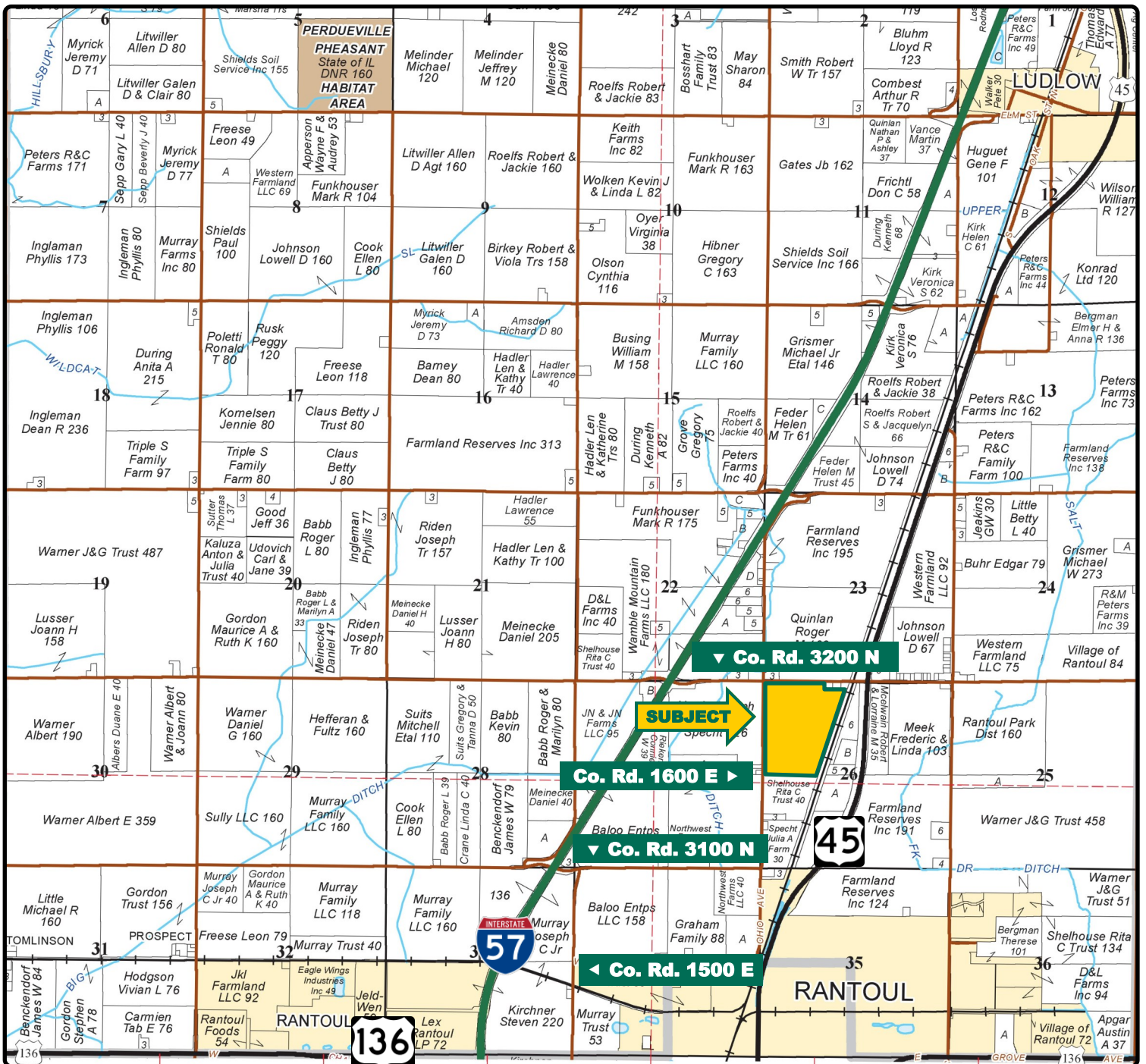
Licensed Broker in IL
Licensed Salesperson in IA
309-826-7736
Spencers@Hertz.ag

217-762-9881

700 W Bridge St. / PO Box 467
Monticello, IL 61856
www.Hertz.ag

Brian Massey, AFM, CCA

Licensed Broker in IL & IN
217-519-1543
BrianM@Hertz.ag



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FSA/Eff. Crop Acres: 118.00

Corn Base Acres: 58.60

Bean Base Acres: 58.60

Soil Productivity: 134.60 P.I.

