

Land Auction

ACREAGE:

606.88 Acres, m/l
In 4 parcels
Jersey & Greene Co., IL

DATE:

Thursday
November 17, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Jerseyville, IL &
bid.hertz.ag



Property Key Features

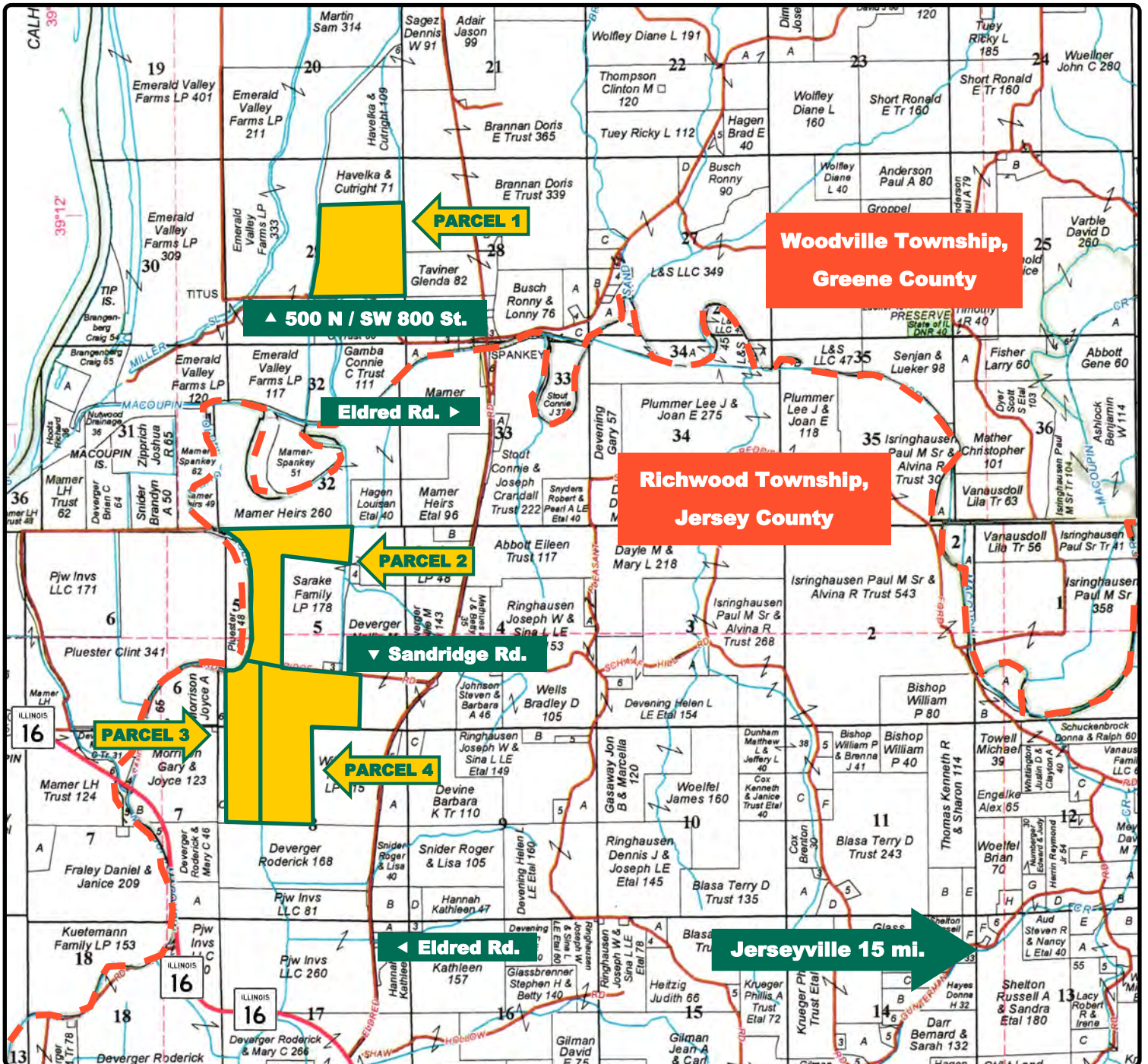
- Large Contiguous Parcels
- Investment Opportunity
- High Percentage Tillable

Brent Bidner, AFM
Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM
Designated Managing Broker in IL
309-276-0158
ChadK@Hertz.ag

Woodville Township, Greene County, IL
Richwood Township, Jersey County, IL



Map reproduced with permission of Rockford Map Publishers

Brent Bidner, AFM
Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM
Designated Managing Broker in IL
309-276-0158
ChadK@Hertz.ag



Parcel 1 - Greene Co.

