

One-Chance Sealed Bid Sale

ACREAGE:

520.00 Acres, m/l
In 2 Parcels
Mercer County, IL

DATE:

Bid Deadline:
January 18, 2023
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate Services
Geneseo, IL



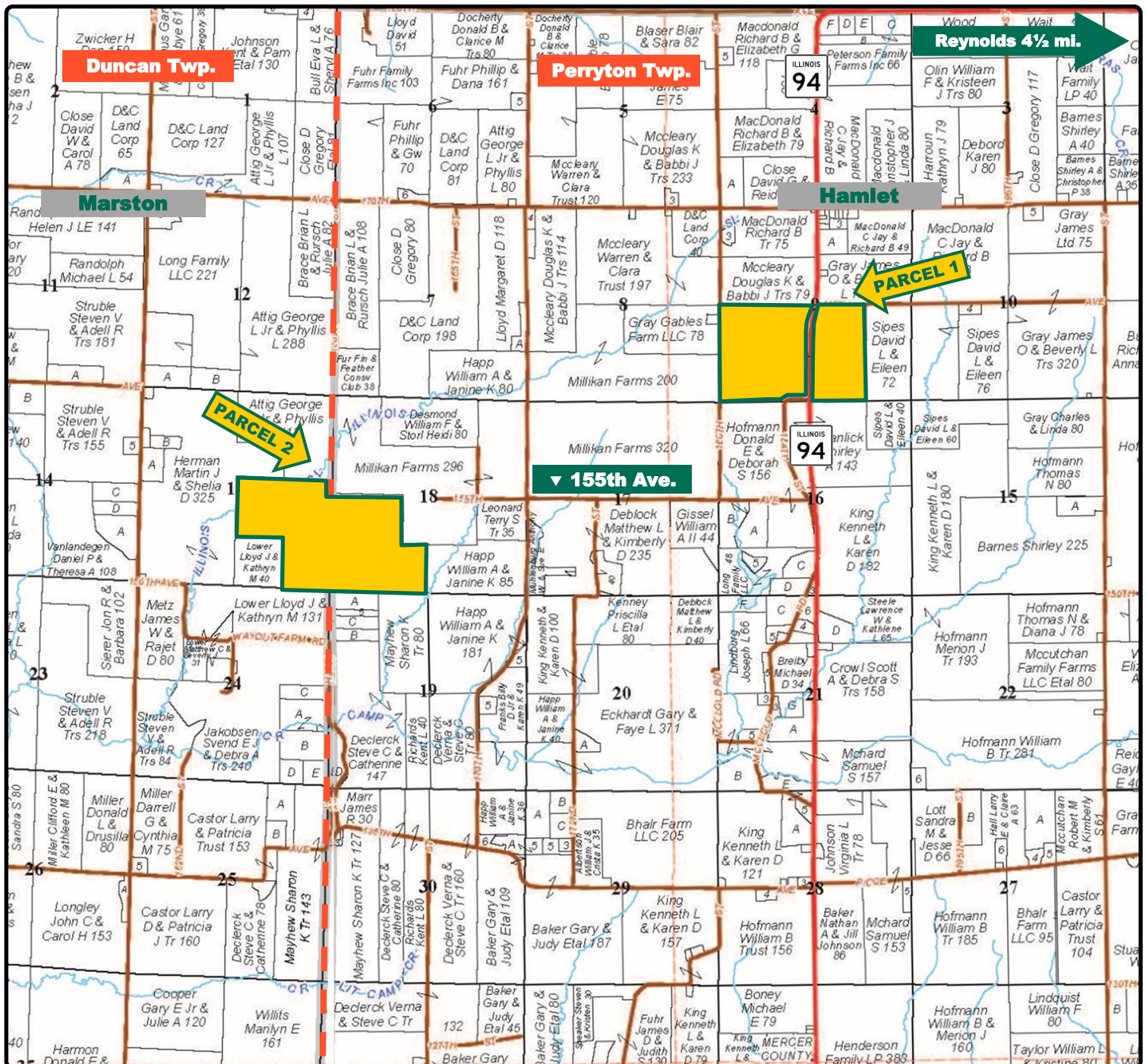
Property Key Features

- Large Contiguous Tracts
- Located Southwest of Reynolds, IL
- Opportunity to Invest in Quality Farmland

