

Land Auction

ACREAGE:

242.75 Acres, m/l

In 3 parcels

Tazewell County, IL

DATE:

Tuesday

March 21, 2023

10:00 a.m.

AUCTION TYPE:

Hybrid

Delavan, IL &
bid.hertz.ag



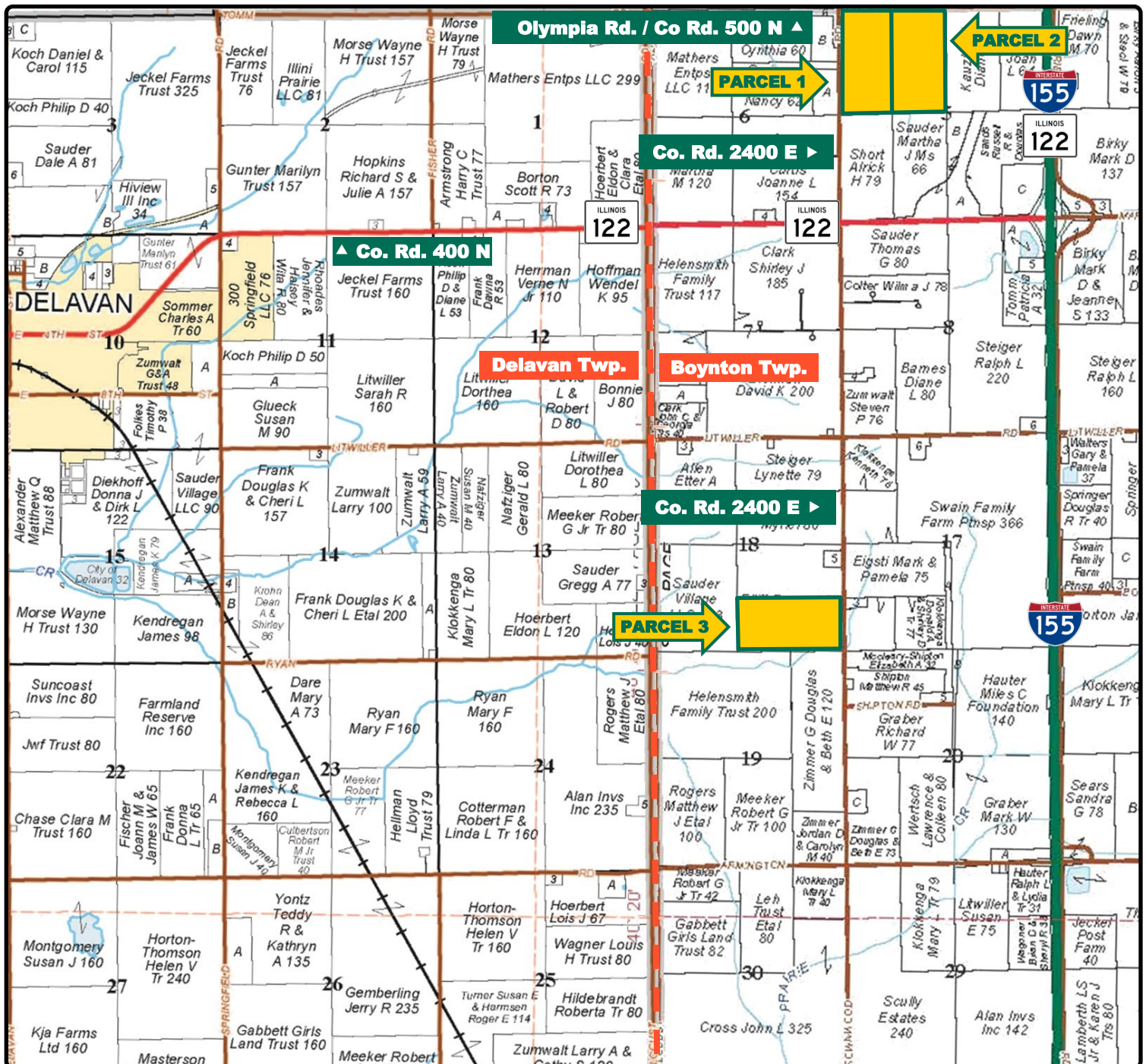
Property Key Features

- Excellent Soils
- Seed Corn Farms
- Investment Quality Properties

Brent Bidner, AFM
Designated Managing Broker in IL
217-433-0154
BrentB@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Spencer Smith, AFM, ALC
Licensed Broker in IL
Licensed Salesperson in IA
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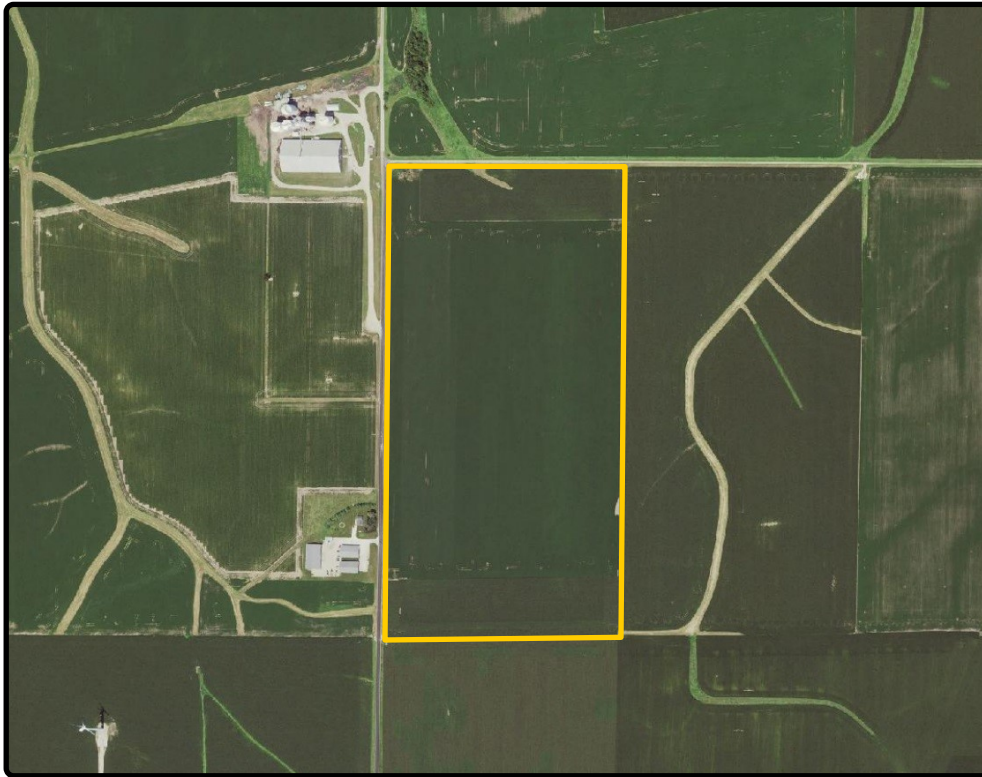
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Parcel 1

FSA/Eff. Crop Acres: 80.00*
Corn Base Acres: 48.90*
Bean Base Acres: 29.70*
Soil Productivity: 141.60 P.I.

**Acres are estimated.*

Parcel 1 Property Information 81.53 Acres, m/l

Location

From Delavan: Head east on IL-122 / Co. Rd. 400 N for 4 miles, turn north onto Co. Rd. 2400 E and follow it for ½ mile. The farm is on the east side of the road.

Legal Description

W½ of NW¼, Section 5, Township 22 North, Range 3 West of the 3rd P.M., Tazewell Co., IL.

Lease Status

Leased through the 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$4,367.85*

Surveyed Acres: 81.53

Taxable Acres: 80.00*

Tax per Taxable Acre: \$54.60*

Tax Parcel ID#: 22-22-05-100-001

**Taxes estimated pending tax parcel split. Tazewell County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 28

Part of Tract 2767

FSA/Eff. Crop Acres: 80.00*

Corn Base Acres: 48.90*

Corn PLC Yield: 175 Bu.