FSA/Eff. Crop Acres:	135.24
Corn Base Acres:	83.45
Bean Base Acres:	48.23
Wheat Base Acres:	3.44
Soil Productivity:	121.80 P.I.

Parcel 1 – Greene Co. Property Information 162.65 Acres, m/l

Location

From Jerseyville: Go west on IL-16 for 14½ miles, head north on Eldred Rd. for 4 miles, then head west on 500 N / SW 800 Street for ½ mile. The farm is on the north side of the road.

Legal Description

Located in Section 29, Township 9 North, Range 13 West of the 3rd P.M., Greene Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$1,756.39
Taxable Acres: 156.01
Tax per Taxable Acre: \$11.26
Tax Parcel ID#: 17-29-200-002

Lease Status

Open lease for 2023 crop year.

FSA Data

Farm Number 7074, Tract 88
FSA/Eff. Crop Acres: 135.24
Corn Base Acres: 83.45
Corn PLC Yield: 136 Bu.
Bean Base Acres: 48.23
Bean PLC Yield: 39 Bu.
Wheat Base Acres: 3.44
Wheat PLC Yield: 51 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Titus, La Hogue, and Beardstown. Productivity Index (PI) on the FSA/Eff. Crop acres is 121.80. See soil map for details.

Mineral Rights

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

Fertility Data

Available upon request. Contact agent.

Land Description

Level, levee protected.

Drainage

Natural. Property is subject to assessments as part of a Drainage and Levee District. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Brent Bidner, AFM

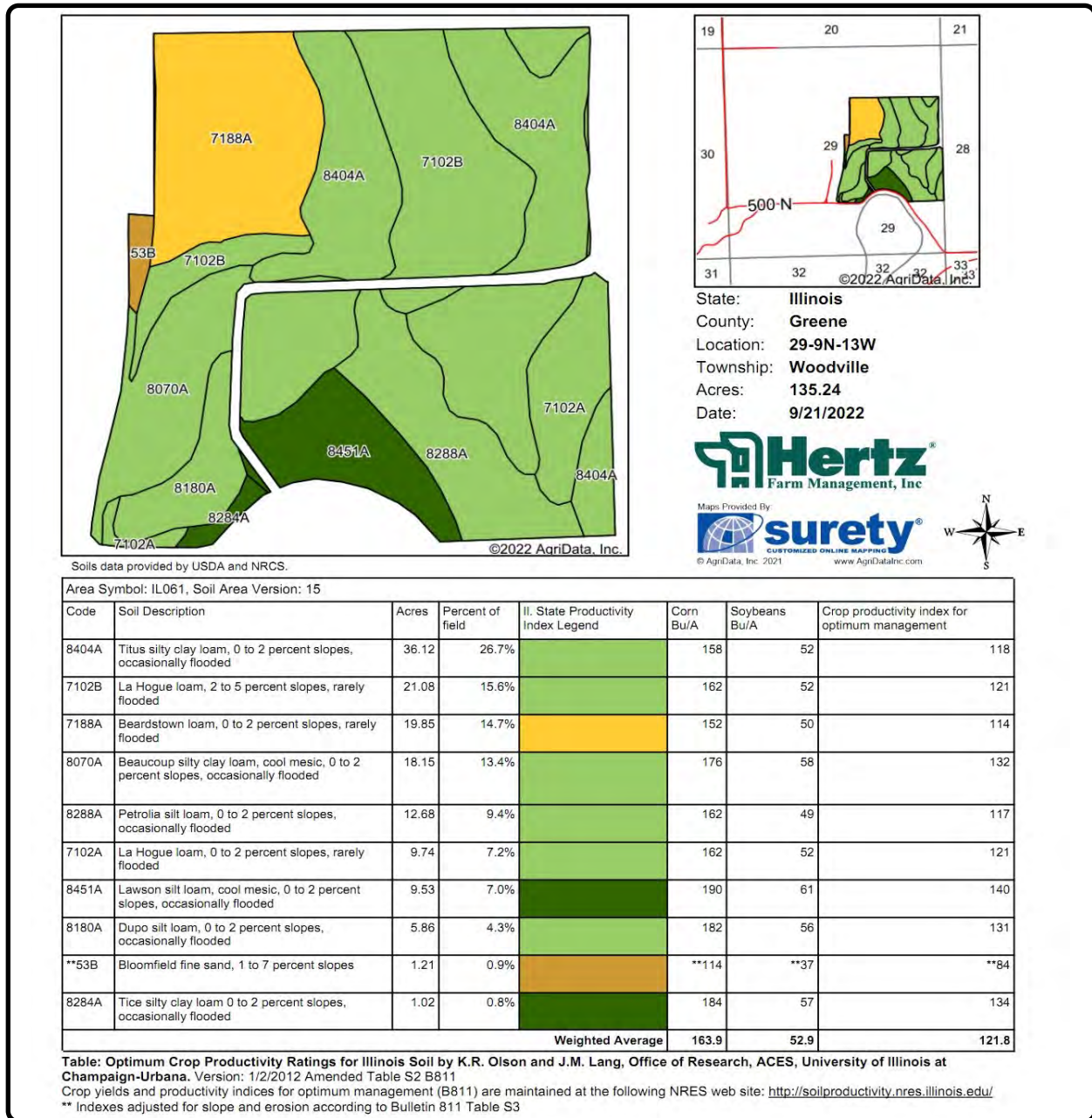
Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881