Brandon Yaklich
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag

309-944-2184
720 E. Culver Court / P.O. Box 9
Geneseo, IL 61254
www.Hertz.ag

Perryton Township, Mercer County, IL
Duncan Township, Mercer County, IL

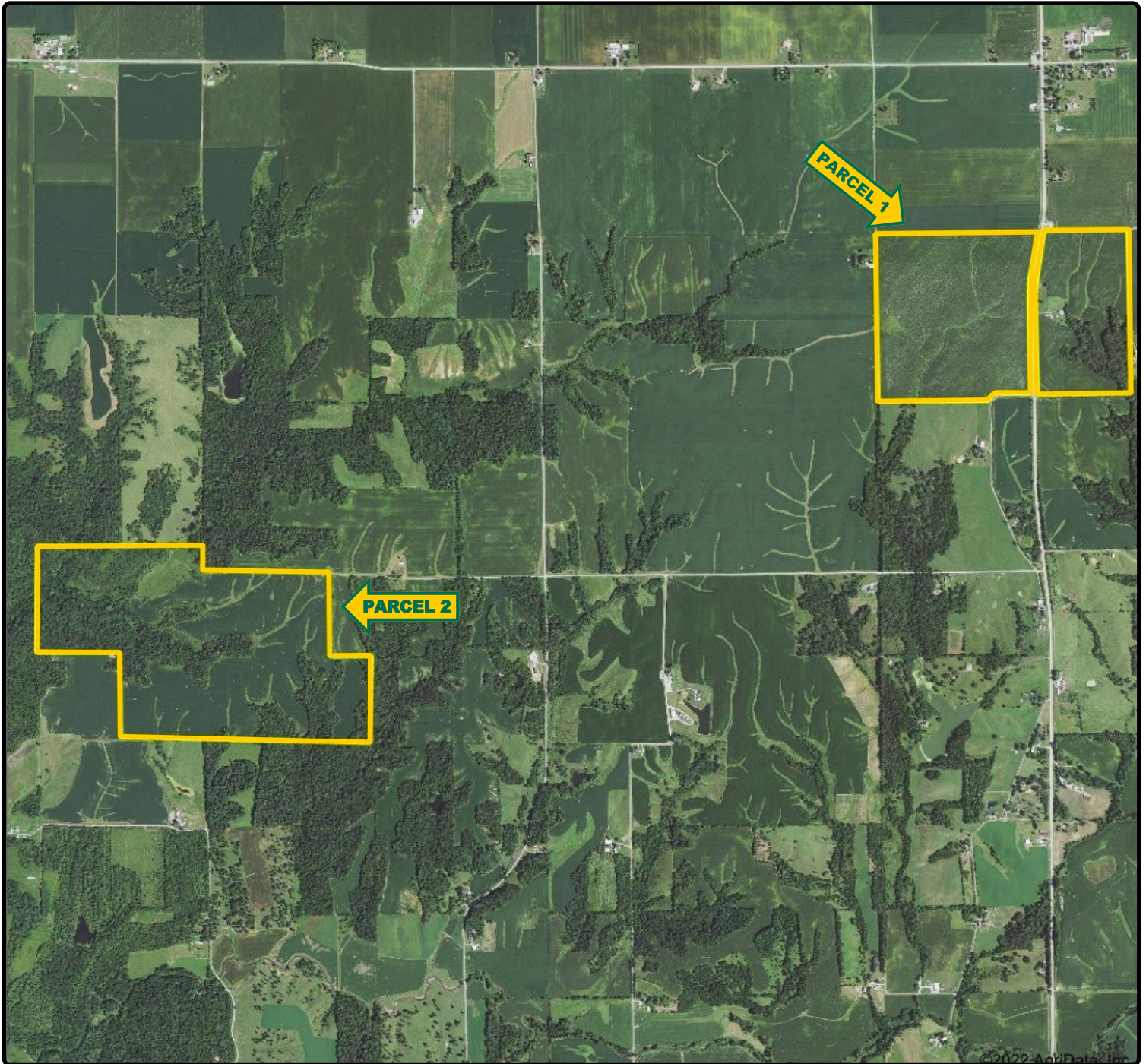


Map reproduced with permission of Rockford Map Publishers

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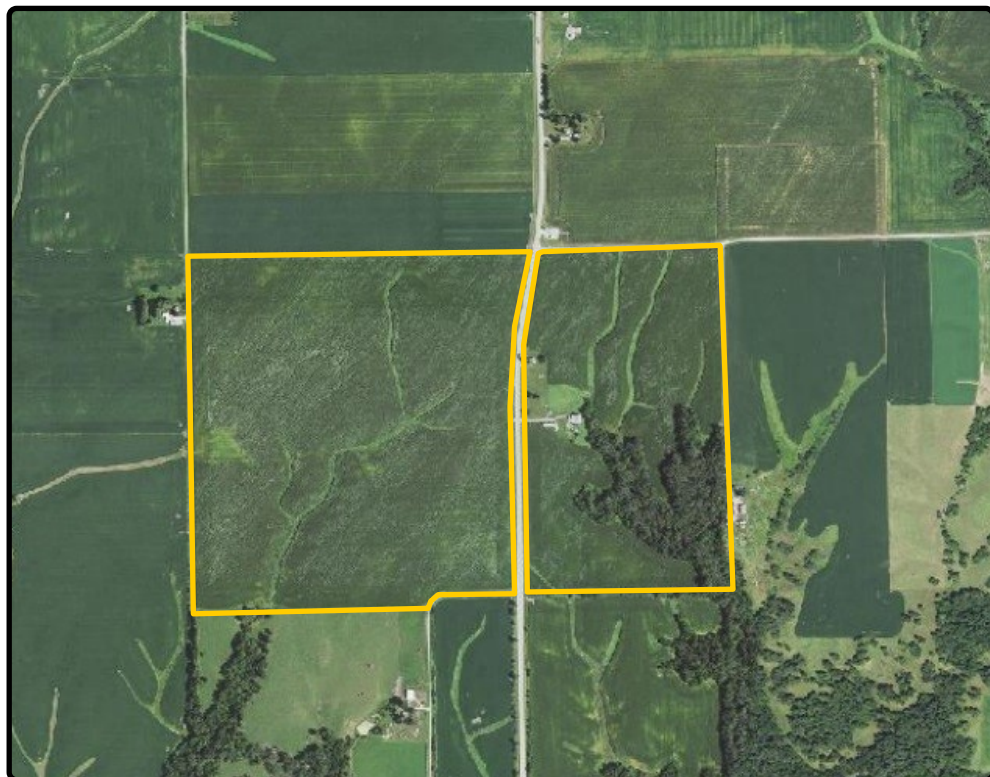
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Parcel 1

FSA/Eff. Crop Acres:	215.31
CRP Acres:	7.94
Corn Base Acres:	183.60
Bean Base Acres:	1.00
Soil Productivity:	130.80 P.I.

Parcel 1 Property Information 240.00 Acres, m/l

Location

From Reynolds: Go west on Hwy 94 S / State Rte 94 / Main St. toward Sunset Blvd., continue to follow State Hwy 94 / State Rte 94 for 4.7 miles. The farm is on the east and west side of Hwy 94.

Legal Description

The SW¼ of Section 9, also the W½ of the SE¼ of said Section 9, Township 15 North, Range 3 West of the 4th P.M., Mercer County, IL.

