

Land Auction

ACREAGE:

369.07 Acres, m/l
In 4 parcels
Iroquois County, IL

DATE:

Tuesday
November 15, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Beaverville, IL &
bid.hertz.ag



Property Key Features

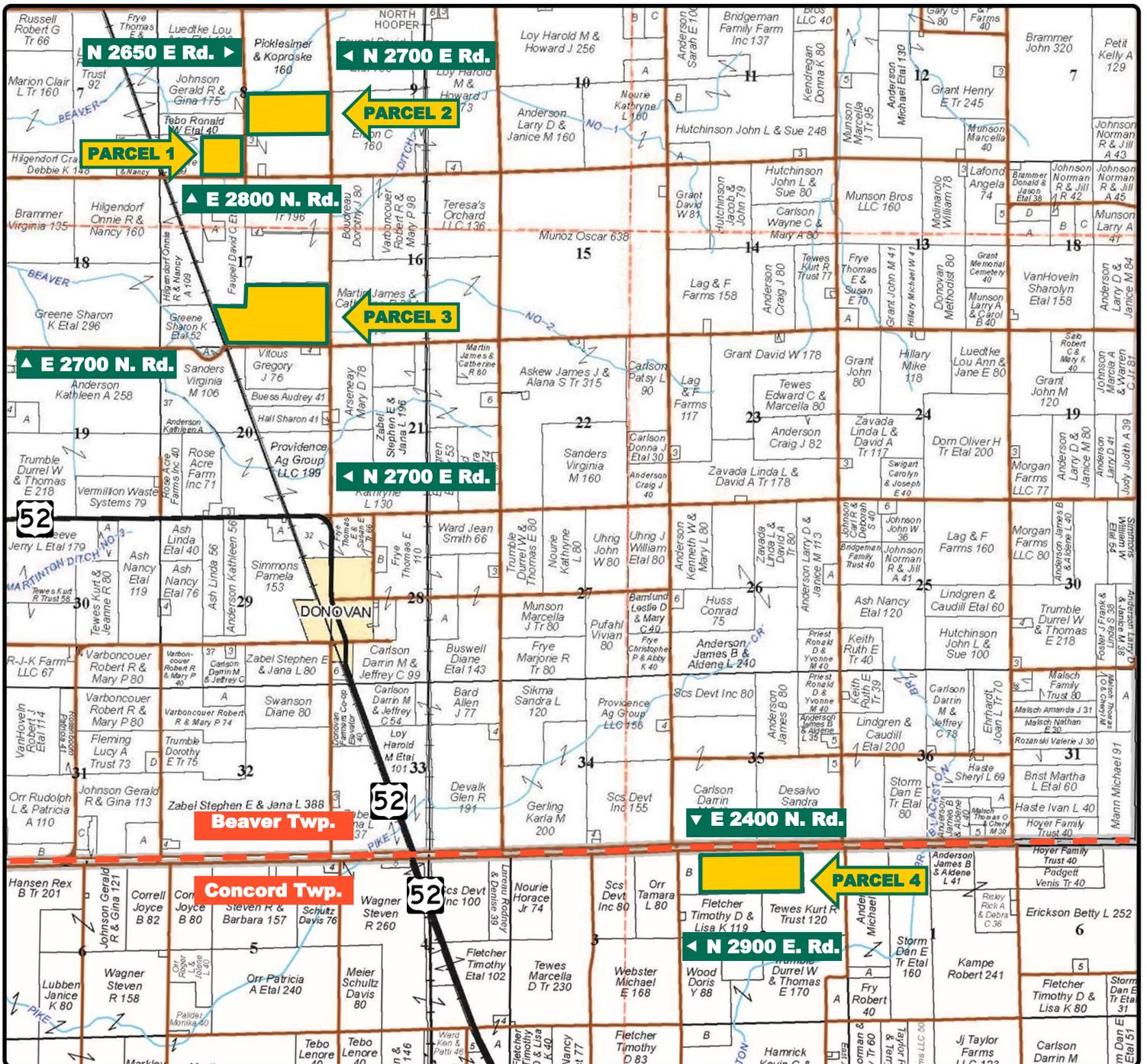
- Quality Eastern Iroquois County Farms
- 326.01 FSA/Effective Crop Acres Offered in 4 Parcels
- Parcel 2 Includes a FAA Grass Airstrip and Airplane Hangar

