

# Land Auction

**ACREAGE:**

**646.323 Acres, m/l**  
In 7 parcels  
DeKalb & Kendall Co., IL

**DATE:**

Thursday  
**September 29, 2022**  
**10:00 a.m., CST**

**AUCTION TYPE:**

**Virtual-Online Only**  
bid.hertz.ag



## Property Key Features

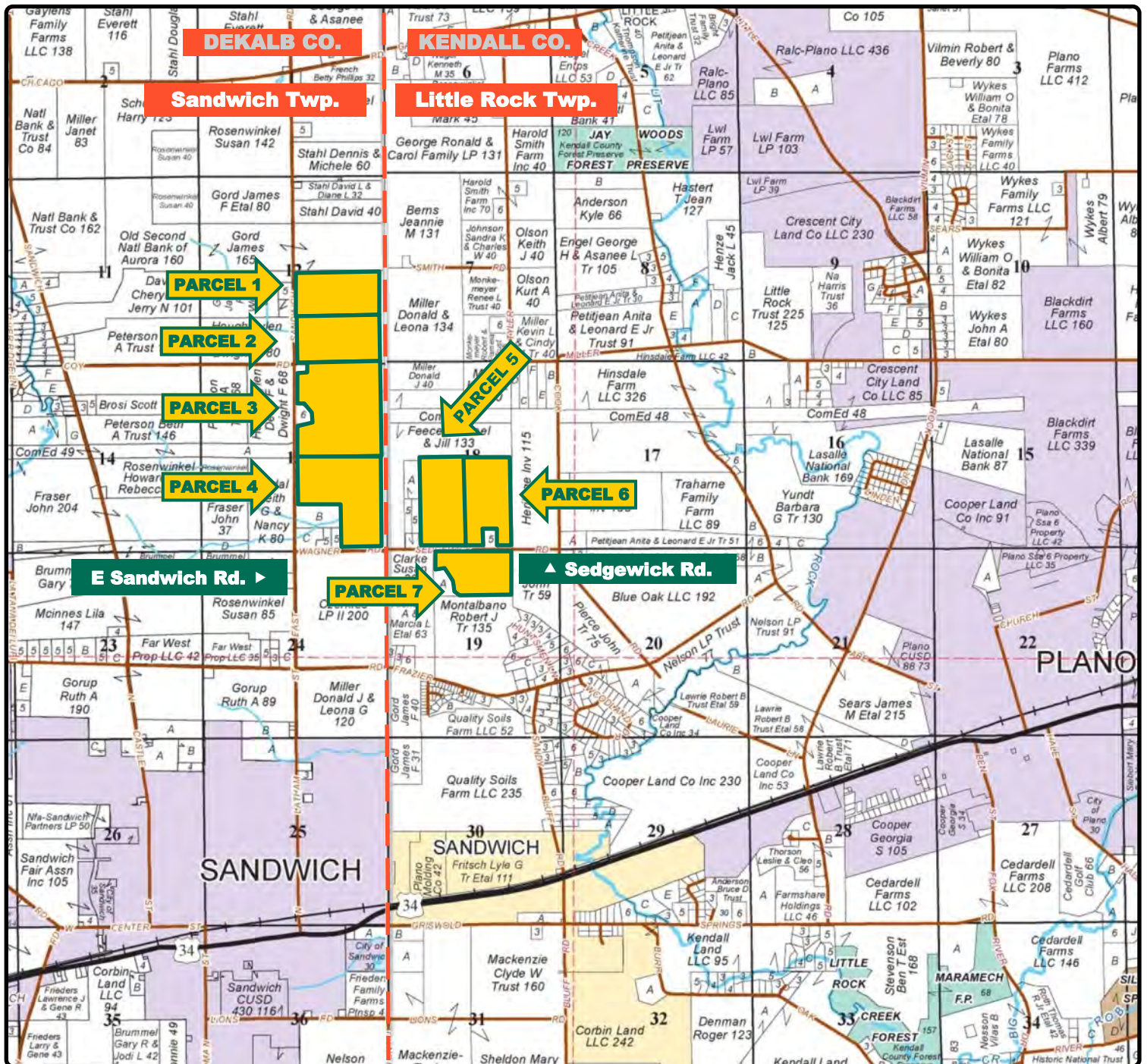
- Rare Opportunity for High-Quality Farmland in DeKalb & Kendall County
- High Percent Tillable Parcels with High Soil PI
- Easy Access to All Parcels From Hard-Surface Roads

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**RichG@Hertz.ag**

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**Troy Dukes**  
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**815-764-9082**  
**TroyD@Hertz.ag**