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022 \$13,106.28*
Net Taxable Acres: 240.00
Tax Parcel ID #: 04-04-09-300-002
**Taxes estimated pending tax parcel update. Mercer County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 1134, Tract 125
FSA/Eff. Crop Acres: 215.31
CRP Acres: 7.94
Corn Base Acres: 183.60
Corn PLC Yield: 181 Bu.
Bean Base Acres: 1.00
Bean PLC Yield: 45 Bu.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 7.94 acres enrolled in a CP-8A contract that pays \$284.11/acre - or \$2,256.00 annually - and expires 9/30/2032.

Soil Types/Productivity

Main soil type is Muscatune. Productivity Index (PI) on the 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).

Land Description

Gently sloping to sloping.

Drainage

Natural with some tile. No maps available.

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Parcel 1 - 215.31 FSA/Eff. Crop Acres



State: **Illinois**
County: **Mercer**
Location: **9-15N-3W**
Township: **Perryton**
Acres: **215.31**
Date: **12/7/2022**



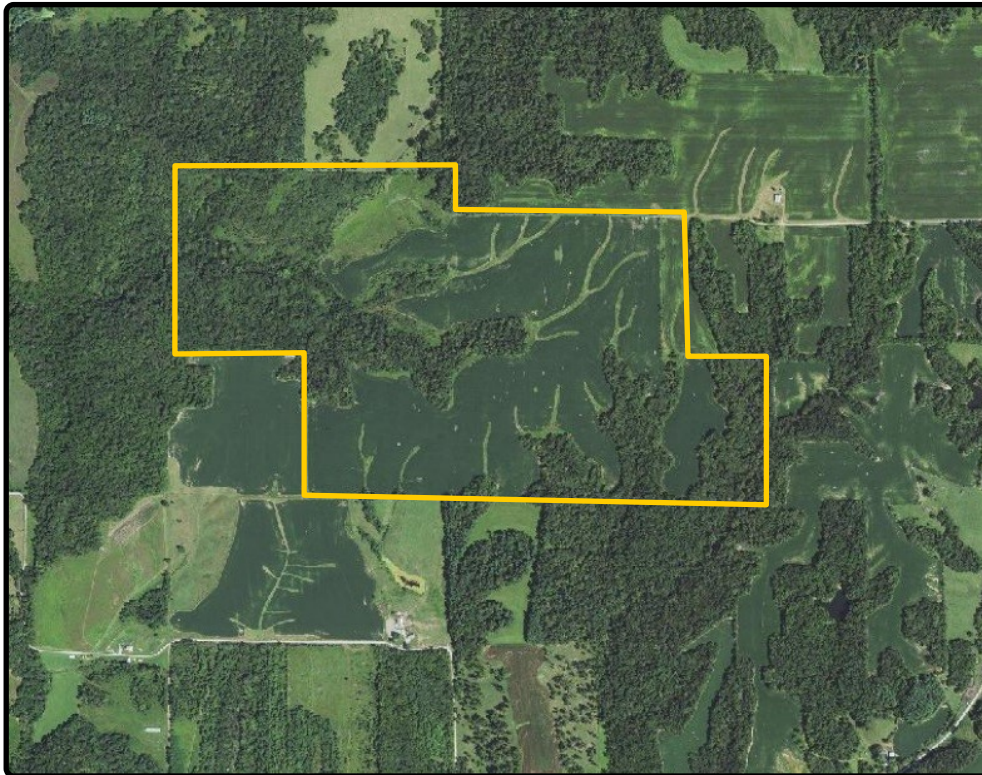
Area Symbol: IL131, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataune silt loam, 0 to 2 percent slopes	113.90	52.9%		200	64	143
**86C2	Oscosilt loam, 5 to 10 percent slopes, eroded	20.15	9.4%		**178	**56	**131
61A	Atterberry silt loam, 0 to 2 percent slopes	17.26	8.0%		182	56	133
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	15.78	7.3%		**171	**54	**129
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	9.67	4.5%		**141	**44	**103
**962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	9.64	4.5%		**124	**38	**89
**898G	Hickory-Sylvan silt loams, 35 to 60 percent slopes	9.13	4.2%		**63	**21	**48
68A	Sable silty clay loam, 0 to 2 percent slopes	6.91	3.2%		192	63	143
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	4.94	2.3%		**122	**40	**90
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	3.46	1.6%		**86	**29	**65
**279B	Rozetta silt loam, 2 to 5 percent slopes	2.25	1.0%		**162	**50	**119
**86B	Oscosilt loam, 2 to 5 percent slopes	2.22	1.0%		**189	**59	**140
Weighted Average					178.1	56.6	130.3