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EricW@Hertz.ag

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Licensed Broker in IL
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Beaver Township, Iroquois County, IL
Concord Township, Iroquois County, IL

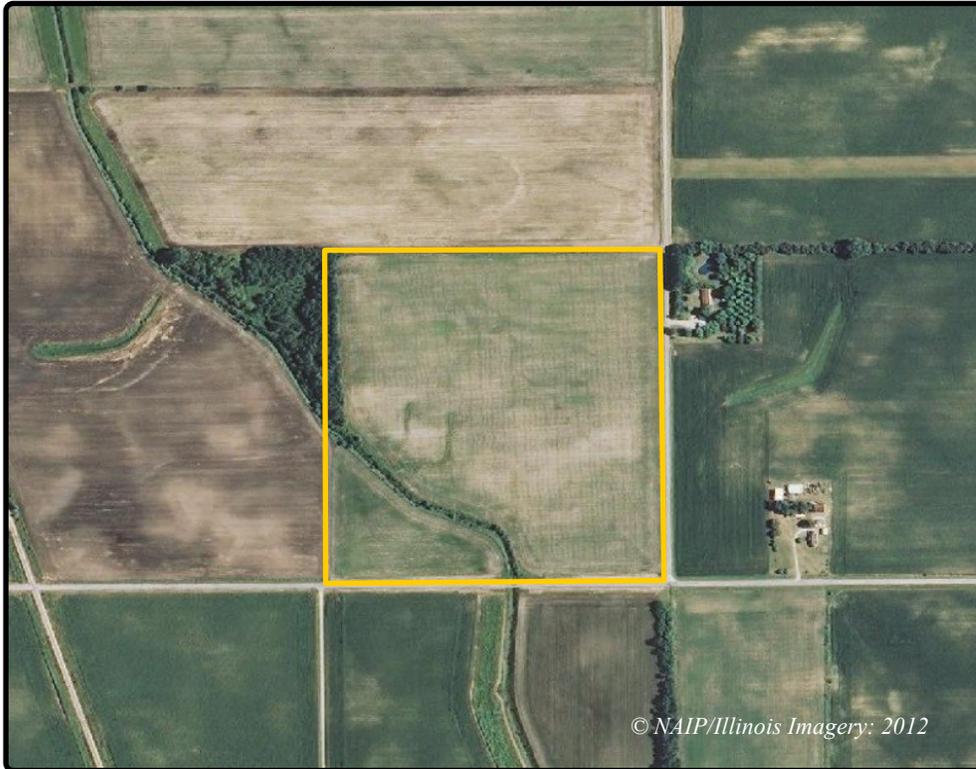


Map reproduced with permission of Rockford Map Publishers

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Parcel 1

FSA/Eff. Crop Acres:	38.24*
Corn Base Acres:	37.27*
Bean Base Acres:	0.28*
Wheat Base Acres:	0.69*
Soil Productivity:	114.90 P.I.

**Acres are estimated.*

Parcel 1 Property Information 40.60 Acres, m/l

Location

From Donovan: Go north on N 2700 E. Rd. for 2 miles, then go west on E 2800 N. Rd. for ½ mile. The farm is on the north side of the road.

Legal Description

Located in Section 8, Township 28 North, Range 11 West of the 2nd P.M., Iroquois Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$905.03*
Surveyed Acres: 40.60
Taxable Acres: 40.00*
Tax per Taxable Acre: \$22.63*

Tax Parcel ID#: Part of 13-08-400-011
**Taxes estimated pending tax parcel split. Iroquois County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 11225, Tract 4771
FSA/Eff. Crop Acres: 38.24*
Corn Base Acres: 37.27*
Corn PLC Yield: 138 Bu.
Bean Base Acres: 0.28*
Bean PLC Yield: 47 Bu.
Wheat Base Acres: 0.69*
Wheat PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Iroquois County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Wesley, Selma, and Watseka. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 114.90. See soil map for details.