**Sandwich Township, DeKalb County, IL**  
**Little Rock Township, Kendall County, IL**

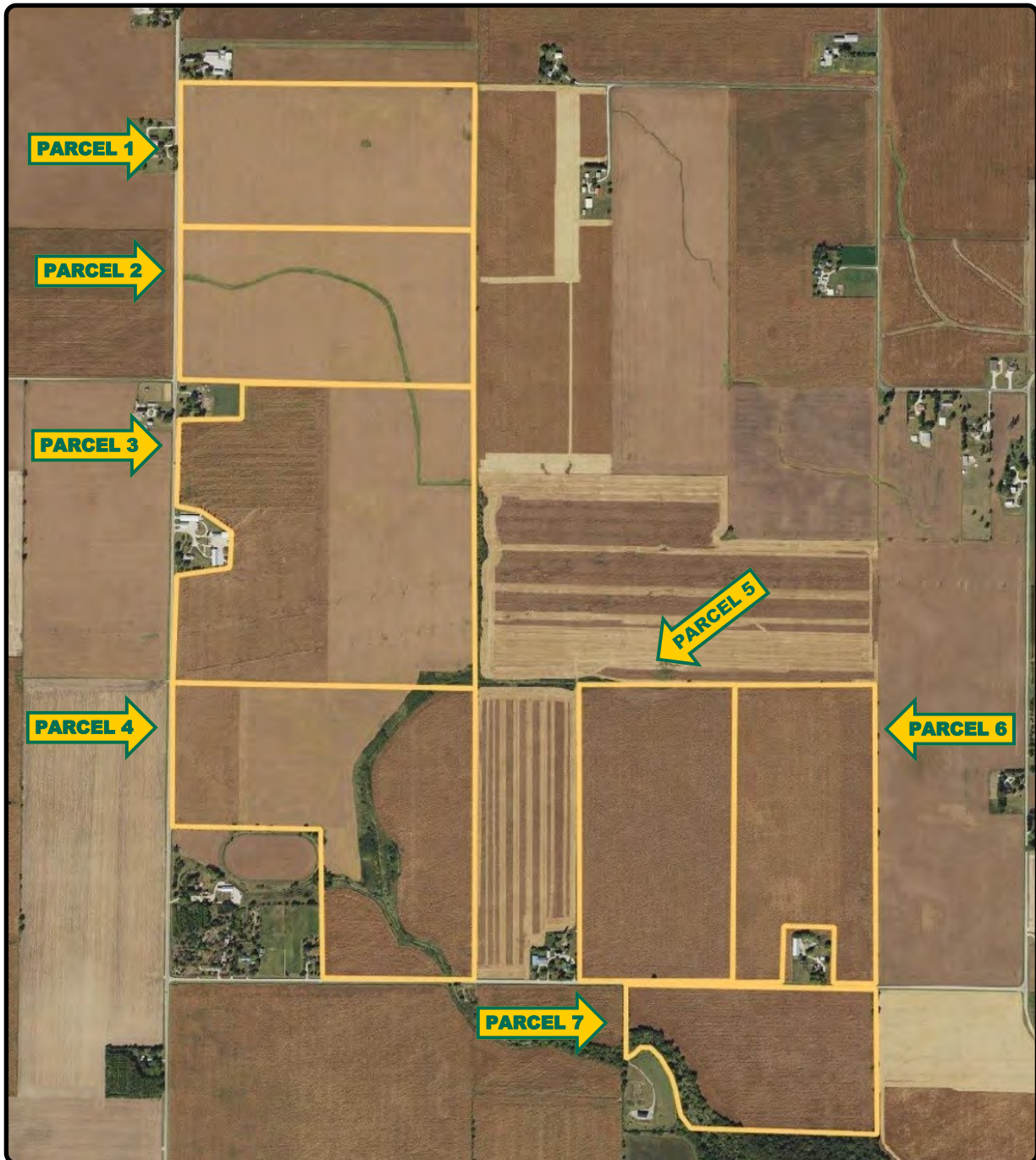


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## Parcel 1 - DeKalb Co.

**FSA/Eff. Crop Acres: 79.80\***  
**Corn Base Acres: 40.20\***  
**Bean Base Acres: 39.60\***  
**Soil Productivity: 140.90 P.I.**

*\*Acres are estimated.*

### Parcel 1 - DeKalb Co. Property Information 80.737 Acres, m/l

#### Location

2 miles north of Sandwich, Illinois on the east side of East Sandwich Rd.

#### Legal Description

N½ SE¼, Section 12, Township 37 North, Range 5 East of the 3rd P.M., DeKalb Co., IL. (Sandwich Twp.)

#### Lease Status

Open lease for the 2023 crop year.

#### Real Estate Tax

2021 Taxes Payable 2022: \$4,012.80\*

Taxable Acres: 80.00\*

Tax per Taxable Acre: \$50.16\*

Tax Parcel ID#s: Part of 19-12-400-002

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

#### FSA Data

Part of Farm Number 5166, Tract 1263

FSA/Eff. Crop Acres: 79.80\*

Corn Base Acres: 40.20\*

Corn PLC Yield: 180 Bu.

