

Land Auction

ACREAGE:

102.83 Acres, m/l
In 3 parcels
Grundy County, IL

DATE:

Tuesday
March 14, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



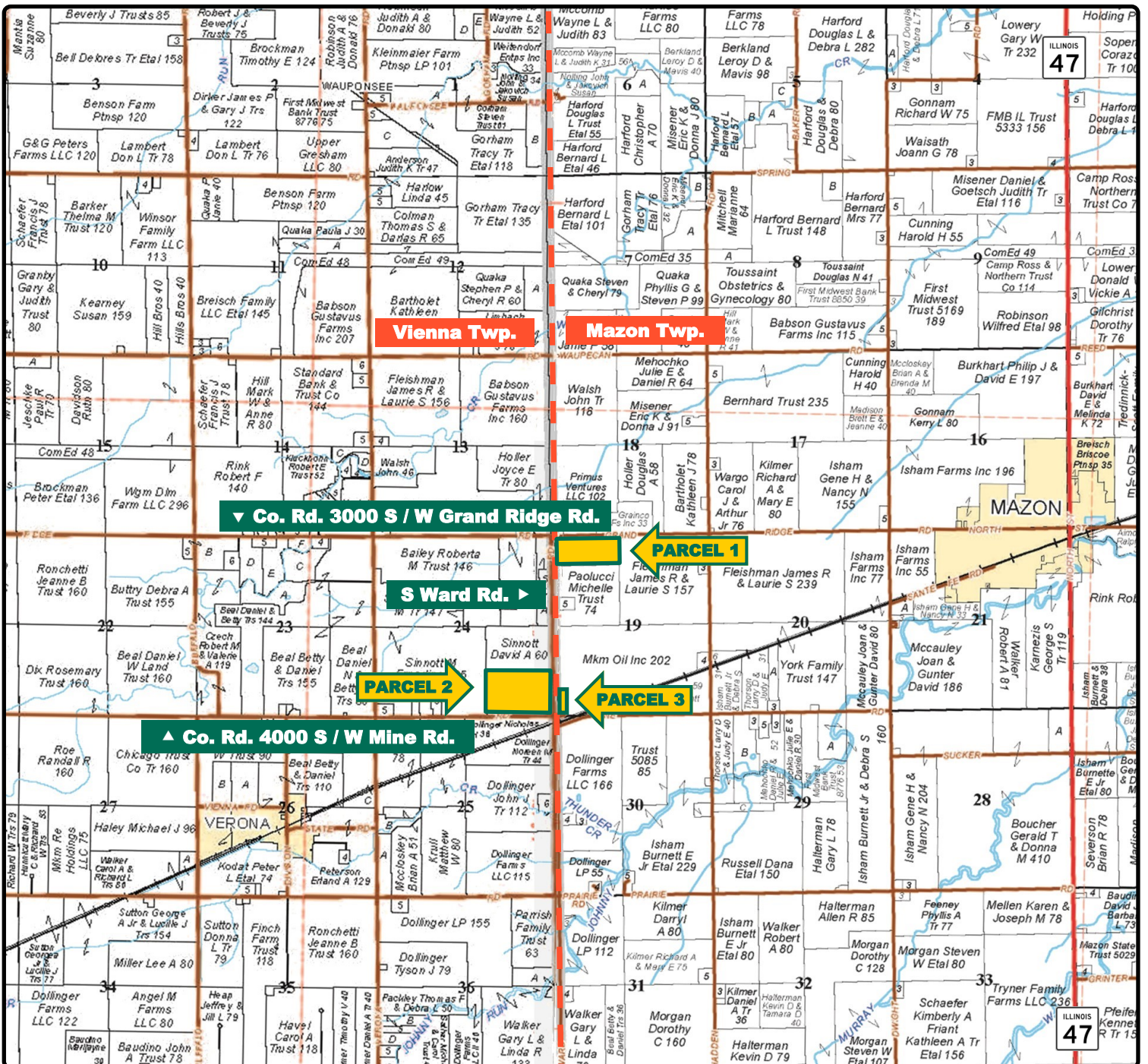
Property Key Features

- Excellent Quality Grundy County Farms
- Open Lease for 2023
- Located Approximately 3 Miles West of Mazon, IL

