

Land Auction

ACREAGE:

120.58 Acres, m/l Champaign County, IL DATE:

AUCTION TYPE:

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

REID: 030-0451-01



Plat Map

Ludlow Township, Champaign County, IL

	5/9	warsha ms	5		4	242	3 A	2	119	Peters 1
Myrick Jeremy D 71 A	Litwiller Allen D 80 Litwiller Galen D & Clair 80	Shields Soil Service Inc 155	PERDUEVILLE PHEASANT State of IL DNR 160 HABITAT AREA	Melinder Michael	Melinder Jeffrey M 120 M 120	Roelfs Robert & Jackie 83	May Family Trust 83 Parant 84 84	3		RAC Farms Inc 49 LUDLOW 45
Peters R&C Farms 171	Sepp Gary L 40 Sepp Beveny J 40 Picker 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Freese Leon 49 A Westerrr Farmland LLC 69	Sector Se	Litwiller Allen D Agt 160	Roelfs Robert 8 Jackie 160	Keith Farms Inc 82 Wolken Kevin J & Linda L 82	Funkhouser Mark R 163	3 Gates Jb 162	Quinlan Nathan P & Ashley 37 Frichtl Don C 58 A	Huguet Gene F 101 UPPER T B Wilson Wilson Wilson R127
Inglaman Phyllis 173	Ingleman Phyllis 80 Inc 80		nson Cook I D 160 Ellen L 80	SL-Litwiller Galen D 160	Birkey Robert & Viola Trs 158	5 Oyer Virginia 38 Olson Cynthia 116	Hibner Gregory C 163	1 Shields Soil Service Inc 166	kirk kirk Veronica S 62	Kirk Helen -0- C 61 Peters R86 Konrad
Ingleman Phyllis 106 ¹ ¹ ¹ -DCA-7	210	Poletti Rusk Ronald 120	Freese Leon 118	Myrick A Jeremy D 73 Barney Dean 80	Amsden Richard D 80 Hadler Len & Kathy Tr 40	Busing William M 158	Murray Family LLC 160	5 Grismer Michael Jr Etal 146	5 Superative Superativ	A Beigman Elmer H & Anna R 136 Peters Farms
Ingleman Dean R 236	Triple S Family Farm 97 3	Kornelsen Jennie 80 Triple S Family Farm 80	/ Claus Betty J Trust 80 Claus Betty J 80	Farmland Re	serves Inc 313	Hadler Len & Katherine Trs 80 During Kenneth A 82	5 Roelfs Robert & Jackie 40 Peters Farms Inc 40	Feder Helen M Tr 61 Feder Helen M Trust 45	Roelfs Robert S & Jacquelyn 66 Johnson Lowell D 74	Peters R&C 13 Farms Inc 162 Peters R&C Farmland Family Farm 100
Warner J&G	5 Trust 487	Anton & Julia Trust 40	Babb Roger L 80 Babb Roger	3 Riden Joseph Tr 157	Hadler Lawrence 55 Hadler Len & Kathy Tr 100	Funkhi Mark F Uigunug D&L Farms		Farmland Reserves Inc 195	Western Farmland LLC 92	5 SSR Little 3 SSY Betty 3 SY L 40 Buhr Edgar 79 W 273
Lusser Joann H 158		Gordon Maurice A & Ruth K 160	Babb Roger L &	Meinecke Daniel H 40 Joann H 80	Meinecke Daniel 205	D&L Farms Inc 40 Shelhouse Trust 40	A 5	Quinlan Roger Rd. 3200	Johnson Lowell	Westem Farmland LLC 75
Warner Albert 190	Albers Duane E 40 Wamer Albert & Joann 80	Warner Daniel G 160	Hefferan & Fultz 160 9	Snits Witchell Suits Gregory & Tanna D 50	Babb Roger & Marilyn 80	LLC 95	BJECT Specific 6	6 B 526	Mcelwain Robert & Lorraine M 35	Rantoul Park Dist 160
Wamer Albert E 359		Sully LLC 160	Murray DI ^{TCH} Family LLC 160	7 TIBO 08 Noo Babb Roger L 39 Crane Linda C 40	Benckendorf James W 79 V 79 Benckendorf V 79 Benckendorf	Co. Rd. 16 Baloo Entres V Co. Rd	DITC	Shelhouse Rita C Trust 40 3 Specht Vulia A Farm 30	Farmland Reserves Inc 191 6	Warner J&G Trust 458
Little Michael R 160 TOMLINSON	Gordon Trust 156 PROSPECT	Murrey Joseph C Jr 40 Freese Leon 79	Murray Family LLC 118 Murray Trust 40	Murray Family LLC 160	136 INTERSIATE Murray 57 oseph C Jr	Baloo Entps LLC 158	Graham Family 88 Graham	T Res Inc	mland serves 5 124	DR DITCH Warner J&G Trust 51 Bergman Threese C_Trust 134
905 Benckendorf 905 James W 84 Gordon & Stephen S	Hodgson Vivian L 76 Carmien Tab E 76	Jkl Farmland LLC 92	Eagle Wings Industries Inc 49 Jeld- Wen	Clex Rantoul LP 72	Kirchner Steven 220	✓ Co. Ro Murray Trust 53	i. 1500 E	RANT		A Village of Apgar Rantoul 72 A 37 GROVE 136 AVE

Map reproduced with permission of Rockford Map Publishers

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Aerial Photo

120.58 Acres, m/l



FSA/Eff. Crop Acres	s: 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

NW¹/₄, 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

2021Taxes 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.

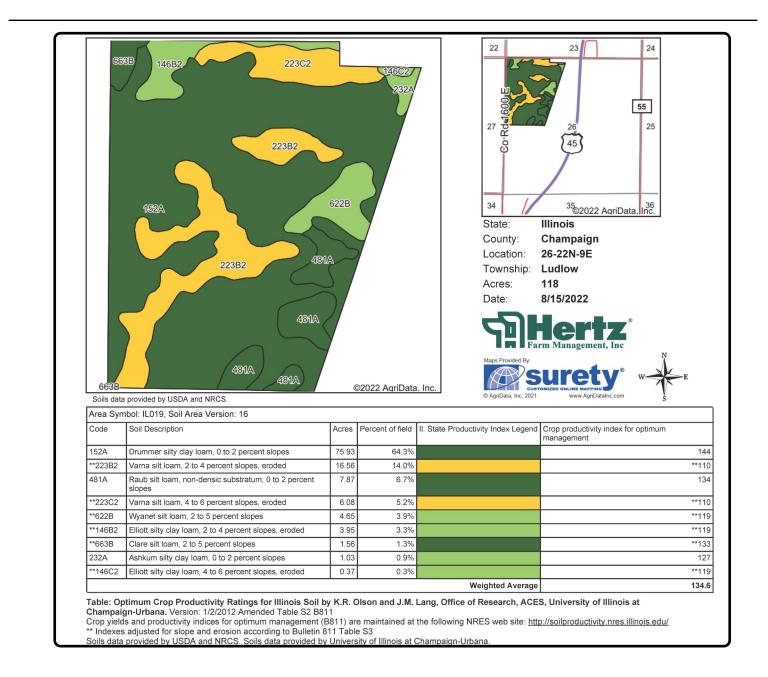
Water & Well Information None.

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Soil Map 118.00 FSA/Eff. Crop Acres



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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Property Photos

Southwest Corner Looking Northeast



Southeast Corner Looking North

Northeast Corner Looking Southwest



Northwest Corner Looking Southeast





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Auction Information

- 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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