Property Information

120.58 Acres, m/l

Location

From I-57 N: Exit 250, continue on US-136 E, then turn north on Co. Rd. 1500 E, then east onto Co. Rd. 3100 N, then north onto 1600 E to Co. Rd. 3200 N. The farm is on the south side of Co. Rd. 3200 N.

Legal Description

NW¼, Section 26, Township 22 North, Range 9 East of the 3rd P.M., Champaign Co., IL.

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$5,879.00*

Surveyed Acres: 120.58

Taxable Acres: 117.38*

Tax per Taxable Acre: \$50.09*

Tax Parcel ID#s: 14-03-26-100-003

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

FSA Data

Farm Number 12186, Tract 738

FSA/Eff. Crop Acres: 118.00

Corn Base Acres: 58.60

Corn PLC Yield: 158 Bu.

Bean Base Acres: 58.60

Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Main soil types are Drummer and Varna. Productivity Index (PI) on the FSA/Eff. Crop acres is 134.60. 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 rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

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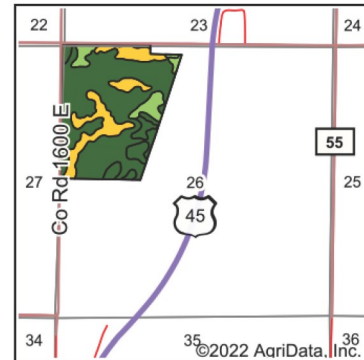
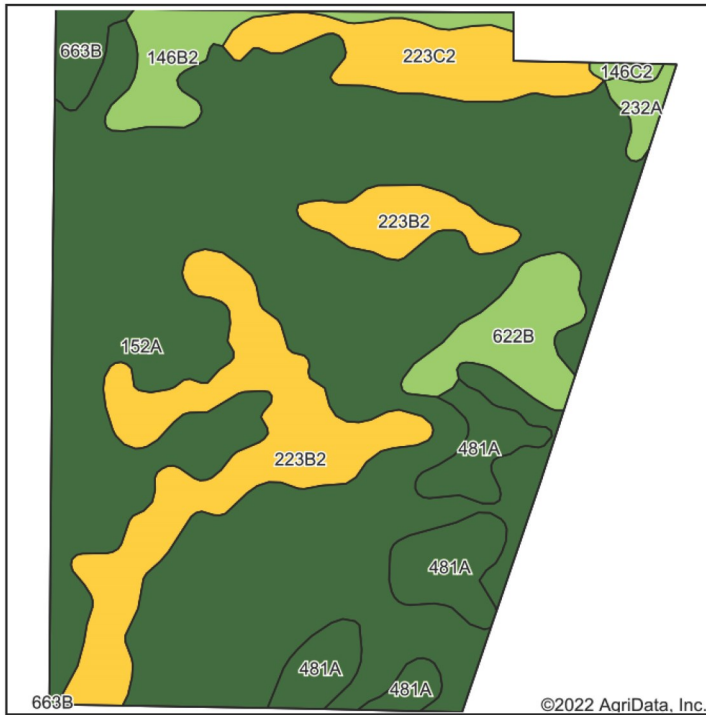
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State: **Illinois**
 County: **Champaign**
 Location: **26-22N-9E**
 Township: **Ludlow**
 Acres: **118**
 Date: **8/15/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	75.93	64.3%		144
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	16.56	14.0%		**110
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	7.87	6.7%		134
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	6.08	5.2%		**110
**622B	Wyand silt loam, 2 to 5 percent slopes	4.65	3.9%		**119
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	3.95	3.3%		**119
**663B	Clare silt loam, 2 to 5 percent slopes	1.56	1.3%		**133
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.03	0.9%		127
**146C2	Elliott silty clay loam, 4 to 6 percent slopes, eroded	0.37	0.3%		**119
Weighted Average					134.6

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.

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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Southwest Corner Looking Northeast



Northeast Corner Looking Southwest



Southeast Corner Looking North



Northwest Corner Looking Southeast



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Date: **Thurs., Sept. 22, 2022**

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

Site: **Rantoul Club
Knights of Columbus Hall
1001 N Ohio
Rantoul, IL 61866**

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, Spencer Smith at 309-826-7736 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

Rhoda J. Parker et al

Agency

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

Auctioneer

Spencer Smith, License No. 441.002375

Attorney

Dennis B. Mertz
South County Senior Law & Estate
Planning Center, LLC

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 October 25, 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 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.

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