Mineral Rights

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

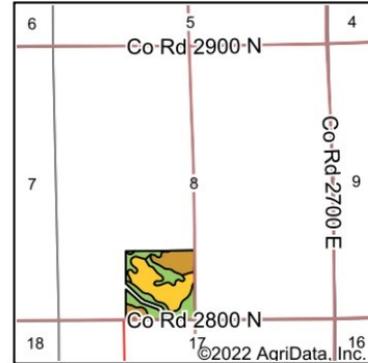
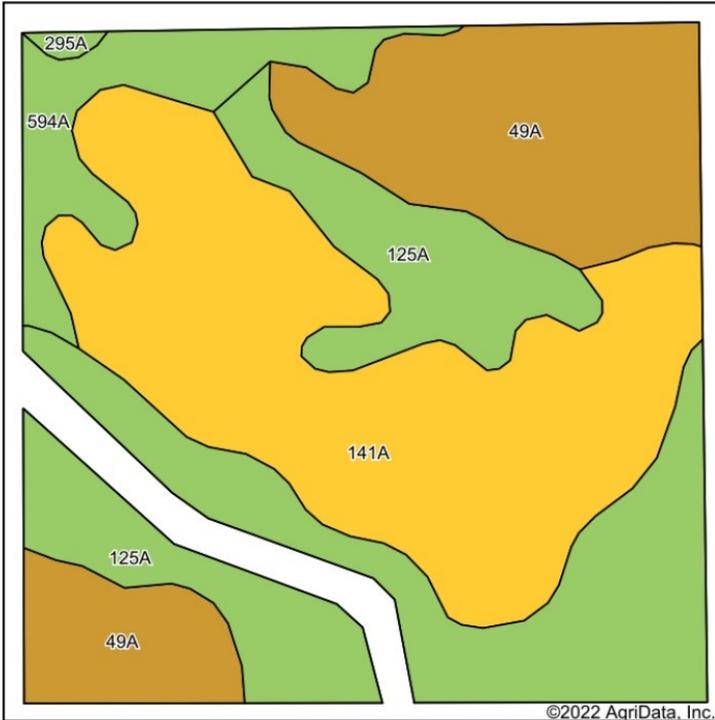
Fertility Data

Soil tests completed in 2020 by Crop Tech Consulting Inc.
pH: 5.90
K: 243
P: 41

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State: **Illinois**
 County: **Iroquois**
 Location: **8-28N-11W**
 Township: **Beaver**
 Acres: **38.24**
 Date: **10/3/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IL075, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
141A	Wesley fine sandy loam, 0 to 2 percent slopes	13.95	36.5%		113
125A	Selma loam, 0 to 2 percent slopes	12.37	32.3%		129
49A	Watseka loamy fine sand, 0 to 2 percent slopes	8.86	23.2%		93
594A	Reddick clay loam, 0 to 2 percent slopes	2.93	7.7%		130
295A	Mokena silt loam, 0 to 2 percent slopes	0.13	0.3%		126
Weighted Average					114.9

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

Land Description

Nearly level with 0 - 2% slopes.

Drainage

Natural with some tile. Farm is located in Beaver Drainage District Number 1.
 Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