Eric Wilkinson, AFM
Designated Managing Broker in IL
815-671-4175
EricW@Hertz.ag

815-935-9878
200 E Court St., Ste 600
Kankakee, IL 60901
www.Hertz.ag

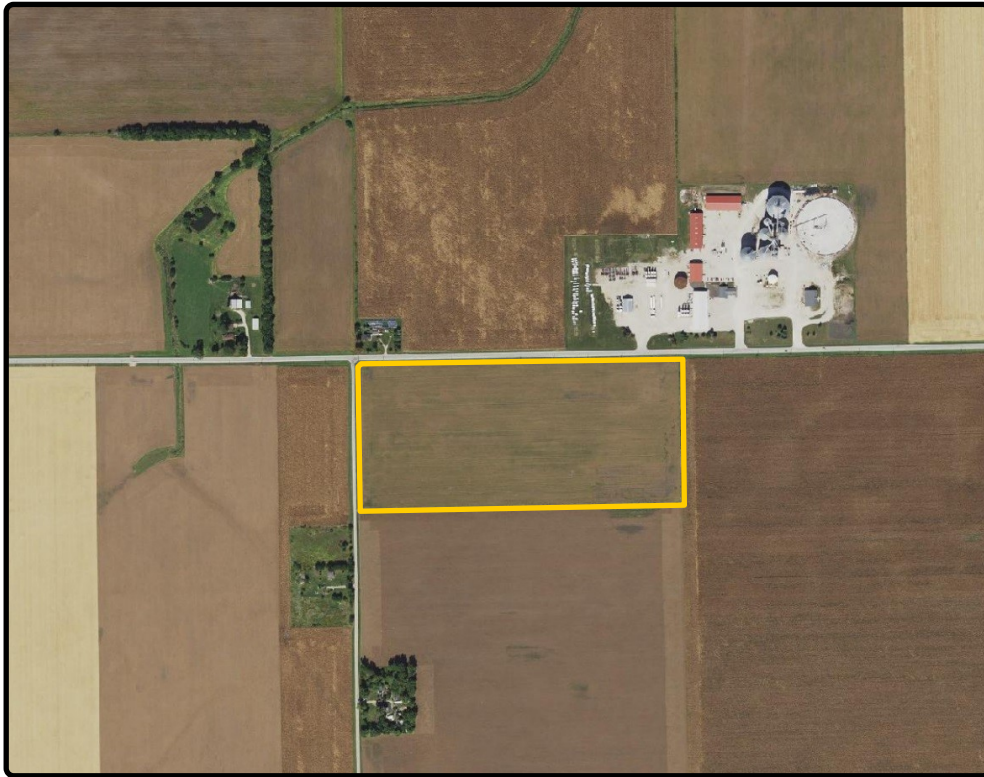
Vienna Township, Grundy County, IL
Mazon Township, Grundy County, IL



Map reproduced with permission of Rockford Map Publishers

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Parcel 1

| | |
|-----------------------------|--------------------|
| FSA/Eff. Crop Acres: | 36.29 |
| Corn Base Acres: | 21.65 |
| Bean Base Acres: | 13.33 |
| Soil Productivity: | 143.50 P.I. |

Parcel 1 Property Information 39.33 Acres, m/l

Location

3 miles west of Mazon, IL or 3 miles northeast of Verona. The property is located on the south side of W Grand Ridge Rd. / Co. Rd. 3000 S.

Legal Description

Part of N½ of NW¼, Section 19, Township 32 North, Range 7 East of the 3rd P.M., Grundy Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$2,210.16
Taxable Acres: 39.33
Tax per Taxable Acre: \$56.20
Tax Parcel ID#: 08-19-100-001

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 1114, Tract 1956
FSA/Eff. Crop Acres: 36.29
Corn Base Acres: 21.65
Corn PLC Yield: 174 Bu.
Bean Base Acres: 13.33
Bean PLC Yield: 54 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Wetlands determination not complete.

Soil Types/Productivity

Main soil type is Drummer. Productivity Index (PI) on the FSA/Eff. Crop acres is 143.50. 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 Precision Agronomics, Inc.
pH: 5.8
K: 421
P:114

Land Description

Level to gently sloping with 0-5% slopes.