Bean Base Acres: 29.70*

Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Ipava, Osco, and Sable. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 141.60. 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 Hopedale Ag.

pH: 6.1

K: 52

P: 297

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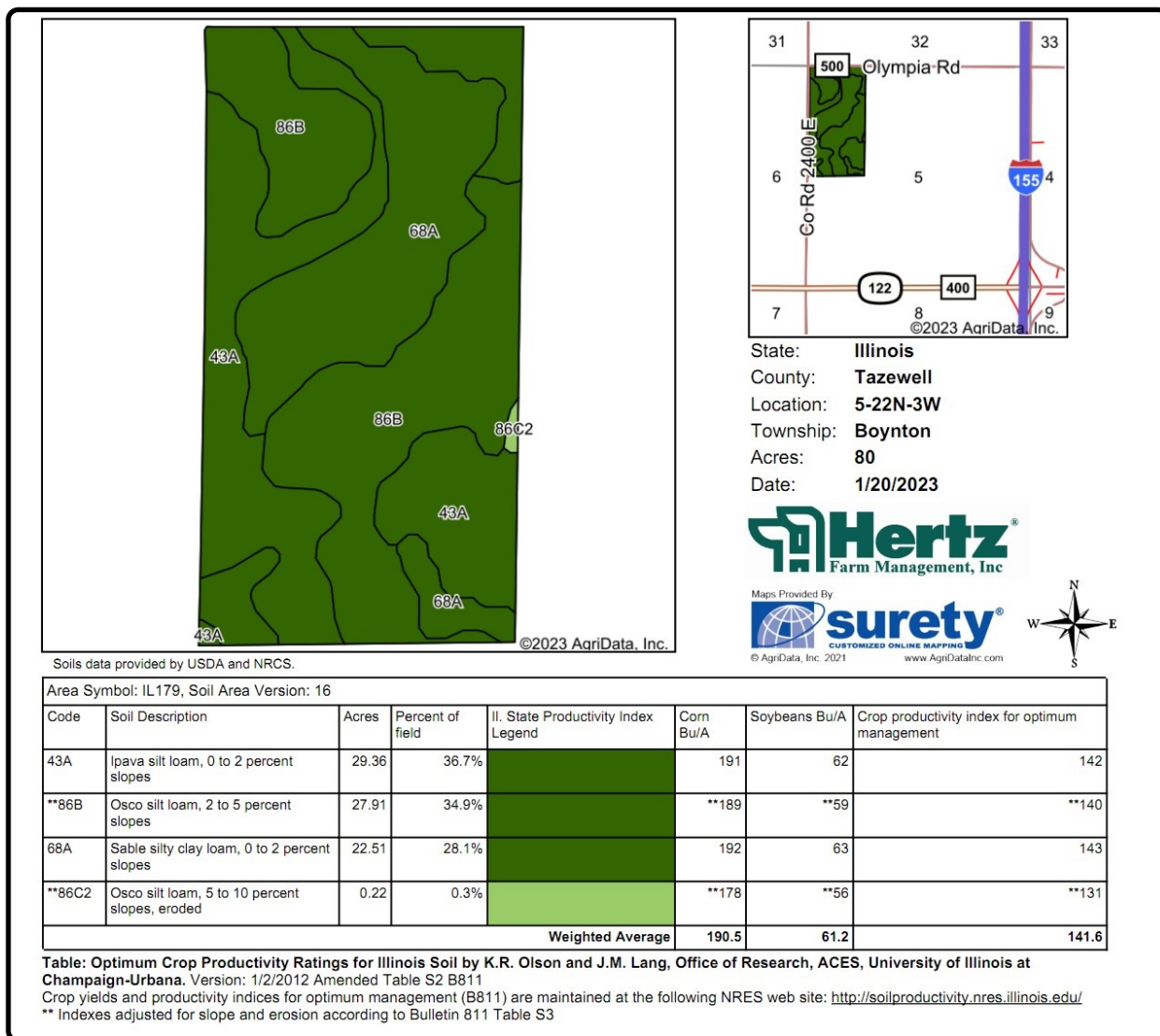
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Land Description

Mostly level.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Crop Share

Buyer will assume the 50/50 crop share lease with existing operator and will reimburse the Seller for the 2023 crop expenses incurred to closing. Buyer will also be responsible to pay for the landowner's share of any other 2023 crop expenses. Contact agent for details.