700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM

Designated Managing Broker in IL
309-276-0158
ChadK@Hertz.ag



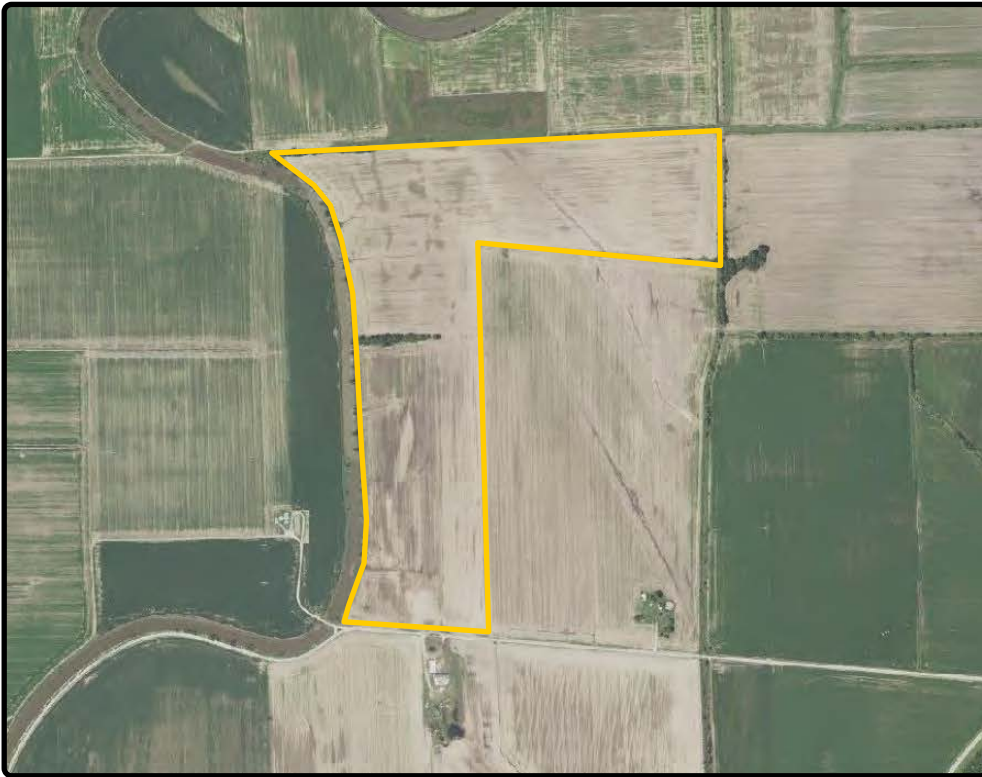
Survey

Parcel is awaiting a completed survey. Final sale price will be adjusted up or down based on final surveyed acres.

Brent Bidner, AFM
Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM
Designated Managing Broker in IL
309-276-0158
ChadK@Hertz.ag



Parcel 2 - Jersey Co.

FSA/Eff. Crop Acres: 127.58*
Corn Base Acres: 78.73*
Bean Base Acres: 45.50*
Wheat Base Acres: 3.25*
Soil Productivity: 130.80 P.I.*

**Acres are estimated.*

Parcel 2 - Jersey Co. Property Information 134.63 Acres, m/l

Location

From Jerseyville: Go west on IL-16 for 14½ miles, head north on Eldred Rd. for 2.1 miles, then go west onto Sandridge Rd for 1 mile. The farm will be on the north side of the road.