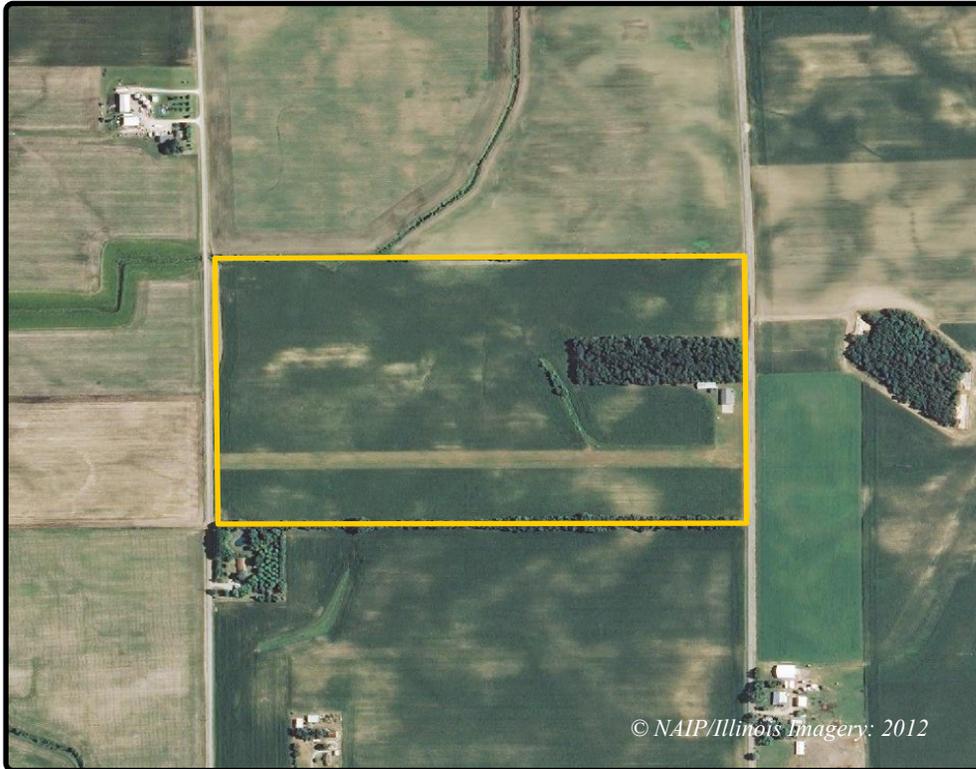
Comments

A nice Iroquois County farm with drainage access to Beaver Ditch Number 1.

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Parcel 2

FSA/Eff. Crop Acres:	72.69*
Corn Base Acres:	70.84*
Bean Base Acres:	0.53*
Wheat Base Acres:	1.32*
Soil Productivity:	105.30 P.I.

**Acres are estimated.*

Parcel 2 Property Information 80.00 Acres, m/l

Location

From Donovan: Go north on N 2700 E Rd. for 2.4 miles. The farm is on the west side of the road.

Legal Description

Located in Section 8, Township 28 North, Range 11 West of the 2nd P.M., Iroquois Co., IL.

Lease Status

Open lease for 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$3,641.82*
 Surveyed Acres: 80.00
 Taxable Acres: 80.00*
 Tax Parcel ID#: Part of 13-08-400-011
**Taxes estimated pending tax parcel split. Iroquois County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 11225, Tract 4771
 FSA/Eff. Crop Acres: 72.69*
 Corn Base Acres: 70.84*
 Corn PLC Yield: 138 Bu.
 Bean Base Acres: 0.53*
 Bean PLC Yield: 47 Bu.
 Wheat Base Acres: 1.32*
 Wheat PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Iroquois County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Watseka, Selma, and Reddick. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 105.30. See soil map for details.

Mineral Rights

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

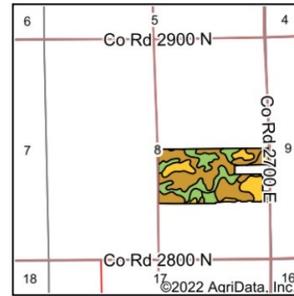
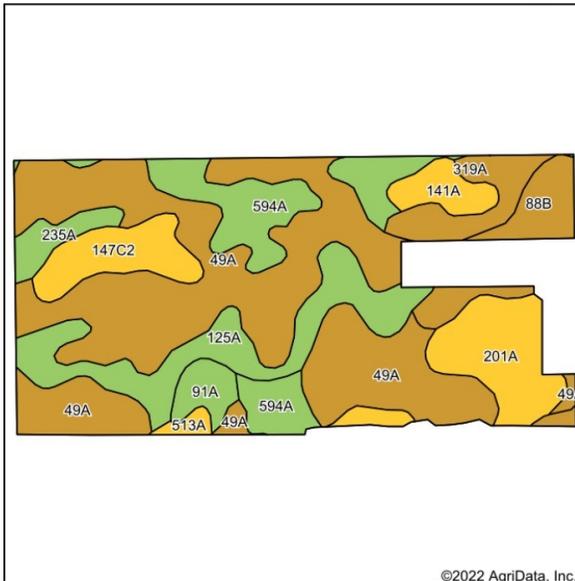
Fertility Data