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
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres:	154.75
CRP Acres:	4.72
Corn Base Acres:	141.30
Bean Base Acres:	1.00
Soil Productivity:	105.50 P.I.

Parcel 2 Property Information 280.00 Acres, m/l

Location

From Reynolds: Go west on State Hwy 94 / State Rte 94 / Main St. toward Sunset Blvd., continue to follow State Hwy 94 S / State Rte 94 for 5.8 miles, turn west onto 155th Ave. for approximately 2.1 miles. The farm is located on the south side of 155th Ave.

Legal Description

The N½ of the SE¼, the SE¼ of the SE¼ and 20 acres off the S side of the NE¼, all in Section 13, Township 15 North, Range 4 West of the 4th P.M., Mercer Co., IL. Also the S½ of the SW¼ and the N½ of the SW¼, less the east forty rods thereof, all in Section 18, Township 15 North

Range 3 West of the 4th P.M., Mercer Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$4,167.00
Taxable Acres: 280.00
Tax Parcel ID #s: 04-04-18-300-001 & 03-03-13-200-005

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 1134, Tract 126
FSA/Eff. Crop Acres: 154.75
CRP Acres: 4.72
Corn Base Acres: 141.30
Corn PLC Yield: 181 Bu.
Bean Base Acres: 1.00
Bean PLC Yield: 45 Bu.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 4.72 acres enrolled in a CP-8A contract that pays \$295.73/acre - or \$1,395.85 annually - and expires 9/30/2032.

Soil Types/Productivity

Main soil types are Stronghurst, Rozetta, and Elco-Atlas. Productivity Index (PI) on the FSA/Eff. Crop acres is 105.50. See soil map for details.

Mineral Rights

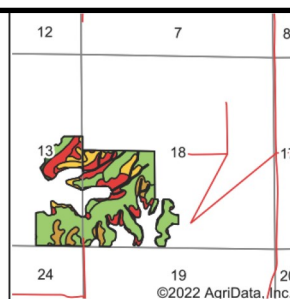
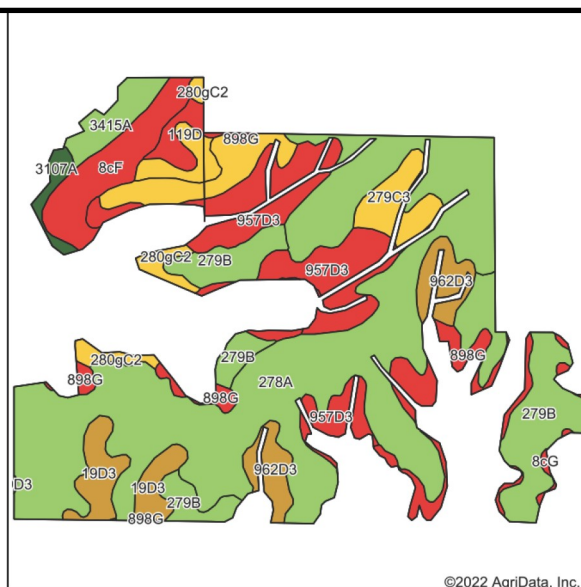
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Land Description

Gently sloping to sloping.