Legal Description

Located in Section 5, Township 8 North, Range 13 West of the 3rd P.M., Jersey Co., IL.

Lease Status

Open lease for 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$2,586.97*
 Taxable Acres: 126.12*
 Tax per Taxable Acre: \$20.51*
 Tax Parcel ID#: Part of 09-005-001-00
** Taxes are estimated pending tax parcel split. Jersey County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 7074, Tract 8814
 FSA/Eff. Crop Acres: 127.58*
 Corn Base Acres: 78.73*
 Corn PLC Yield: 136 Bu.
 Bean Base Acres: 45.50*
 Bean PLC Yield: 39 Bu.
 Wheat Base Acres: 3.25*
 Wheat PLC Yield: 51 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Beaucoup and Tice. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 130.80. See soil map for details.

Mineral Rights

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

Fertility Data

Available upon request. Contact agent.

Land Description

Level, levee protected.

Brent Bidner, AFM

Designated Managing Broker in IL

217-433-0154

BrentB@Hertz.ag

217-762-9881

700 W. Bridge Street
 Monticello, IL 61856

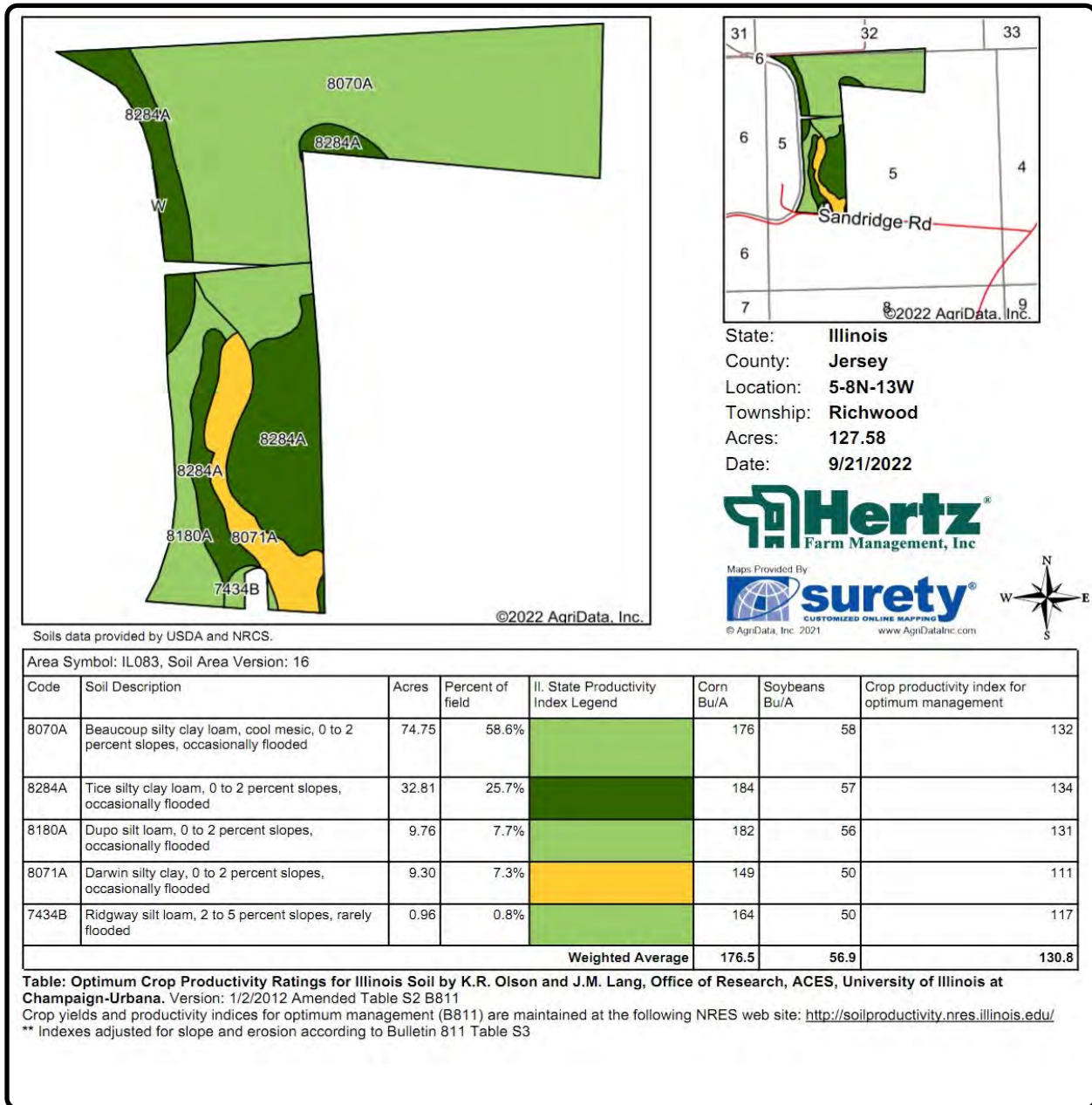
www.Hertz.ag

Chad Kies, AFM

Designated Managing Broker in IL

309-276-0158

ChadK@Hertz.ag



Drainage

Natural. Property is subject to assessments as part of a Drainage and Levee District. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Parcel is awaiting a completed survey. Final sale price will be adjusted up or down based on final surveyed acres.

Brent Bidner, AFM

Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881

700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM

