

Land Auction

ACREAGE:

69.21 Acres, m/l
Bureau County, IL

DATE:

Tuesday
January 10, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

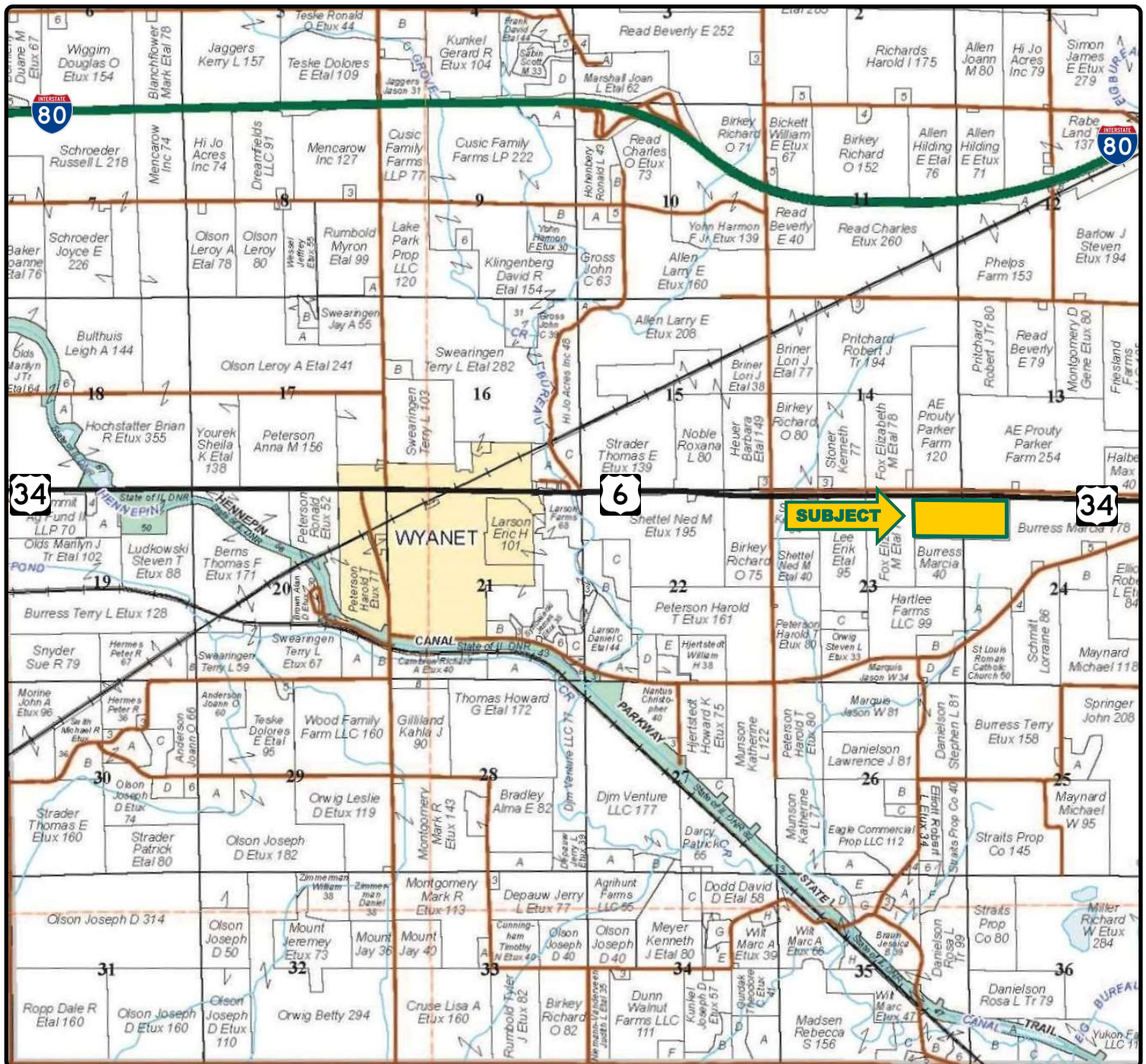


Property Key Features

- Located East of Wyanet
- Highly Productive Bureau County Farm
- 69.27 FSA/Eff. Crop Acres with a PI of 142.50

