

# Land Auction

**ACREAGE:**

**215.72 Acres, m/l**

In 3 parcels

Bureau County, IL

**DATE:**

Tuesday

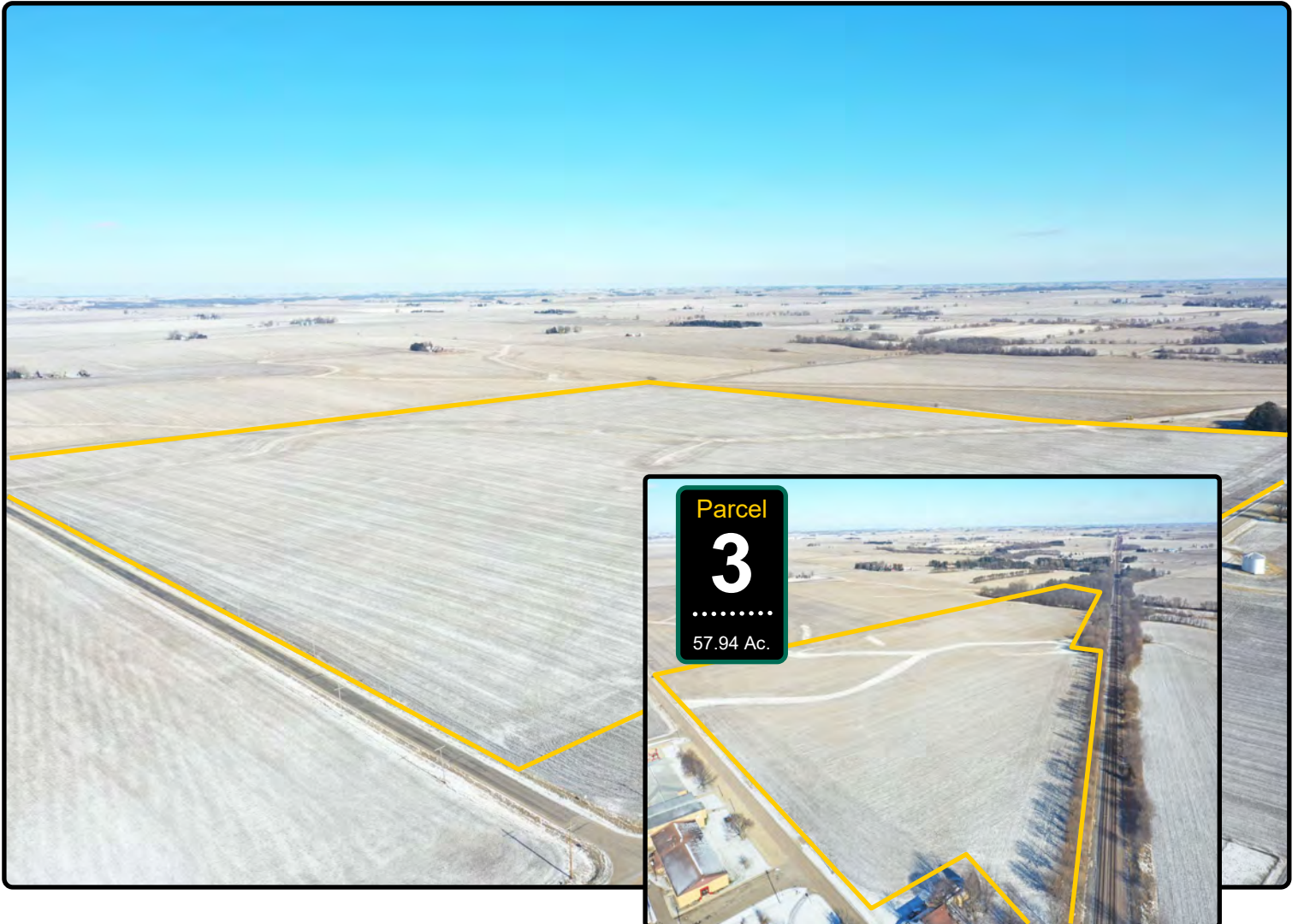
**February 7, 2023**

**10:00 a.m.**

**AUCTION TYPE:**

**Virtual-Online Only**

[bid.hertz.ag](https://bid.hertz.ag)