Soil tests completed in 2020 by Crop Tech Consulting Inc.
 pH: 6.20
 K: 314
 P: 72

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State: **Illinois**
County: **Iroquois**
Location: **8-28N-11W**
Township: **Beaver**
Acres: **72.69**
Date: **10/3/2022**



Area Symbol: IL075, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
49A	Watska loamy fine sand, 0 to 2 percent slopes	32.63	44.9%		93
125A	Selma loam, 0 to 2 percent slopes	8.63	11.9%		129
594A	Reddick clay loam, 0 to 2 percent slopes	8.18	11.3%		130
201A	Gilford fine sandy loam, 0 to 2 percent slopes	6.37	8.8%		110
**147C2	Clarence silty clay loam, 4 to 6 percent slopes, eroded	4.00	5.5%		**100
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	3.87	5.3%		**91
319A	Aurelius muck, 0 to 2 percent slopes	3.12	4.3%		97
141A	Wesley fine sandy loam, 0 to 2 percent slopes	1.99	2.7%		113
235A	Bryce silty clay, 0 to 2 percent slopes	1.77	2.4%		121
91A	Swygert silty clay loam, 0 to 2 percent slopes	1.63	2.2%		118
513A	Granby fine sandy loam, 0 to 2 percent slopes	0.50	0.7%		108
Weighted Average					105.3

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

Land Description

Level to gently sloping with 0 to 6% slopes.

Drainage

Natural with some tile. Farm is located in Beaver Drainage District Number 1. Contact agent for tile maps.

Buildings/Improvements

- Newer 58' x 76' metal building with 45' bi-fold door & hot water radiant heated concrete floor.
- Newer 35' x 92' metal building with gravel floor.

Water & Well Information

One well located near the buildings.

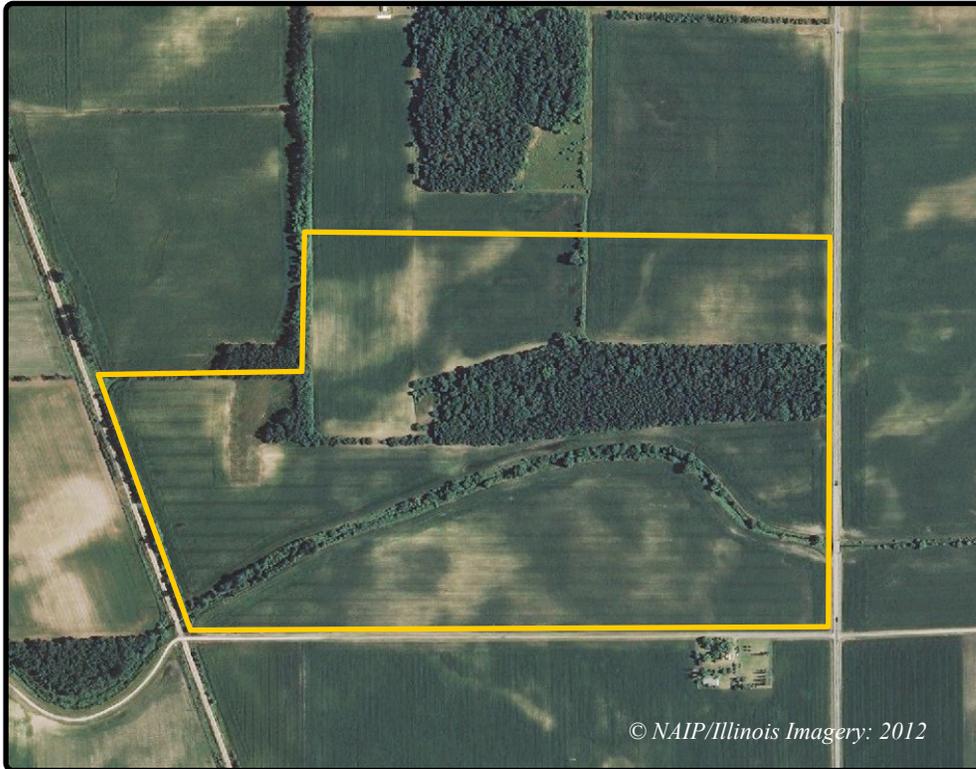
Comments

Great opportunity to own a private airstrip or convert it to cropland. Private FAA airstrip Russell Airport Identifier IS52. Runway dimensions 2500ft. X 100ft.