Chad Kies, AFM
Designated Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

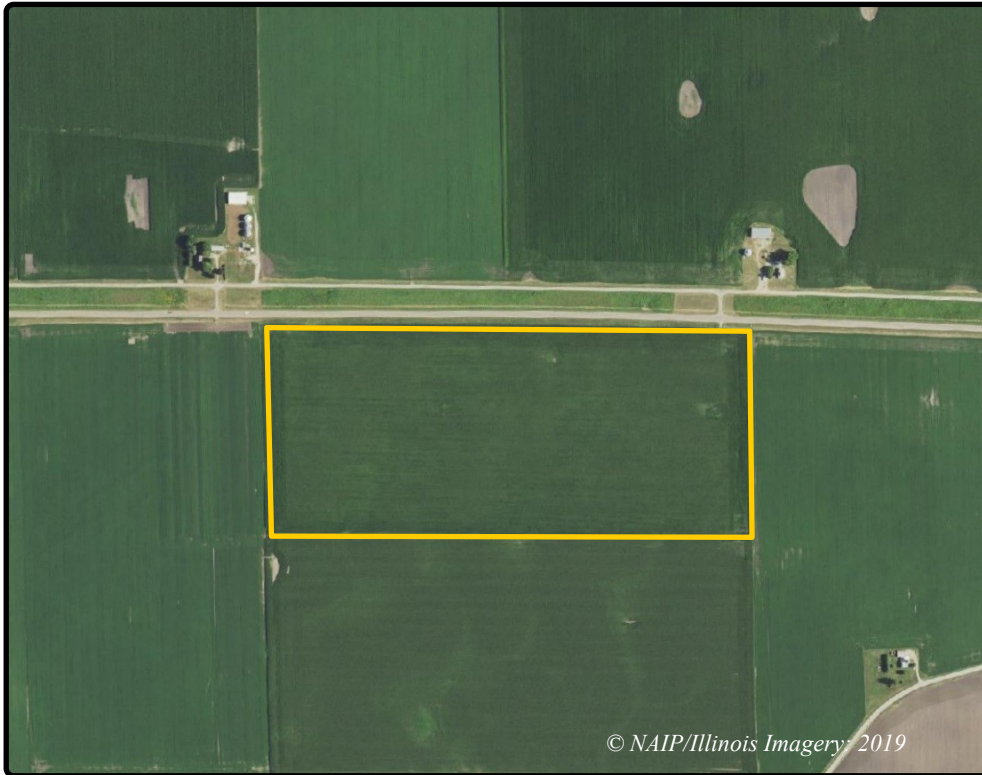
309-944-2184
720 E. Culver Court
Geneseo, IL 61254
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Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres: 69.27

Corn Base Acres: 51.55*

Bean Base Acres: 17.18*

Soil Productivity: 142.50 P.I.

**Acres are estimated.*

Property Information

69.21 Acres, m/l

Location

From Wyanet: Go east on US 34 / US 6 for 2½ miles, the farm is on the south side of the road.

Legal Description

That part of the NE¼ of the NE¼ of Section 23 and NW¼ of the NW¼ of Section 24 lying south of US Hwy. 6, all in Township 16 North, Range 8 East of the 4th P.M., Bureau Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$4,048.36
Taxable Acres: 69.21
Tax per Taxable Acre: \$58.49
Tax Parcel ID#s: 15-23-200-002 & 15-24-100-001

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 2687, Part of Tract 2099
FSA/Eff. Crop Acres: 69.27
Corn Base Acres: 51.55*
Corn PLC Yield: 192 Bu.
Bean Base Acres: 17.18*
Bean PLC Yield: 63 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land

Soil Types/Productivity

Main soil types are Sable, Osco, and Muscatune. Productivity Index (PI) on the FSA/Eff. Crop acres is 142.50. 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

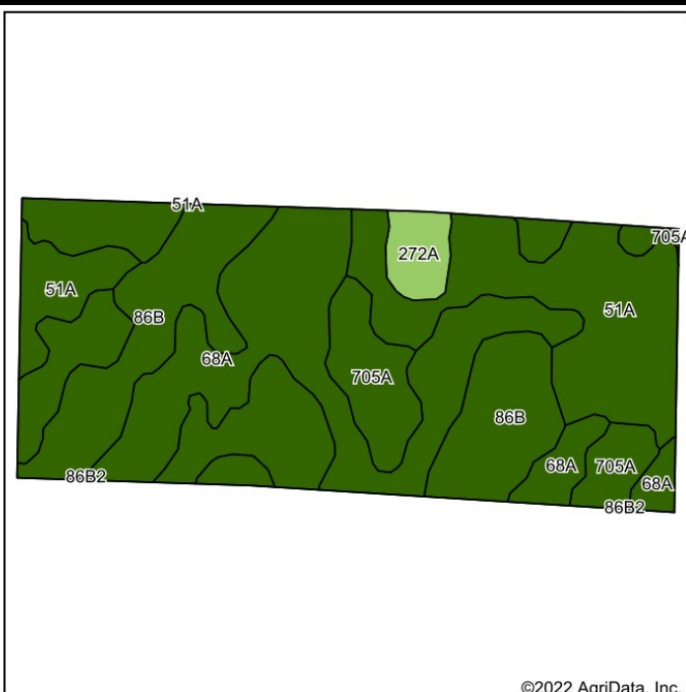
Soil tests completed in 2022 by GMS Labs.
pH: 6.4
K: 371
P: 103

Land Description

Level.

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State: **Illinois**
County: **Bureau**
Location: **24-16N-8E**
Township: **Wyanet**
Acres: **69.27**
Date: **11/28/2022**



Area Symbol: IL011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	26.58	38.4%		143
**86B	Osco silt loam, 2 to 5 percent slopes	18.59	26.8%		**140
51A	Muscataune silt loam, 0 to 2 percent slopes	16.25	23.5%		147
705A	Buckhart silt loam, 0 to 2 percent slopes	5.83	8.4%		142
272A	Edgington silt loam, 0 to 2 percent slopes	1.96	2.8%		124
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	0.06	0.1%		**134
Weighted Average					142.5

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

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

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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Date: **Tues., January 10, 2023**

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

Site: **Virtual Live Auction
Online Only
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** 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 Manager, Chad Kies at 309-944-7838 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

Adeline E. Prouty Trust

Agency

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

Auctioneer

Spencer Smith, License No. 441.002375

Attorney

William S. Beneke

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 February 10, 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 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.

Make the Most of Your Farmland Investment

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