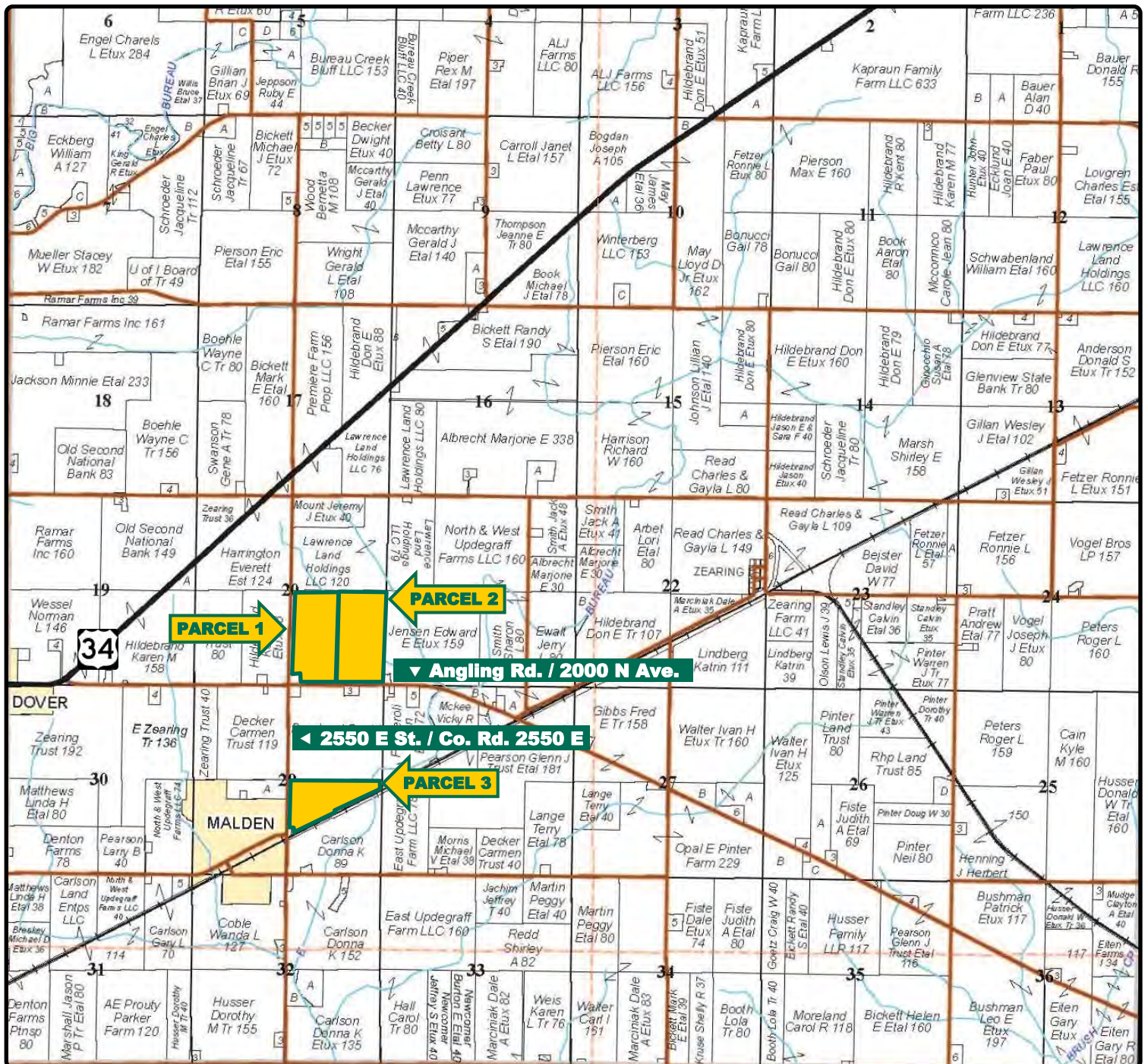
## Property Key Features

- Opportunity to Invest in Quality Farmland
- Highly Productive Bureau County Farms
- Located Near Malden, IL