Drainage

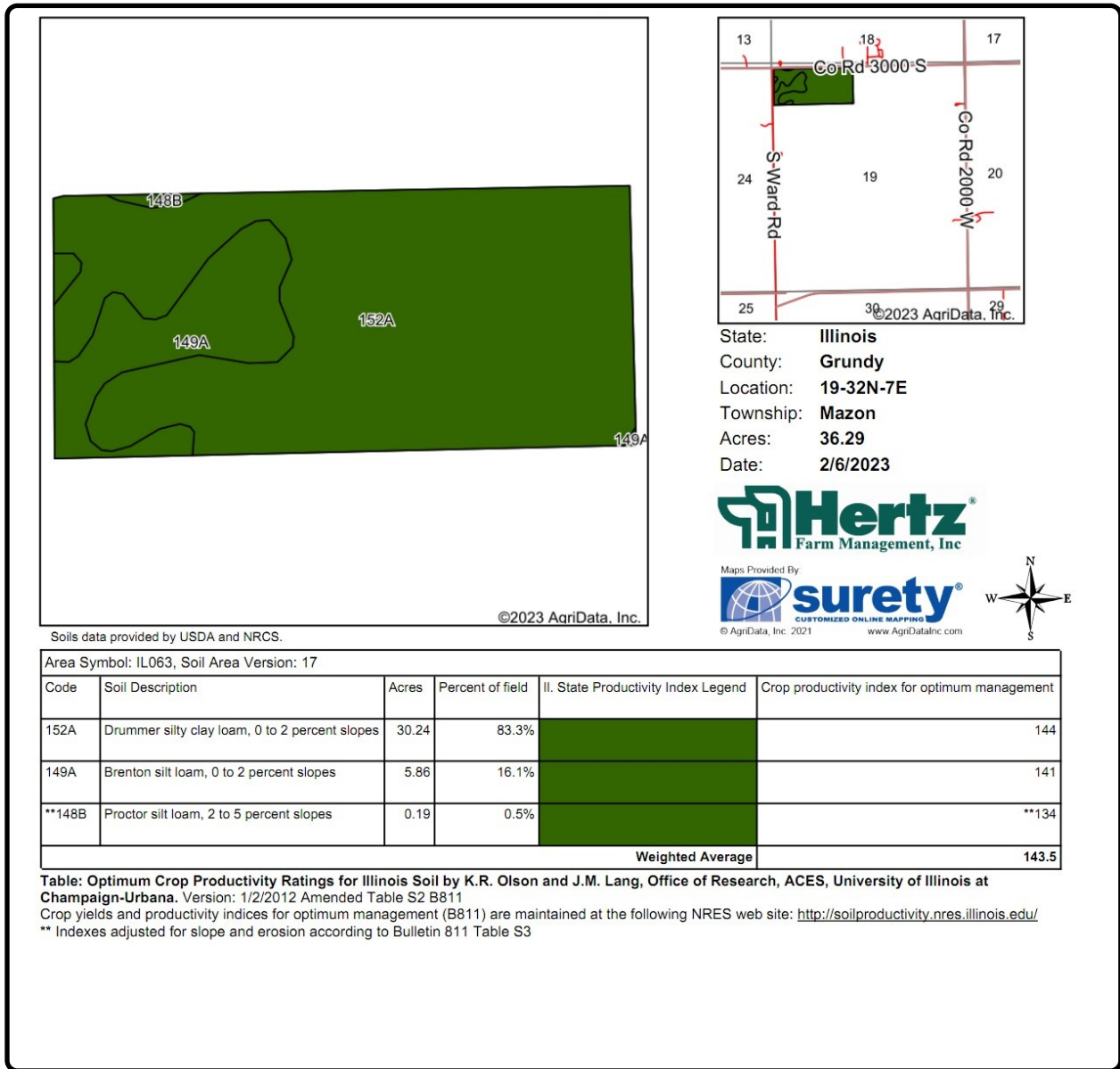
Natural with some tile. No tile maps available.

Buildings/Improvements

None.

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Water & Well Information

None.

Comments

Excellent quality farm located along a hard-surface road.

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Parcel 2

| | |
|-----------------------------|--------------------|
| FSA/Eff. Crop Acres: | 58.49* |
| Corn Base Acres: | 34.89* |
| Bean Base Acres: | 21.40* |
| Soil Productivity: | 142.90 P.I. |

**Acres are estimated.*

Parcel 2 Property Information 60.00 Acres, m/l

Location

3½ miles west of Mazon or 2½ miles northeast of Verona. The property is located on the north side of Co. Rd. 4000 S / W Mine Rd.