Bean Base Acres: 39.60\*

Bean PLC Yield: 53 Bu.

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

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Catlin, Flanagan and Elpaso. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 140.90. 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 gradually sloping.

#### Drainage

Natural with some tile. No maps available.

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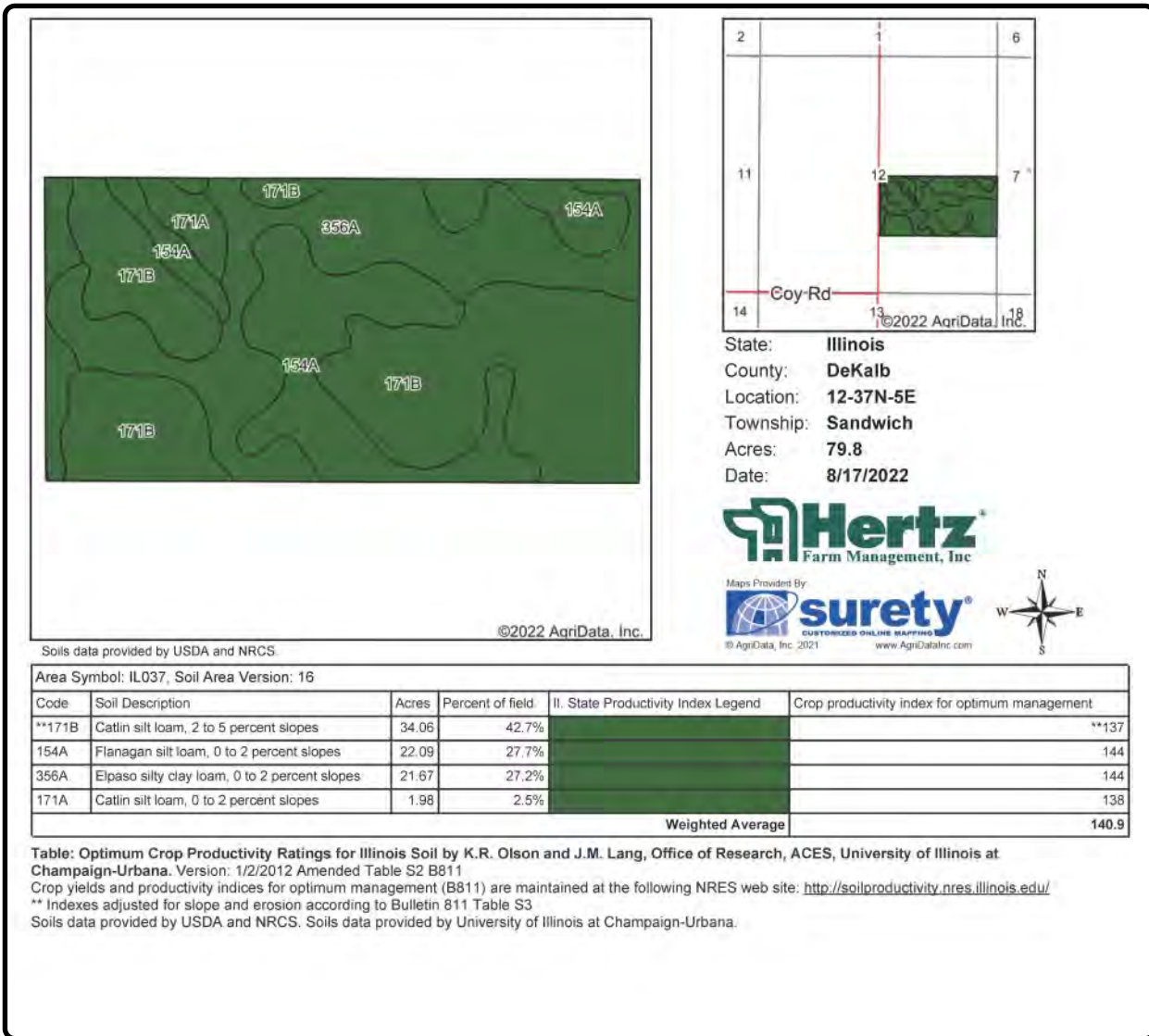
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### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Great opportunity to own an efficient, highly tillable 80-acre farm with a high PI.

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## Parcel 2 - DeKalb Co.

**FSA/Eff. Crop Acres:** 79.60\*  
**Corn Base Acres:** 40.10\*  
**Bean Base Acres:** 39.50\*  
**Soil Productivity:** 142.20 P.I.