**Chad Kies, AFM**  
Designated Managing Broker in IL  
**309-944-7838**  
[ChadK@Hertz.ag](mailto: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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## Parcel 1

**FSA/Eff. Crop Acres:** 75.94\*  
**CRP Acres:** 1.60\*  
**Corn Base Acres:** 67.27\*  
**Bean Base Acres:** 8.61\*  
**Soil Productivity:** 139.90 P.I.

*\*Acres are estimated.*

## Parcel 1 Property Information 77.78 Acres, m/l

### Location

From Malden: Go north on 2550 E St. / County Rd. 2550 E for approximately 0.70 mile. The farm is on the east side of the road.

### Legal Description

Part of the W½ of the SE¼ of Section 20, Township 17 North, Range 10 East of the 4th P.M., Bureau, Co., IL.

### Real Estate Tax

2021 Taxes Payable 2022 \$3,710.60  
 Taxable Acres: 77.78  
 Tax per Taxable Acre: \$47.71  
 Tax Parcel ID#: 11-20-400-004

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Part of Farm Number 5854, Tract 8377  
 FSA/Eff. Crop Acres: 75.94\*  
 CRP Acres: 1.60\*  
 Corn Base Acres: 67.27\*  
 Corn PLC Yield: 182 Bu.  
 Bean Base Acres: 8.61\*  
 Bean PLC Yield: 53 Bu.

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

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### CRP Contracts

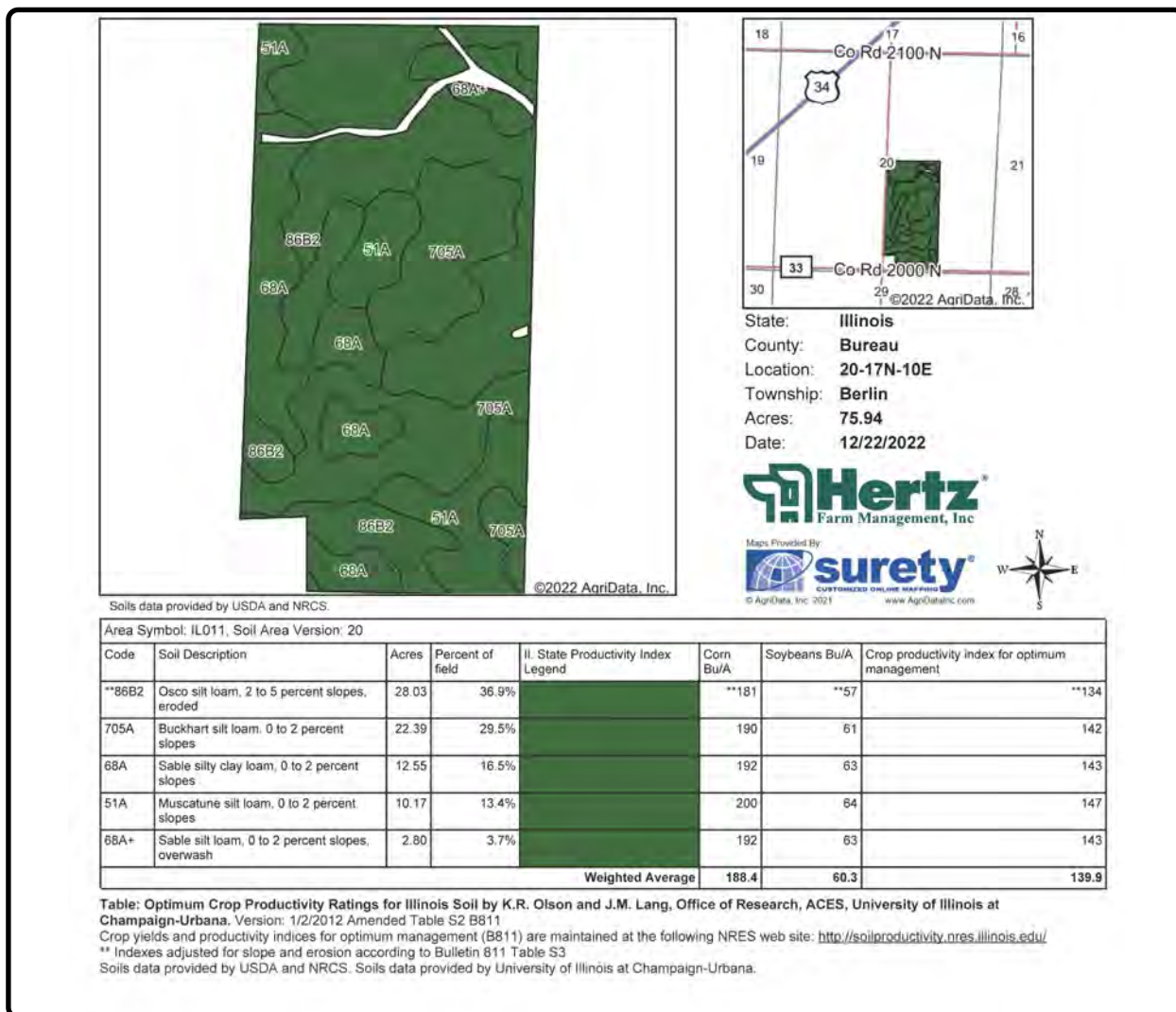
There are an estimated 1.60 acres enrolled in a CP-8A contract that pays an estimated \$325.03/acre - or an estimated \$520.00 annually - and expires 9/30/2023.