Legal Description

Part of the SE¼ of Section 24, Township 32 North, Range 6 East of the 3rd P.M., Grundy Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$3,494.64
Taxable Acres: 60.00
Tax per Taxable Acre: \$58.24
Tax Parcel ID#: 07-24-400-002

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 1114
Part of Tract 1955
FSA/Eff. Crop Acres: 58.49*
Corn Base Acres: 34.89*
Corn PLC Yield: 174 Bu.
Bean Base Acres: 21.40*
Bean PLC Yield: 54 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.
Wetland determination not complete.

Soil Types/Productivity

Main soil type is Drummer. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 142.90. 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 2022 by Precision Agronomics, Inc.
pH: 5.8
K: 385
P:82

Land Description

Level to gently sloping with 0-2% slopes.

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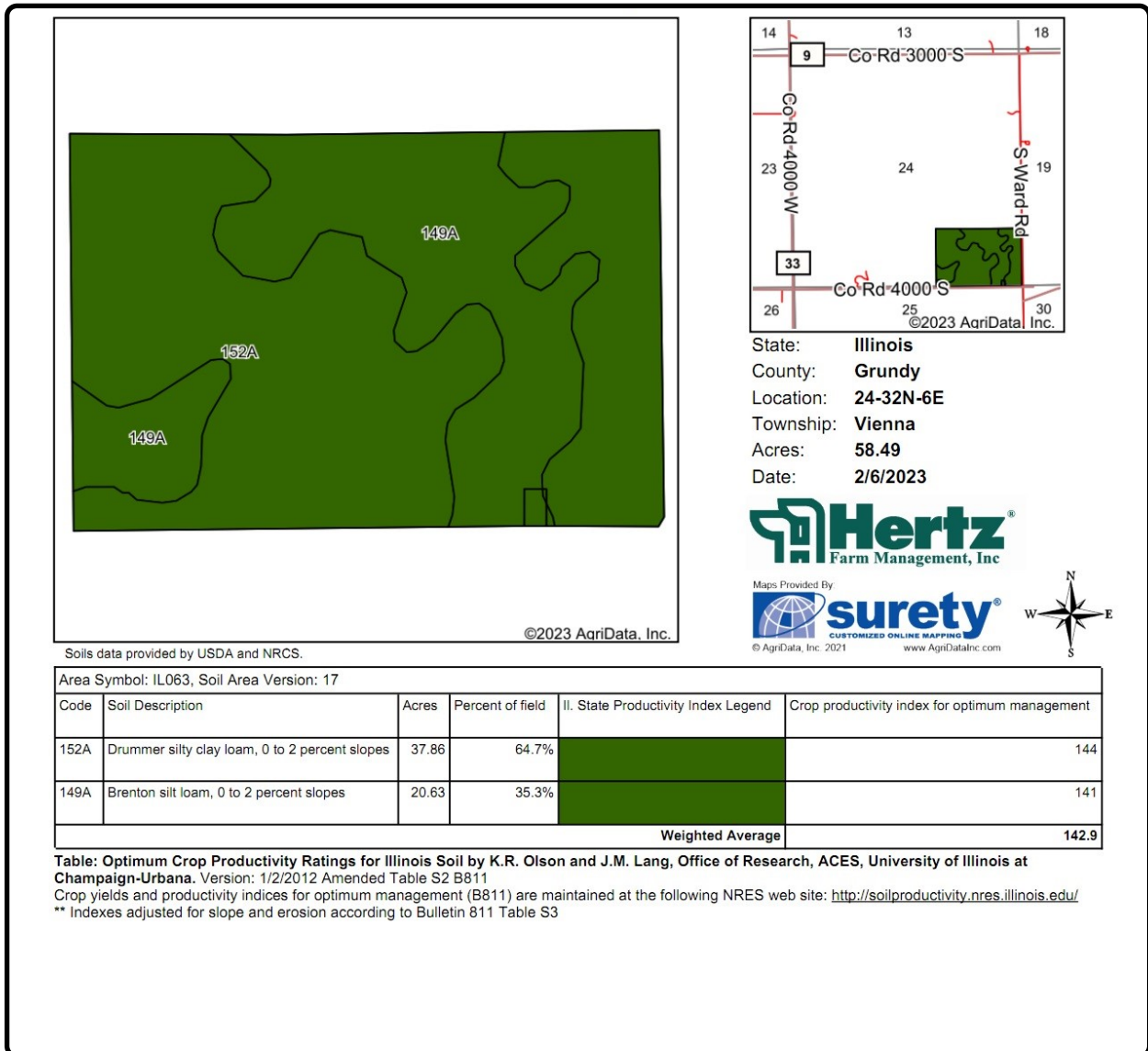
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Drainage

Natural with some tile. No tile maps available.