*\*Acres are estimated.*

### Parcel 2 - DeKalb Co. Property Information 80.823 Acres, m/l

#### Location

2 miles north of Sandwich, Illinois on the east side of East Sandwich Rd.

#### Legal Description

S½ SE¼, Section 12, Township 37 North, Range 5 East of the 3rd P.M., DeKalb Co., IL. (Sandwich Twp.)

#### Lease Status

Open lease of the 2023 crop year.

#### Real Estate Tax

2021 Taxes Payable 2022: \$3,970.22\*

Taxable Acres: 80.00\*

Tax per Taxable Acre: \$49.63\*

Tax Parcel ID#s: Part of 19-12-400-002 & 19-12-400-003

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

#### FSA Data

Part of Farm Number 5166, Tract 1263

FSA/Eff. Crop Acres: 79.60\*

Corn Base Acres: 40.10\*

Corn PLC Yield: 180 Bu.

Bean Base Acres: 39.50\*

Bean PLC Yield: 53 Bu.

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

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Flanagan, Elpaso and Catlin. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 142.20. 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 gradually sloping.

#### Drainage

Natural with some tile. No maps available.

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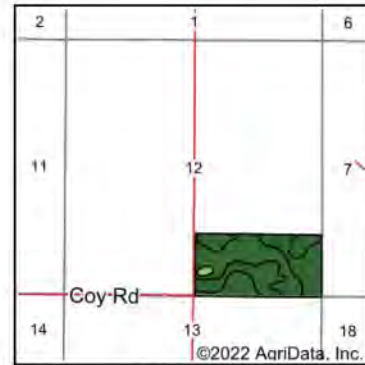
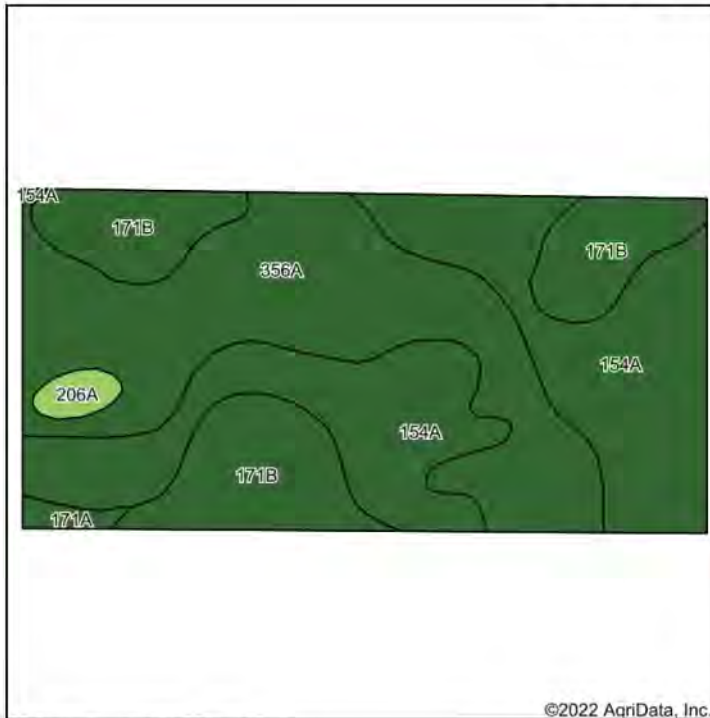
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State: **Illinois**  
 County: **DeKalb**  
 Location: **13-37N-5E**  
 Township: **Sandwich**  
 Acres: **79.60**  
 Date: **8/17/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IL037, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	32.16	40.1%		144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	28.72	35.8%		144
**171B	Catlin silt loam, 2 to 5 percent slopes	16.85	21.7%		**137
206A	Thorp silt loam, 0 to 2 percent slopes	1.09	1.4%		126
171A	Catlin silt loam, 0 to 2 percent slopes	0.78	1.0%		138
<b>Weighted Average</b>					<b>142.2</b>

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

## Comments

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## Parcel 3 - DeKalb Co.

**FSA/Eff. Crop Acres: 148.90\***

**Corn Base Acres: 75.01\***

**Bean Base Acres: 73.89\***

**Soil Productivity: 141.60 P.I.**

*\*Acres are estimated.*

## Parcel 3 - DeKalb Co. Property Information 151.737 Acres, m/l

### Location

1 ½ miles north of Sandwich, Illinois on the east side of East Sandwich Rd.

### Legal Description

NE¼, Section 13, excluding the two building sites, Township 37 North, Range 5 East of the 3rd P.M., DeKalb Co., IL. (Sandwich Twp.)

### Real Estate Tax

2021 Taxes Payable 2022: \$7,467.48  
Taxable Acres: 149.06  
Tax per Taxable Acre: \$50.10  
Tax Parcel ID #: 19-13-200-004 & 19-13-200-006

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Part of Farm Number 5166, Tract 1263

FSA/Eff. Crop Acres: 148.90\*

Corn Base Acres: 75.01\*

Corn PLC Yield: 180 Bu.