Designated Managing Broker in IL
309-276-0158
ChadK@Hertz.ag



Parcel 3 - Jersey Co.

FSA/Eff. Crop Acres: 119.63*
Corn Base Acres: 72.83*
Bean Base Acres: 42.67*
Wheat Base Acres: 3.05*
Soil Productivity: 132.20 P.I.

**Acres are estimated.*

Parcel 3 - Jersey Co. Property Information 122.26 Acres, m/l

Location

From Jerseyville: Go west on IL-16 for 14½ miles, head north onto Eldred Rd. for 2.1 miles, then go west on Sandridge Rd. for 1 mile. The farm is on the south side of the road.

Legal Description

Located in Sections 5 and 8, Township 8 North, Range 13 West of the 3rd P.M., Jersey Co., IL.

Lease Status

Open lease for 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$1,962.04*

Taxable Acres: 106.96*

Tax per Taxable Acre: \$18.34*

Tax Parcel ID #: Part of 09-005-001-00, 09-008-001-00, 09-006-002-00, & 09-007-002-00

**Taxes are estimated pending tax parcel split. Jersey County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 7074, Tract 8814

FSA/Eff. Crop Acres: 119.63*

Corn Base Acres: 73.83*

Corn PLC Yield: 136 Bu.

Bean Base Acres: 42.67*

Bean PLC Yield: 39 Bu.

Wheat Base Acres: 3.05*

Wheat PLC Yield: 51 Bu.

**Acres are estimated pending*

reconstitution of farm by the Jersey County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Beaucoup and Tice. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 132.20. See soil map for details.

Mineral Rights

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

Fertility Data

Available upon request. Contact agent.

Land Description

Level, levee protected.