### Soil Types/Productivity

Main soil types are Osco, Buckhart, and Sable. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.90. 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 SGS North America, Inc.

pH: 6.10\*

K: 472.20\*

P: 74.50\*

\*Test results are of Parcels 1 and 2 combined.

## Land Description

Level to gently sloping.

## Drainage

Some tile. Tile maps available, contact agent.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

If Parcels 1 and 2 are sold to different buyers, a survey will be required and both parcels will be sold subject to final surveyed acres.

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## Parcel 2

**FSA/Eff. Crop Acres:** 78.11\*  
**CRP Acres:** 2.70\*  
**Corn Base Acres:** 69.20\*  
**Bean Base Acres:** 8.86\*  
**Soil Productivity:** 139.20 P.I.

*\*Acres are estimated.*

### Parcel 2 Property Information 80.00 Acres, m/l

#### Location

From Malden: Go north on 2550 E St. / Co. Rd. 2550 E for approximately 0.70 mile, then east on 2000 N Ave. / Angling Rd. for ¼ mile. The farm is on the north side of the road.

#### Legal Description

E½ of the SE¼ of Section 20, Township 17 North, Range 10 East of the 4th P.M., Bureau Co., IL.

#### Real Estate Tax

2021 Taxes Payable 2022: \$3,701.32  
 Taxable Acres: 80.00  
 Tax per Taxable Acre: \$46.27  
 Tax Parcel ID#: 11-20-400-003

#### Lease Status

Open lease for the 2023 crop year.

#### FSA Data

Part of Farm Number 5854, Tract 8377  
 FSA/Eff. Crop Acres: 78.11\*  
 CRP Acres: 2.70\*  
 Corn Base Acres: 69.20\*  
 Corn PLC Yield: 182 Bu.  
 Bean Base Acres: 8.86\*  
 Bean PLC Yield: 53 Bu.

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

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### CRP Contracts

There are an estimated 2.70 acres enrolled in a CP-8A contract that pays an estimated

\$325.03/acre - or an estimated 880.00 annually - and expires 9/30/2023.