Bean Base Acres: 73.89\*

Bean PLC Yield: 53 Bu.

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

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Flanagan, Catlin and Elpaso. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 141.60. 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

Level to gradually sloping.

### Drainage

Natural with some tile. No maps available.

### Buildings/Improvements

None.

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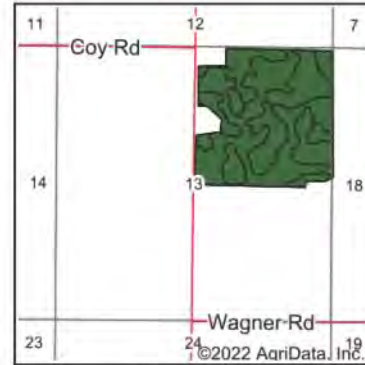
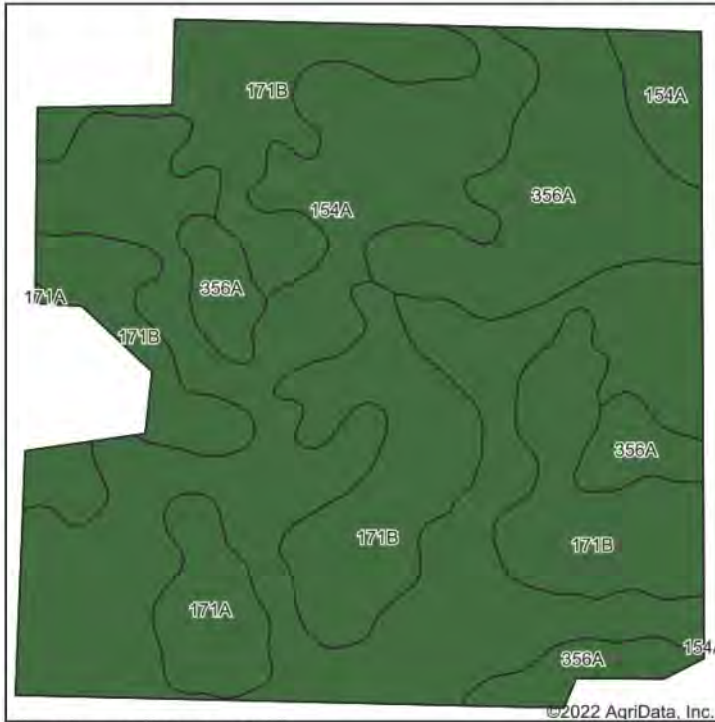
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State: **Illinois**  
 County: **DeKalb**  
 Location: **13-37N-5E**  
 Township: **Sandwich**  
 Acres: **148.9**  
 Date: **8/17/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 16  
 Area Symbol: IL093, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	72.18	48.5%		144
**171B	Catlin silt loam, 2 to 5 percent slopes	45.38	30.5%		**137
356A	Elpaso silty clay loam, 0 to 2 percent slopes	25.40	17.1%		144
171A	Catlin silt loam, 0 to 2 percent slopes	5.94	4.0%		138
<b>Weighted Average</b>					<b>141.6</b>

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

None.

## Comments

Great opportunity to own a high PI farm.

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## Parcel 4 - DeKalb Co.

**FSA/Eff. Crop Acres: 108.19\***

**Corn Base Acres: 54.50\***

**Bean Base Acres: 53.69\***

**Soil Productivity: 139.50 P.I.**

*\*Acres are estimated.*

### Parcel 4 - DeKalb Co. Property Information 123.23 Acres, m/l

#### Location

1½ miles north of Sandwich, Illinois on the east side of East Sandwich Rd.

#### Legal Description

N½ SE¼ SE¼, Section 13, Township 37 North, Range 5 East of the 3rd P.M., DeKalb Co., IL. (Sandwich Twp.)

#### Real Estate Tax

2021 Taxes Payable 2022: \$5,060.96  
Taxable Acres: 120.00  
Tax per Taxable Acre: \$42.17  
Tax Parcel ID #:19-13-400-001

#### Lease Status

Open lease for the 2023 crop year.

#### FSA Data

Part of Farm Number 5166, Tract 1263  
FSA/Eff. Crop Acres: 108.19\*  
Corn Base Acres: 54.50\*  
Corn PLC Yield: 180 Bu.  
Bean Base Acres: 53.69\*  
Bean PLC Yield: 53 Bu.  
*\*Acres are estimated pending reconstitution of farm by the DeKalb County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Flanagan, Harpster and Catlin. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.50. 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 sloping.

#### Drainage

Natural with some tile. No maps available.

#### Buildings/Improvements

None.