Brent Bidner, AFM

Designated Managing Broker in IL

217-433-0154

BrentB@Hertz.ag

217-762-9881

700 W. Bridge Street

Monticello, IL 61856

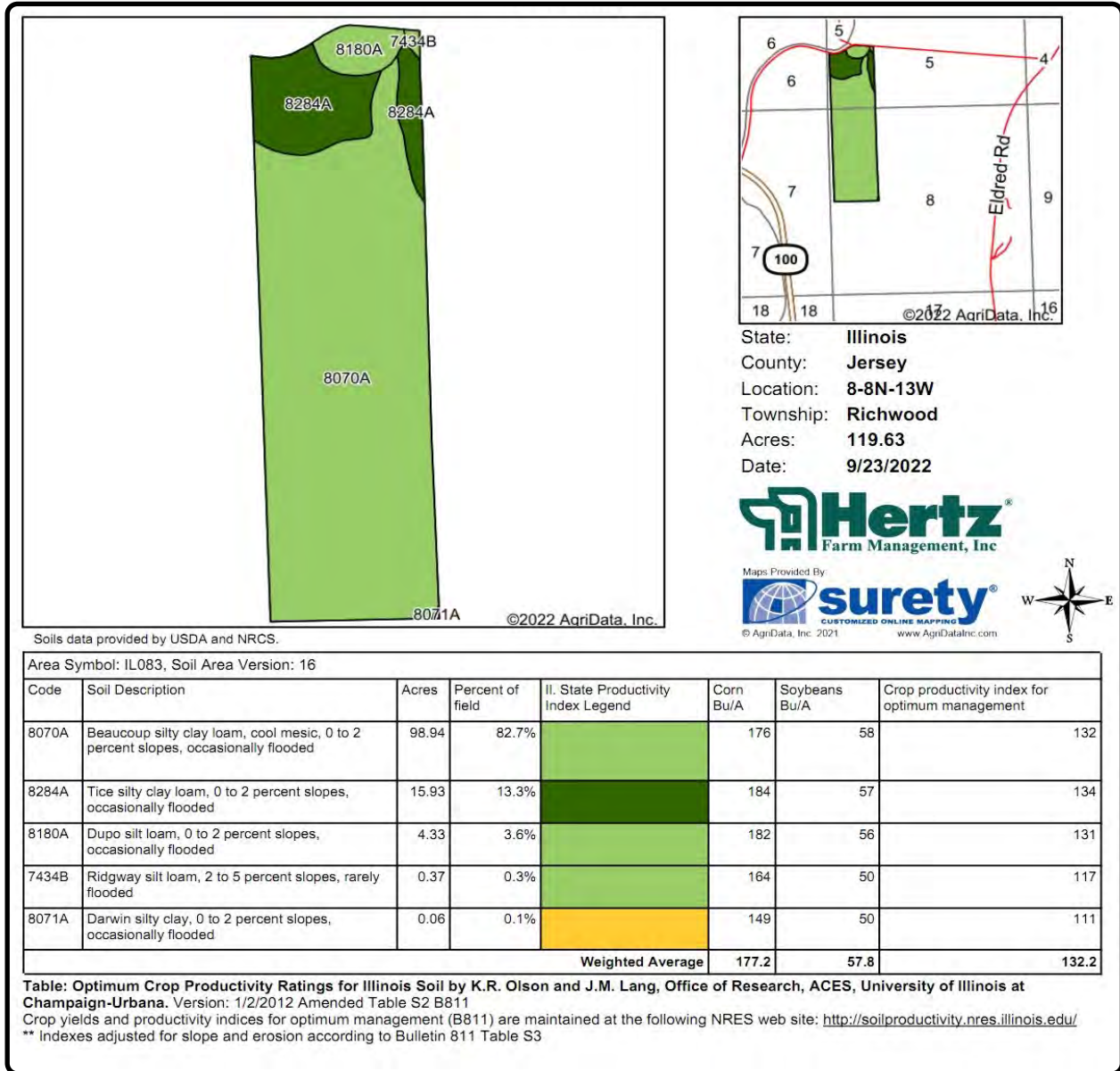
www.Hertz.ag

Chad Kies, AFM

Designated Managing Broker in IL

309-276-0158

ChadK@Hertz.ag



Drainage

Natural. Property is subject to assessments as part of a Drainage and Levee District. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