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Parcel 3

FSA/Eff. Crop Acres:	117.84
Corn Base Acres:	94.90
Bean Base Acres:	10.60
Wheat Base Acres:	1.10
Oat Base Acres:	0.10
Soil Productivity:	95.00 P.I.

Parcel 3 Property Information 147.99 Acres, m/l

Location

From Donovan: Go north on N 2700 E Rd. for 1 mile, then go west on E 2700 N. Rd. for ¼ mile. The farm is on the north side of the road.

Legal Description

Located in Section 17, Township 28 North, Range 11 West of the 2nd P.M., Iroquois Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$2,492.44*
Surveyed Acres: 147.99
Taxable Acres: 144.97*
Tax per Taxable Acre: \$17.19*

Tax Parcel ID#: 13-17-400-007

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

Lease Status

Open lease for 2023 crop year.

FSA Data

Farm Number 11225, Tract 10960
FSA/Eff. Crop Acres: 117.84
Corn Base Acres: 94.90
Corn PLC Yield: 138 Bu.
Bean Base Acres: 10.60
Bean PLC Yield: 47 Bu.
Oats Base Acres: 0.10
Oats PLC Yield: 55 Bu.
Wheat Base Acres: 1.10
Wheat PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Watseka, Gilford, and Chelsea. Productivity Index (PI) on the FSA/Eff. Crop acres is 95.00. See soil map for details.

Mineral Rights

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

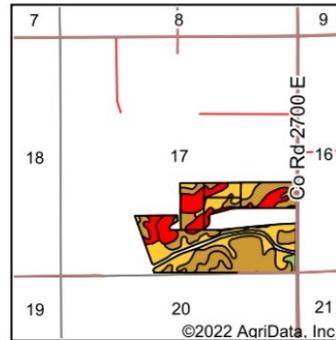
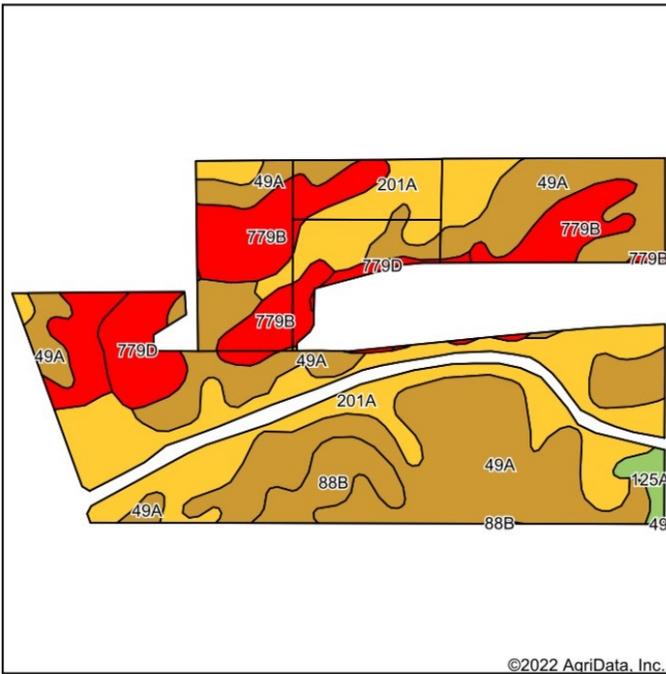
Fertility Data

Soil tests completed in 2020 by Crop Tech Consulting Inc.
pH: 5.70
K: 351
P: 106

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State: **Illinois**
 County: **Iroquois**
 Location: **17-28N-11W**
 Township: **Beaver**
 Acres: **117.84**
 Date: **10/3/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 15					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
49A	Watseka loamy fine sand, 0 to 2 percent slopes	49.71	42.2%		93
201A	Gilford fine sandy loam, 0 to 2 percent slopes	36.89	31.3%		110
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	19.36	16.4%		**76
**779D	Chelsea fine sand, 6 to 12 percent slopes	6.01	5.1%		**75
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	4.50	3.8%		**91
125A	Selma loam, 0 to 2 percent slopes	1.37	1.2%		129
Weighted Average					95

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

Land Description

Level to gently sloping with 0 to 12% slopes.