**Rich Grever, AFM, CCA**

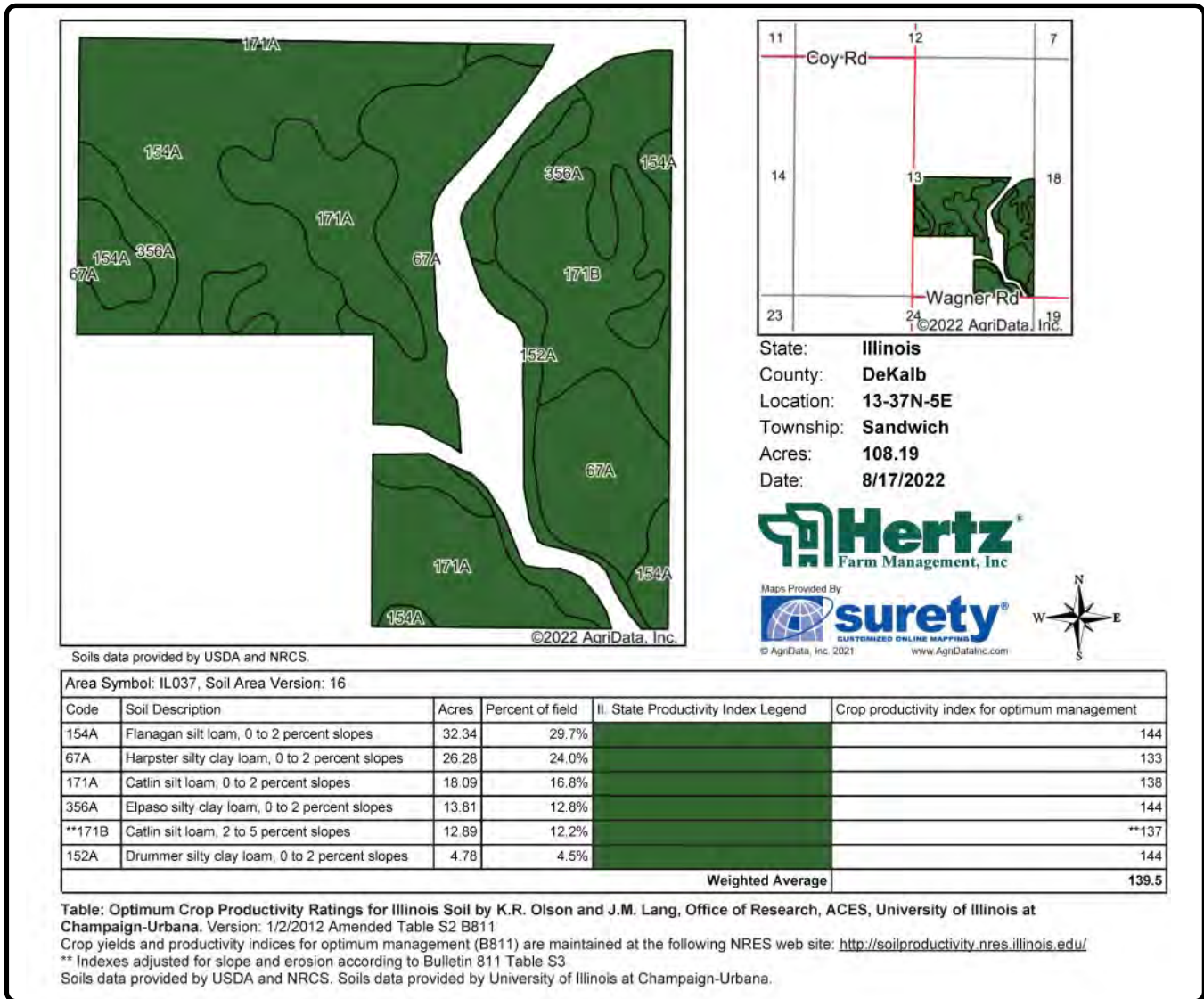
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## Water & Well Information

None.

## Comments

Great opportunity to own a high PI farm with access from a hard-surface road on the west and south sides of the farm.

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## Parcel 5 - Kendall Co.

**FSA/Eff. Crop Acres: 80.00\***  
**Corn Base Acres: 54.75\***  
**Bean Base Acres: 25.25\***  
**Soil Productivity: 140.70 P.I.**

*\*Acres are estimated.*

### Parcel 5 - Kendall Co. Property Information 80.006 Acres, m/l

#### Location

1 miles north of Sandwich, Illinois on East Sandwich Rd., then 1 mile east on Sedgewick Rd. The farm is on the north side of the road .

#### Legal Description

E½ SW¼, Section 18, Township 37 North, Range 6 East of the 3rd P.M., Kendall Co., IL. (Little Rock Twp.)