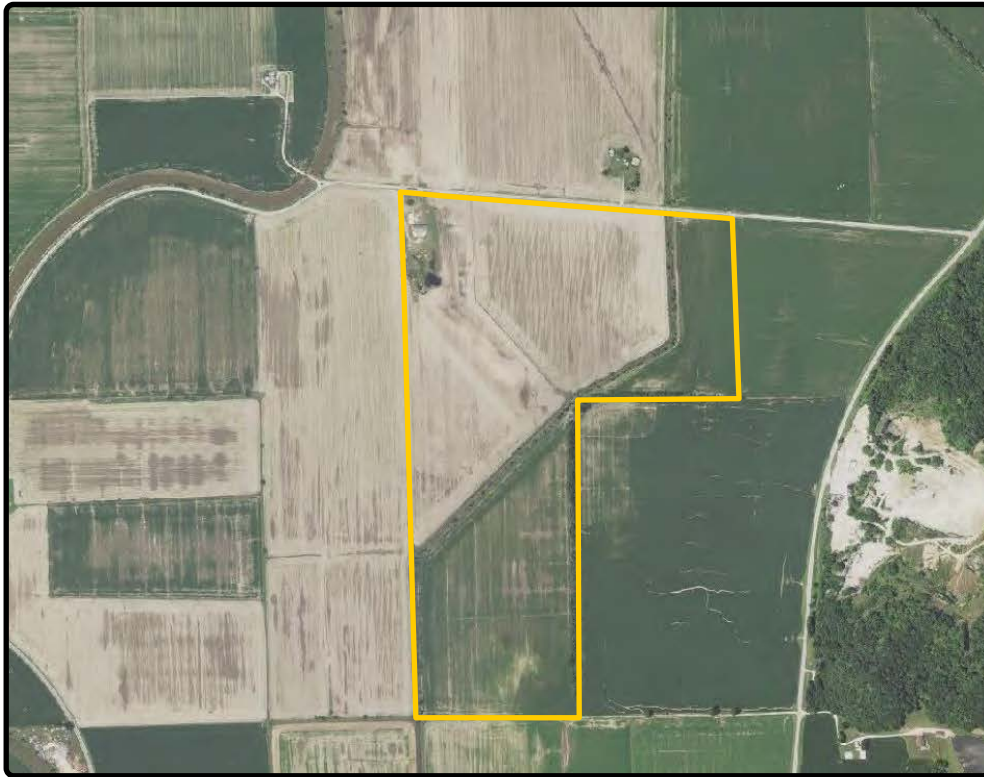
Survey

Parcel is awaiting a completed survey. Final sale price will be adjusted up or down based on final surveyed acres.

Brent Bidner, AFM
Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM
Designated Managing Broker in IL
309-276-0158
ChadK@Hertz.ag



Parcel 4 - Jersey Co.

FSA/Eff. Crop Acres: 170.50*
Corn Base Acres: 105.23*
Bean Base Acres: 60.80*
Wheat Base Acres: 4.35*
Soil Productivity: 127.30 P.I.

**Acres are estimated.*

Parcel 4 - Jersey Co. Property Information 187.34 Acres, m/l

Location

From Jerseyville: Go west on IL-16 for 14½ miles, head north on Eldred Rd. for 2.1 miles, then go west on Sandridge Rd. for ½ mile. The farm is on the south side of the road.

Legal Description

Located in Sections 5 and 8, Township 8 North, Range 13 West of the 3rd P.M., Jersey Co., IL.

Lease Status

Open lease for 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$3,417.49*
 Taxable Acres: 180.83*
 Tax per Taxable Acre: \$18.90*
 Tax Parcel ID #s: Part of 09-005-001-00 & 09-008-001-00

**Taxes are estimated pending tax parcel split. Jersey County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 7074, Tract 8814
 FSA/Eff. Crop Acres: 170.50*
 Corn Base Acres: 105.23*
 Corn PLC Yield: 136 Bu.
 Bean Base Acres: 60.80*
 Bean PLC Yield: 39 Bu.
 Wheat Base Acres: 4.35*
 Wheat PLC Yield: 51 Bu.

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

County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Beaucoup, Darwin, and Tice. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 127.30. See soil map for details.

Mineral Rights

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

Fertility Data

Available upon request. Contact agent.

Land Description

Level, levee protected.