Water & Well Information

None.

Buildings/Improvements

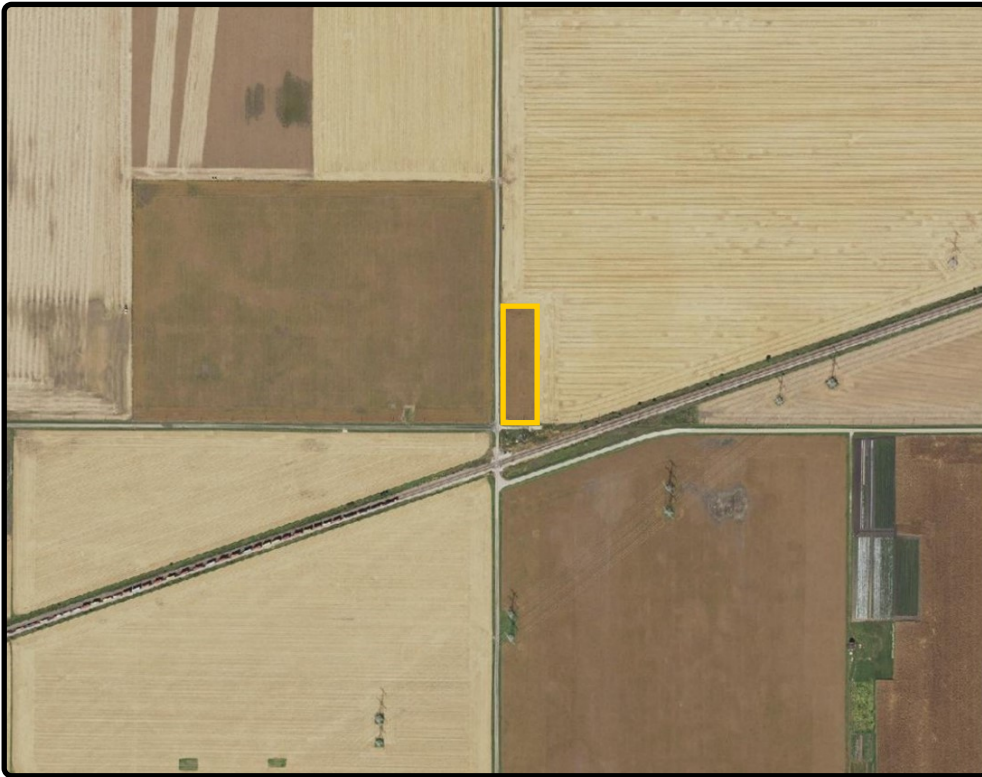
None.

Comments

Excellent quality farm with opportunity for a mutual drainage main.

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Parcel 3

| | |
|-----------------------------|--------------------|
| FSA/Eff. Crop Acres: | 2.75* |
| Corn Base Acres: | 1.64* |
| Bean Base Acres: | 1.01* |
| Soil Productivity: | 144.00 P.I. |

**Acres are estimated.*

Parcel 3 Property Information 3.50 Acres, m/l

Location

3½ miles west of Mazon or 2½ miles northeast of Verona. The property is located on the east side of S Ward Rd.

Legal Description

West 3.50 acres of SW¼ of SW¼, Section 19, Township 32 North, Range 7 East of the 3rd P.M., Grundy Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$178.98
Taxable Acres: 3.50
Tax per Taxable Acre: \$51.14
Tax Parcel ID #: 08-19-300-001

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 1114
Part of Tract 1955
FSA/Eff. Crop Acres: 2.75*
Corn Base Acres: 1.64*
Corn PLC Yield: 174 Bu.
Bean Base Acres: 1.01*
Bean PLC Yield: 54 Bu.
**Acres are estimated pending reconstitution of farm by the Grundy County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
Wetland determination not complete.