#### Lease Status

Open lease for the 2023 crop year.

#### Real Estate Tax

2021 Taxes Payable 2022: \$4,403.20\*

Taxable Acres: 80.00\*

Tax per Taxable Acre: \$55.04\*

Tax Parcel ID #: Part of 01-18-300-002

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

#### FSA Data

Part of Farm Number 4632, Tract 3827

FSA/Eff. Crop Acres: 80.00\*

Corn Base Acres: 54.75\*

Corn PLC Yield: 185 Bu.

Bean Base Acres: 25.25\*

Bean PLC Yield: 49 Bu.

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

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Elburn, Drummer and Harpster. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 140.70. 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 gradually sloping.

#### Drainage

Natural with some tile. No maps available.

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## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

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## Parcel 6 - Kendall Co.

**FSA/Eff. Crop Acres: 75.05\***  
**Corn Base Acres: 51.36\***  
**Bean Base Acres: 23.69\***  
**Soil Productivity: 137.10 P.I.**

*\*Acres are estimated.*

### Parcel 6 - Kendall Co. Property Information 75.36 Acres, m/l

#### Location

1 miles north of Sandwich, Illinois on East Sandwich Rd., then 1½ mile east on Sedgewick Rd. The farm is on the north side of the road.

#### Legal Description

W½ SE¼, Section 18, excluding the building site, Township 37 North, Range 6 East of the 3rd P.M., Kendall Co., IL. (Little Rock Twp.)

#### Lease Status

Open lease for the 2023 crop year.

#### Real Estate Tax

2021 Taxes Payable 2022: \$4,130.75\*

Taxable Acres: 75.05\*

Tax per Taxable Acre: \$55.04\*

Tax Parcel ID #: Part of 01-18-300-002

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

#### FSA Data

Part of Farm Number 4632, Tract 3827

FSA/Eff. Crop Acres: 75.05\*

Corn Base Acres: 51.36\*

Corn PLC Yield: 185 Bu.

Bean Base Acres: 23.69\*

Bean PLC Yield: 49 Bu.

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

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Drummer, Barrington and Mundelein. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 137.10. 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 gradually sloping.

#### Drainage

Natural with some tile. No maps available.

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State: **Illinois**  
 County: **Kendall**  
 Location: **18-37N-6E**  
 Township: **Little Rock**  
 Acres: **75.05**  
 Date: **8/17/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 18

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	16.74	22.3%		144
**443B	Barrington silt loam, 2 to 4 percent slopes	16.03	21.4%		**129
442A	Mundelein silt loam, 0 to 2 percent slopes	14.51	19.3%		138
67A	Harpster silty clay loam, 0 to 2 percent slopes	10.64	14.2%		133
198A	Elburn silt loam, 0 to 2 percent slopes	7.50	10.0%		143
199A	Plano silt loam, 0 to 2 percent slopes	7.03	9.4%		142
330A	Pectone silty clay loam, 0 to 2 percent slopes	1.45	1.9%		123
206A	Thorp silt loam, 0 to 2 percent slopes	1.15	1.5%		126
<b>Weighted Average</b>					<b>137.1</b>

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.