Drainage

Natural with some tile. Farm is located in Beaver Drainage District Numbers 1 and 2. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

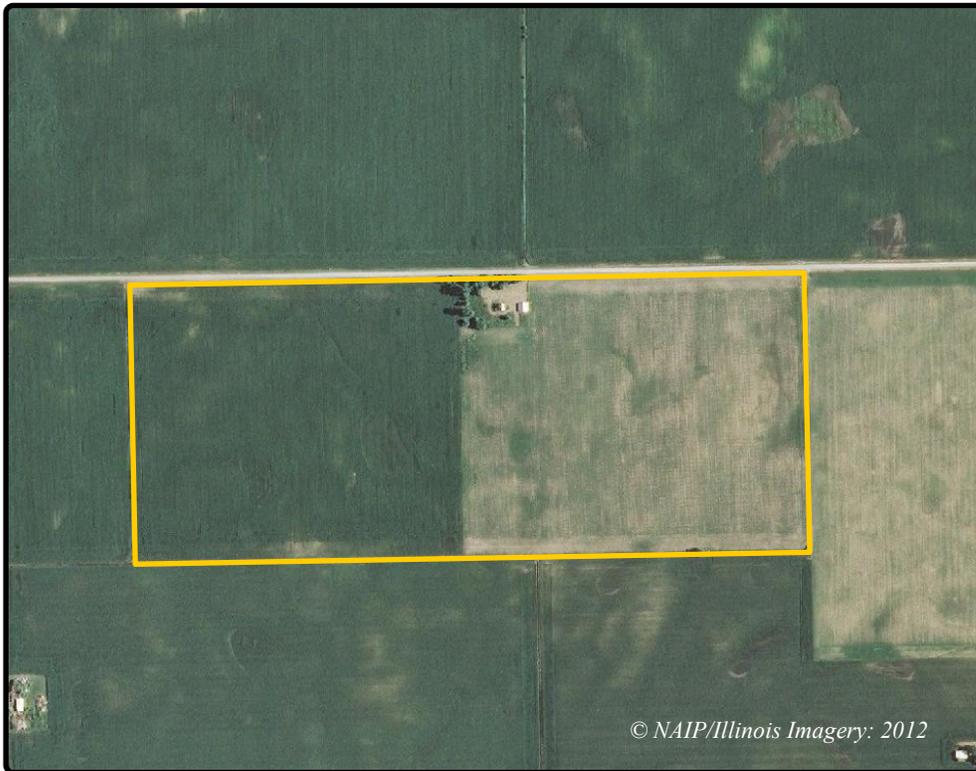
Comments

A nice mixed-use property with farming and recreational opportunities.

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Parcel 4

FSA/Eff. Crop Acres:	97.24
Corn Base Acres:	48.90
Bean Base Acres:	29.20
Soil Productivity:	126.30 P.I.

Parcel 4 Property Information 100.48 Acres, m/l

Location

From Donovan: Go south on US-52 for 1½ miles, then head east on E 2400 N. Rd. for 2 miles. The farm is on the south side of the road.

Legal Description

Located in Section 2, Township 27 North, Range 11 West of the 2nd P.M., Iroquois Co., IL.

Lease Status

Open lease for 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$3,416.66*
 Surveyed Acres: 100.48
 Taxable Acres: 98.16*
 Tax Parcel ID #: 20-02-100-002
**Taxes are estimated pending recent survey of property. Iroquois County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 11225, Tract 2896
 FSA/Eff. Crop Acres: 97.24
 Corn Base Acres: 48.90
 Corn PLC Yield: 138 Bu.
 Bean Base Acres: 29.20
 Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Selma, Odell, Corwin, and Peotone. Productivity Index (PI) on the FSA/Eff. Crop acres is 126.30. 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

Soil tests completed in 2020 by Crop Tech Consulting Inc.
 pH: 6.10
 K: 264
 P: 48

Land Description

Level to gently sloping with 0 to 5% slopes.