Soil Types/Productivity

Main soil type is Drummer. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 144.00. 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

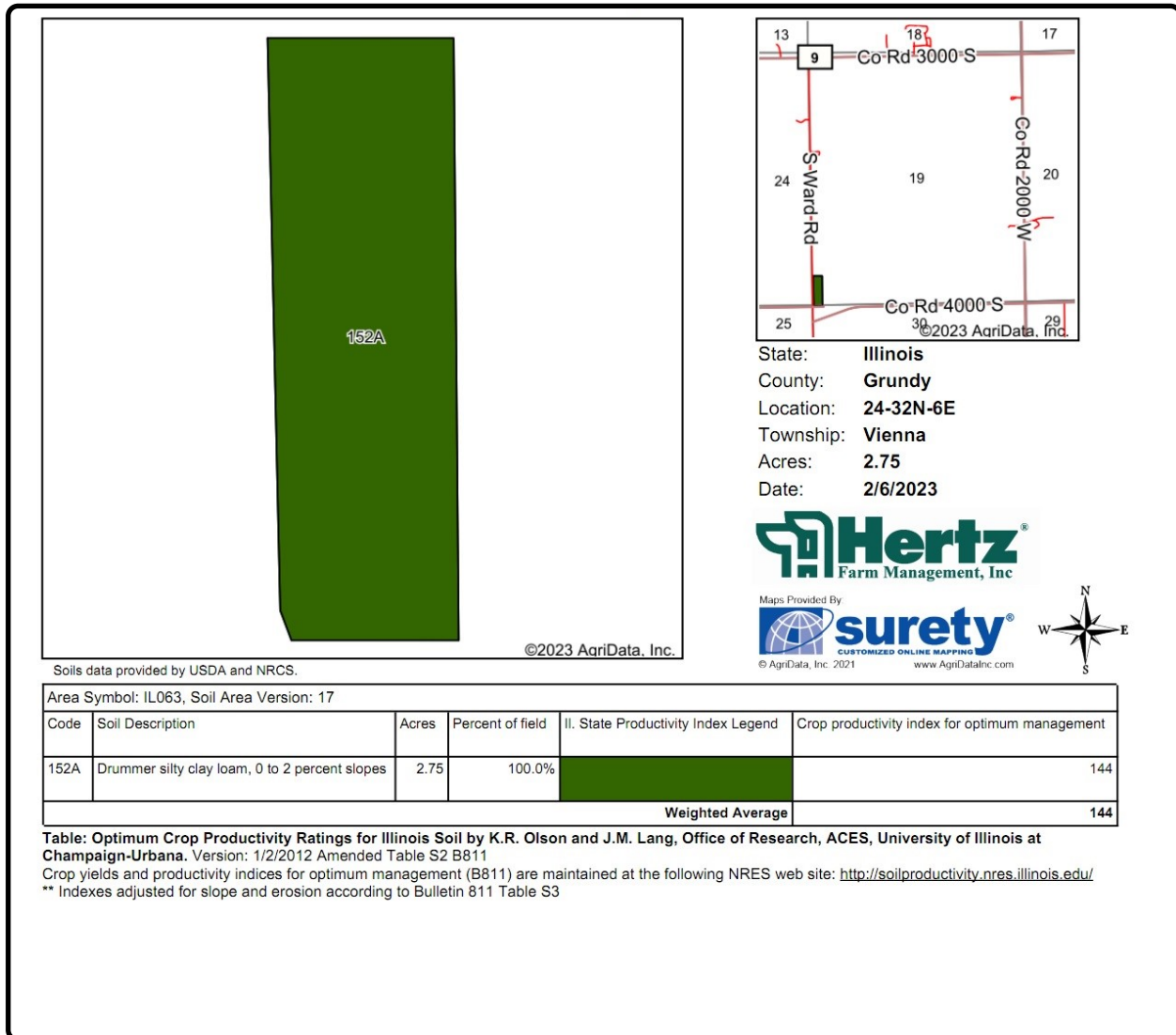
Soil tests completed in 2022 by Precision agronomics, Inc.
pH: 5.7
K: 467
P: 148

Land Description

Level to gently sloping with 0-5% slopes.

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Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

An excellent quality, small parcel near Mazon.

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 - Southwest looking Northeast



Parcel 3 - South looking North



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Date: **Tues., March 14, 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, Eric Wilkinson at 815-671-4175 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

John & Loretta Cray and Frederick T. Krause as Executor of the Estate of Frederick W. Krause

Agency

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

Auctioneer

Eric Wilkinson, AFM
License Number 441.002361

Attorney

J. C. Lawson
Mueller, Lawson & Frobish, 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 April 14, 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 pay 2022 real estate taxes due and payable in 2023; Buyer will pay 2023 real estate taxes due and payable in 2024 and beyond.

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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