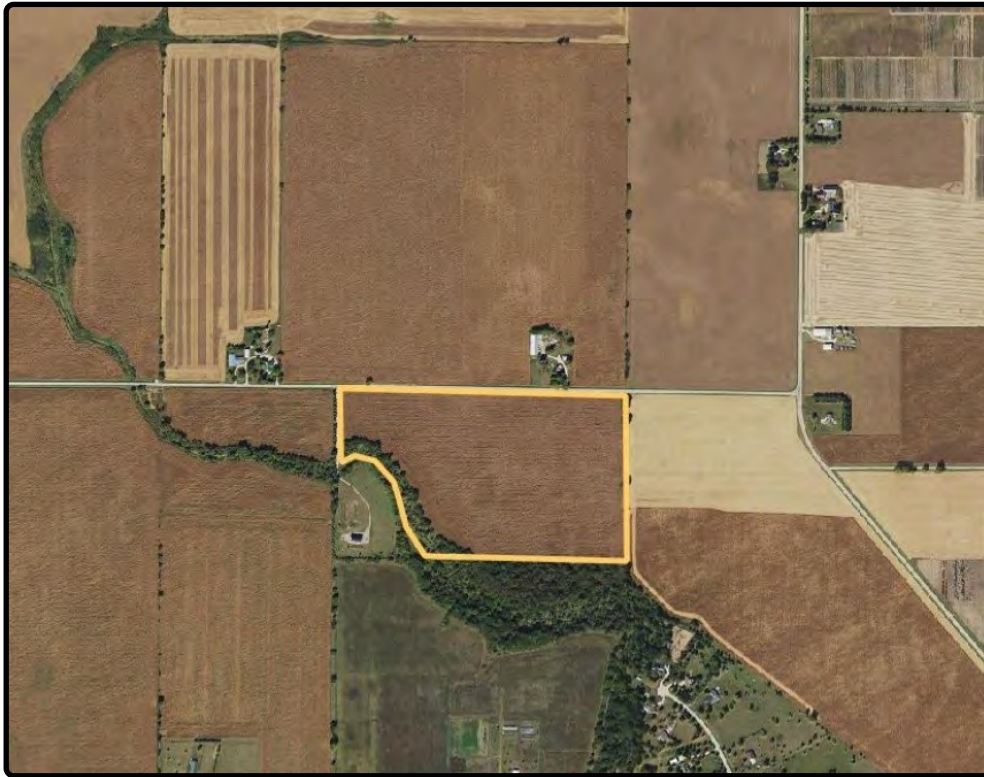
### Comments

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## Parcel 7 - Kendall Co.

**FSA/Eff. Crop Acres: 52.95\***  
**Corn Base Acres: 36.24\***  
**Bean Base Acres: 16.71\***  
**Soil Productivity: 137.40 P.I.**

*\*Acres are estimated.*

### Parcel 7 - Kendall Co. Property Information 57.43 Acres, m/l

#### Location

1 miles north of Sandwich, Illinois on East Sandwich Rd., then 1 mile east on Sedgewick Rd. The farm is on the south side of the road .

#### Legal Description

NW¼ NE¼, Part of NE¼ NW¼, Section 19, Township 37 North, Range 6 East of the 3rd P.M., Kendall Co., IL. (Little Rock Twp.)

#### Lease Status

Open lease for the 2023 crop year.

#### Real Estate Tax

2021 Taxes Payable 2022: \$2,719.02  
 Taxable Acres: 57.43  
 Tax per Taxable Acre: \$47.34  
 Tax Parcel ID #: 01-19-200-008

#### FSA Data

Part of Farm Number 4632, Tract 3827  
 FSA/Eff. Crop Acres: 75.05\*  
 Corn Base Acres: 36.24\*  
 Corn PLC Yield: 185 Bu.  
 Bean Base Acres: 16.71\*  
 Bean PLC Yield: 49 Bu.

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

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Plano and Catlin. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 137.40. 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

Gently sloping.

#### Drainage

Natural with some tile. No maps available.

#### Buildings/Improvements

None.

**Rich Grever, AFM, CCA**

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State: **Illinois**  
 County: **Kendall**  
 Location: **18-37N-6E**  
 Township: **Little Rock**  
 Acres: **52.95**  
 Date: **8/17/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IL093, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
199A	Plano silt loam, 0 to 2 percent slopes	18.54	35.0%		142
**171B	Catlin silt loam, 2 to 5 percent slopes	13.54	25.6%		**137
**199B	Plano silt loam, 2 to 5 percent slopes	8.21	15.5%		**141
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	7.09	13.4%		**128
206A	Thorp silt loam, 0 to 2 percent slopes	4.10	7.7%		126
152A	Drummer silty clay loam, 0 to 2 percent slopes	1.24	2.3%		144
8082A	Millington silt loam, 0 to 2 percent slopes, occasionally flooded	0.23	0.4%		125
<b>Weighted Average</b>					<b>137.4</b>

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

None.

## Comments

Great add-on farm to an existing operation or to an investment portfolio.

*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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**Parcels 1 & 2 - Looking Northwest**



**Parcel 3 - Looking Southwest**



**Parcels 1, 2 & 3 - Looking North**



**Parcel 4 - Looking Southeast**



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**Parcels 5, 6 & 7 - Looking Southwest**



**Parcels 5, 6 & 7- Looking Northwest**



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Date: **Thurs., Sept. 29, 2022**

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

Site: **Virtual Live Auction  
\*\*Online Only\*\*  
[bid.hertz.ag](http://bid.hertz.ag)**

### Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on-screen as they guide the process.
- To register, go to [bid.hertz.ag](http://bid.hertz.ag) from an internet browser. Do not use “www.” when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Rich Grever or Troy Dukes at 815-748-4440 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via [bid.hertz.ag](http://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 any individual or combinations of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

### Seller

Drolsom Family Farms, LLC

### Agency

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

### Auctioneer

Spencer Smith, License No. 441.002375

### Attorney

Charles G. Brown  
Brown Law Group  
301 Lincoln Hwy, DeKalb, IL 60115

### 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 28, 2022, or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2023, with the Seller retaining the right to all rent payments under such existing lease. The Seller will credit the successful bidder at closing for the 2022 real estate taxes, payable in 2023.

### Survey

A survey of Parcel 7 will be completed at Seller’s expense. Final sale price will be adjusted up or down based on final surveyed acres.

### 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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