Brent Bidner, AFM

Designated Managing Broker in IL

217-433-0154

BrentB@Hertz.ag

217-762-9881

700 W. Bridge Street

Monticello, IL 61856

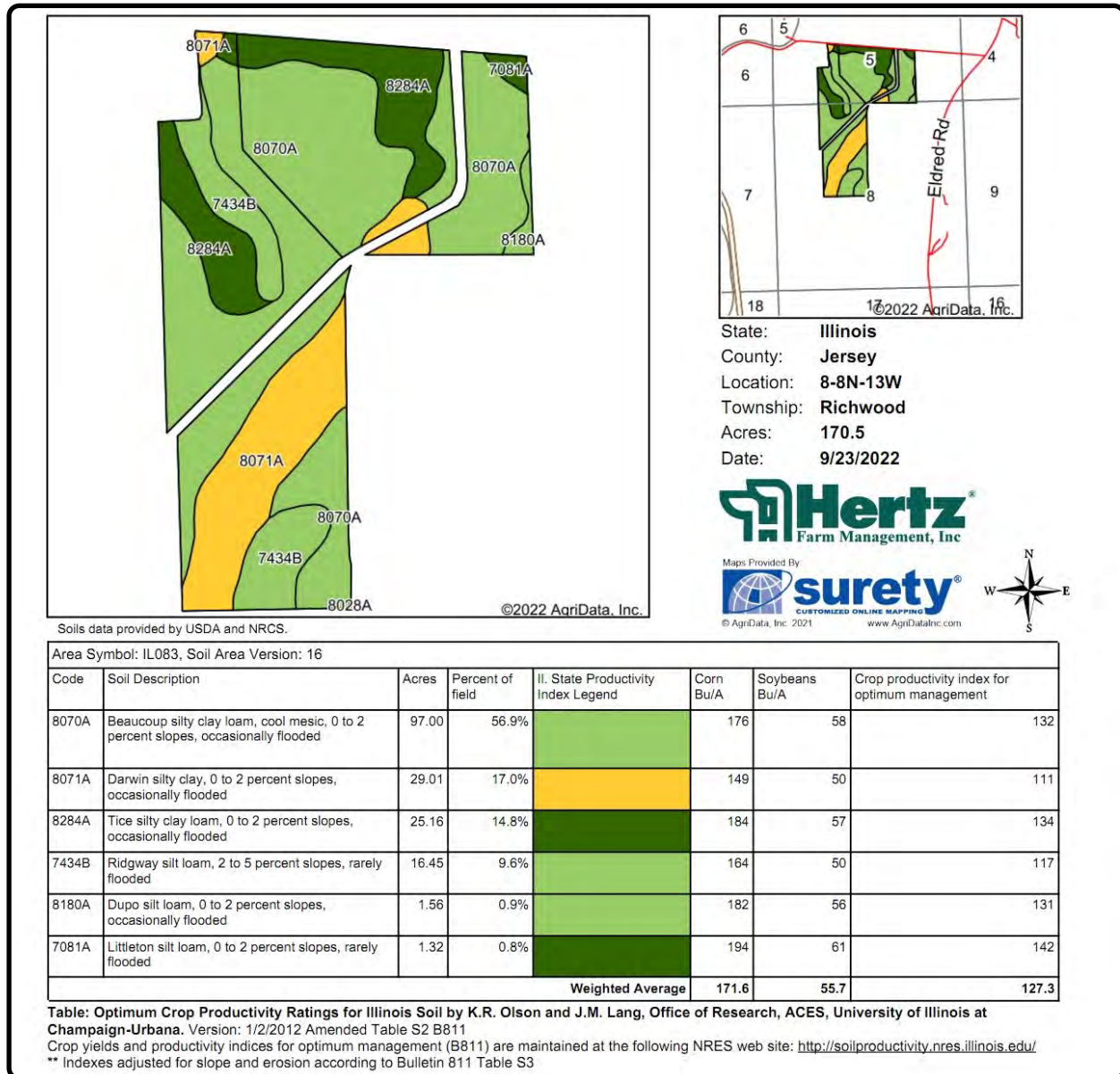
www.Hertz.ag

Chad Kies, AFM

Designated Managing Broker in IL

309-276-0158

ChadK@Hertz.ag



Drainage

Natural. Property is subject to assessments as part of a Drainage and Levee District. Contact agent for details.

Buildings/Improvements

- 3 Grain Bins
- Machine Shed

Water & Well Information

One well located south of the buildings.

Survey

Parcel is awaiting a completed survey. Final sale price will be adjusted up or down based on final surveyed acres.

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.

Brent Bidner, AFM
Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM
Designated Managing Broker in IL
309-276-0158
ChadK@Hertz.ag

Parcel 1 - Southwest Corner looking Northeast



Parcel 2 - Northeast Corner looking Southwest



Brent Bidner, AFM
Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM
Designated Managing Broker in IL
309-276-0158
ChadK@Hertz.ag

Parcel 3 - North looking South



Parcel 4 - Northeast Corner looking Southwest



Parcel 4 - Bins and Machine Shed



Brent Bidner, AFM
Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM
Designated Managing Broker in IL
309-276-0158
ChadK@Hertz.ag

Date: **Thurs., November 17, 2022**

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

Site: **Your Event Space
309 N State Street
Jerseyville, IL 62052**

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 Managers, Brent Bidner at 217-433-0154 or Chad Kies at 309-276-0158 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

- Parcels will be offered by the Choice and Privilege Method with the choice to the high bidder to take any individual or combination 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

WD Gettings Revocable Living Trust:
Trust 8-15-96

Agency

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

Auctioneer

Spencer Smith, License No. 441.002375

Attorney

Edward Fanning
Fanning Law Office of Hardin, IL.

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 January 15, 2023, 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 after the harvest of the 2022 crops. Seller will credit the Buyer at closing for the 2022 real estate taxes, payable in 2023.

Survey

All parcels are awaiting a completed survey. 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.

Brent Bidner, AFM

Designated Managing Broker in IL

217-433-0154

BrentB@Hertz.ag

217-762-9881

700 W. Bridge Street

Monticello, IL 61856

www.Hertz.ag

Chad Kies, AFM

Designated Managing Broker in IL

309-276-0158

ChadK@Hertz.ag

Make the Most of Your Farmland Investment

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

Brent Bidner, AFM
Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Chad Kies, AFM
Designated Managing Broker in IL
309-276-0158
ChadK@Hertz.ag