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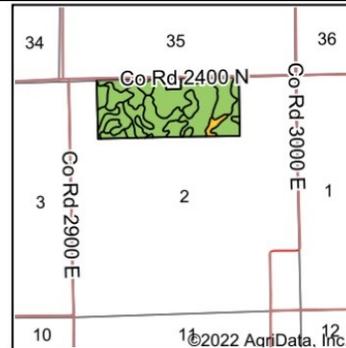
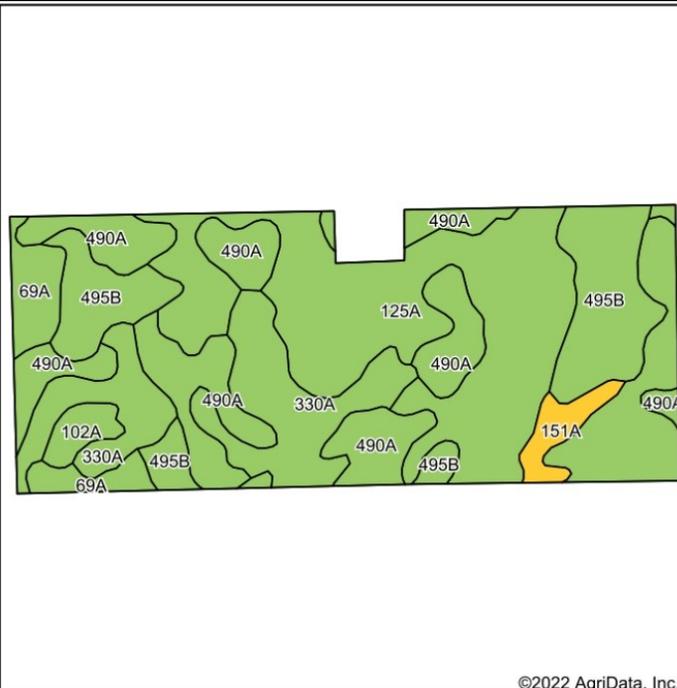
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State: **Illinois**
 County: **Iroquois**
 Location: **2-27N-11W**
 Township: **Concord**
 Acres: **97.24**
 Date: **10/3/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IL075, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	38.01	39.1%		129
490A	Odell silt loam, 0 to 2 percent slopes	21.07	21.7%		129
**495B	Corwin loam, 2 to 5 percent slopes	14.91	15.3%		**121
330A	Peotone silty clay loam, 0 to 2 percent slopes	14.83	15.3%		123
69A	Milford silty clay loam, 0 to 2 percent slopes	4.57	4.7%		128
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	2.16	2.2%		114
102A	La Hogue loam, 0 to 2 percent slopes	1.69	1.7%		121
Weighted Average					126.3

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
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 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Drainage

Natural with some tile. Farm is located in Blackson Drainage District number 1.
 Contact agent for tile maps.

Buildings/Improvements

- Older Corn Crib
- Small Older Shed

Water & Well Information

None.

Comments

An efficient, high-quality farm with Selma and Odell soils.

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 - Southeast Corner looking Northwest



Parcel 2 - Airplane Hangar & Storage Shed



Parcel 2 - Southwest Corner looking Northeast



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Parcel 3 - Southeast Corner looking Northwest



Parcel 4 - West half looking West



Parcel 4 - Northwest Corner looking East



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Date: **Tues., November 15, 2022**

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

Site: **St. Mary's Catholic
Church Hall
308 St. Charles Street
Beaverville, IL 60912**

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, Eric Wilkinson at 815-671-4175 or Melissa Halpin at 815-614-5533 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

Joseph K. Russell Estate

Agency

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

Auctioneer

Eric Wilkinson
License Number: 441.002361

Attorney

Brain D. Scott
Barmann, Bohlen, & Scott, P.C.

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 December 15, 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.

Survey

All parcels have been surveyed. Parcels will sell as 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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