#### Soil Types/Productivity

Main soil types are Osco, Buckhart, and Muscatune. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.20. 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

Soil tests completed in 2020 by SGS North America, Inc.  
 pH: 6.10\*  
 K: 472.20\*  
 P: 74.50\*

*\*Test results are of Parcels 1 and 2 combined.*





## Land Description

Level to gently sloping.

## Drainage

Some tile. Tile maps available, contact agent.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

If Parcels 1 and 2 are sold to different buyers, a survey will be required and both parcels will be sold subject to final surveyed acres.

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## Parcel 3

FSA/Eff. Crop Acres:	45.99
CRP Acres:	2.30
Corn Base Acres:	40.74
Bean Base Acres:	5.22
Soil Productivity:	132.20 P.I.

### Parcel 3 Property Information 57.94 Acres, m/l

#### Location

Located on the east side of Malden along 2550 E St. / Co. Rd. 2550 E.

#### Legal Description

The SE¼, except 1.73 acres, of Section 29, Township 17 North, Range 10 East of the 4th P.M., Bureau Co., IL.

#### Real Estate Tax

2021 Taxes Payable 2022: \$2,038.18  
Taxable Acres: 57.94  
Tax per Taxable Acre: \$35.18  
Tax Parcel ID #: 11-29-400-004

#### Lease Status

Open lease for the 2023 crop year.

#### FSA Data

Part of Farm Number 5854, Tract 1188  
FSA/Eff. Crop Acres: 45.99  
CRP Acres: 2.30  
Corn Base Acres: 40.74  
Corn PLC Yield: 182 Bu.  
Bean Base Acres: 5.22  
Bean PLC Yield: 53 Bu.

#### NRCS Classification

HEL: Highly Erodible Land.

#### CRP Contracts

There are 2.30 acres enrolled in a CP-8A contract that pays \$316.12/acre - or \$728.00 annually - and expires 9/30/2023.

#### Soil Types/Productivity

Main soil types are Buckhart, Osco, and Greenbush. Productivity Index (PI) on the 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

Soil tests completed in 2020 by SGS North America, Inc.  
pH: 6.50  
K: 360.40  
P: 61.20

#### Land Description

Level to moderately sloping.



State: **Illinois**  
County: **Bureau**  
Location: **29-17N-10E**  
Township: **Berlin**  
Acres: **45.99**  
Date: **12/22/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
705A	Buckhart silt loam, 0 to 2 percent slopes	12.38	26.9%		190	61	142
**86C3	Oscos silty clay loam, 5 to 10 percent slopes, severely eroded	10.50	22.8%		**164	**52	**121
675A	Greenbush silt loam, 0 to 2 percent slopes	6.97	15.2%		184	58	134
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	4.51	9.8%		186	58	136
**86B2	Oscos silt loam, 2 to 5 percent slopes, eroded	3.40	7.4%		**181	**57	**134
51A	Muscataine silt loam, 0 to 2 percent slopes	3.06	6.7%		200	64	147
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	2.59	5.6%		**130	**42	**95
**86B	Oscos silt loam, 2 to 5 percent slopes	2.42	5.3%		**189	**59	**140
**93D	Rodman gravelly sandy loam, 6 to 12 percent slopes	0.16	0.3%		**105	**37	**81
Weighted Average					179	56.8	132.2

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

Some tile. Tile maps available, contact agent.

## Water & Well Information

None.

## Buildings/Improvements

None.

*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** - Southwest looking Northeast



**Parcel 2** - Southeast looking Northwest



**Parcel 3** - Northwest looking Southeast



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Date: **Tues., February 7, 2023**

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

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

### Sellers

Michael V. Morris, Lynn A. Kilroy Estate, Ann M. Kerrigan Living Trust, Tara E. Kilroy, Brendan J. Kilroy, Elizabeth N. Bandermann, Paul S. Kilroy, and Kenneth W. Morris

### Agency

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

### Auctioneer

Eric Wilkinson  
License Number: 441.002361

### Attorney

William S. Beneke  
Russell, English, Scoma & Beneke, 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 March 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. 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.