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State: **Illinois**
County: **Mercer**
Location: **18-15N-3W**
Township: **Perryton**
Acres: **154.75**
Date: **12/7/2022**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL131, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
278A	Stronghurst silt loam, 0 to 2 percent slopes	66.43	42.9%		171	54	125
**279B	Rozetta silt loam, 2 to 5 percent slopes	19.87	12.8%		**162	**50	**119
**957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	17.86	11.5%		**95	**32	**71
**898G	Hickory-Sylvan silt loams, 35 to 60 percent slopes	10.06	6.5%		**63	**21	**48
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	8.20	5.3%		**155	**49	**113
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	8.05	5.2%		**86	**29	**65
**962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	6.03	3.9%		**124	**38	**89
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	5.85	3.8%		**122	**40	**90
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	4.21	2.7%		**141	**44	**103
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	3.69	2.4%		180	57	131
**119D	Elco silt loam, 10 to 18 percent slopes	2.44	1.6%		**140	**46	**104
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	1.47	0.9%		189	60	139
**8cG	Hickory silt loam, cool mesic, 35 to 60 percent slopes	0.59	0.4%		**58	**20	**44
Weighted Average					143.7	45.7	105.5

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Drainage

Natural with some tile. No maps available.

Water & Well Information

None.

Buildings/Improvements

Two older grain bins.

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 - Northeast looking Southwest



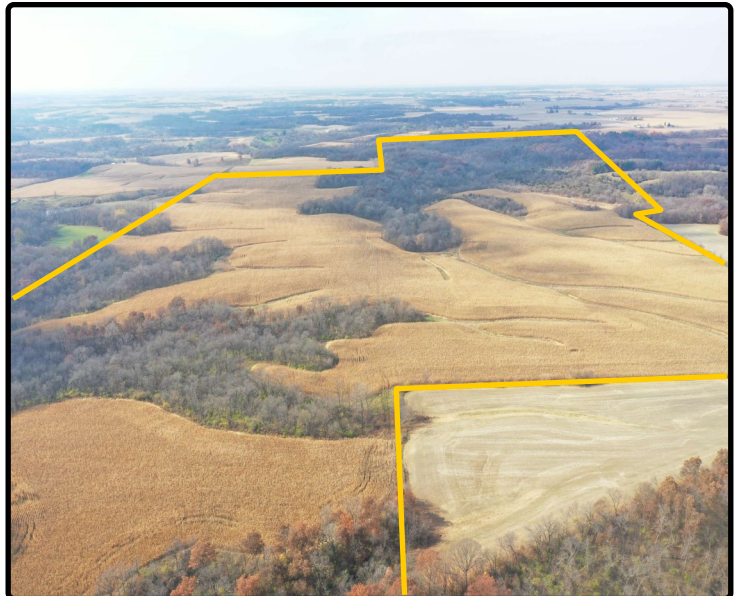
Parcel 1 - Southwest looking Northeast



Parcel 2 - Southwest looking Northeast



Parcel 2 - East looking West



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Bid Deadline: **Wed., Jan. 18, 2023**

Time: **12:00 Noon, CST**

Mail To:

Geneseo Office
Attn: Brandon Yaklich
P.O. Box 9
Geneseo, IL 61254

Seller

Warren King Living Trust

Agency

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

Attorney

Jim Nash
Nash, Bean Ford & Brown, LLP

Method of Sale

- Parcels will be offered individually, and not combined in any way.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Brandon Yaklich at 309-883-9490.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Geneseo, IL Hertz office, on or before Wednesday, January 18, 2023 by 12 P.M., CST. The Seller will accept or reject all bids by 12 P.M., CST on Thursday, January 19, 2023, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 1, 2023, or as soon thereafter as closing documents are available. Final settlement will require a wire transfer. Possession will be given at settlement. The Seller will credit the successful bidder at closing for the 2022 real estate taxes payable in 2023.

Contract & Title

Upon acceptance of bid by Seller, the successful 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