Survey

Property was recently surveyed and per the survey this parcel contains 81.53 acres, m/l.

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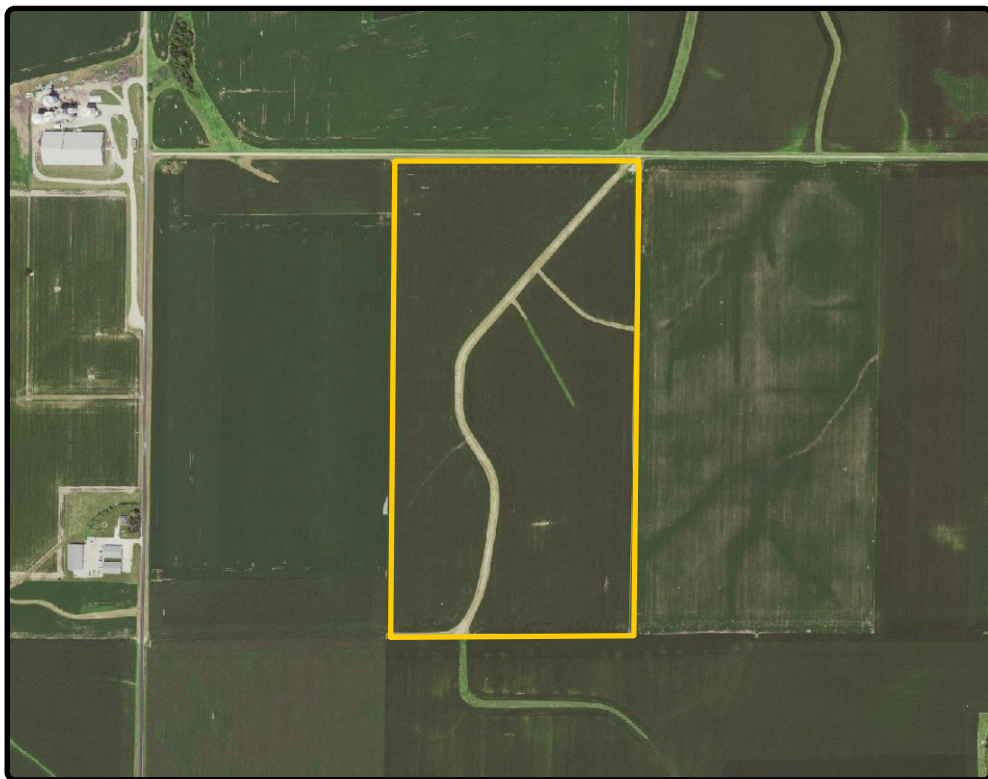
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Parcel 2

FSA/Eff. Crop Acres: 75.59*
Corn Base Acres: 46.30*
Bean Base Acres: 28.00*
Soil Productivity: 139.60 P.I.

**Acres are estimated.*

Parcel 2 Property Information 80.92 Acres, m/l

Location

From Delavan: Head east on IL-122 / Co. Rd. 400 N for 4 miles, turn north onto Co. Rd. 24000 E and follow for 1 mile, then east onto Co. Rd. 5000 N / Olympia Rd. for ¼ mile. The farm is located on the south side of the road.

Legal Description

E½ of the NW¼ Section 5, Township 22 North, Range 3 west of the 3rd P.M., Tazewell Co., IL.

Lease Status

Leased through the 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$4,367.85*

Surveyed Acres: 80.92

Taxable Acres: 80.00*

Tax per Taxable Acre: \$54.60*

Tax Parcel ID#: 22-22-05-100-001

**Taxes estimated pending tax parcel split. Tazewell County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 28

Part of Tract 2767

FSA/Eff. Crop Acres: 75.59*

Corn Base Acres: 46.30*

Corn PLC Yield: 175 Bu.

Bean Base Acres: 28.00*

Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Ipava and Osco. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.60. 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 Hopedale Ag.

pH: 6.3

K: 63

P: 359

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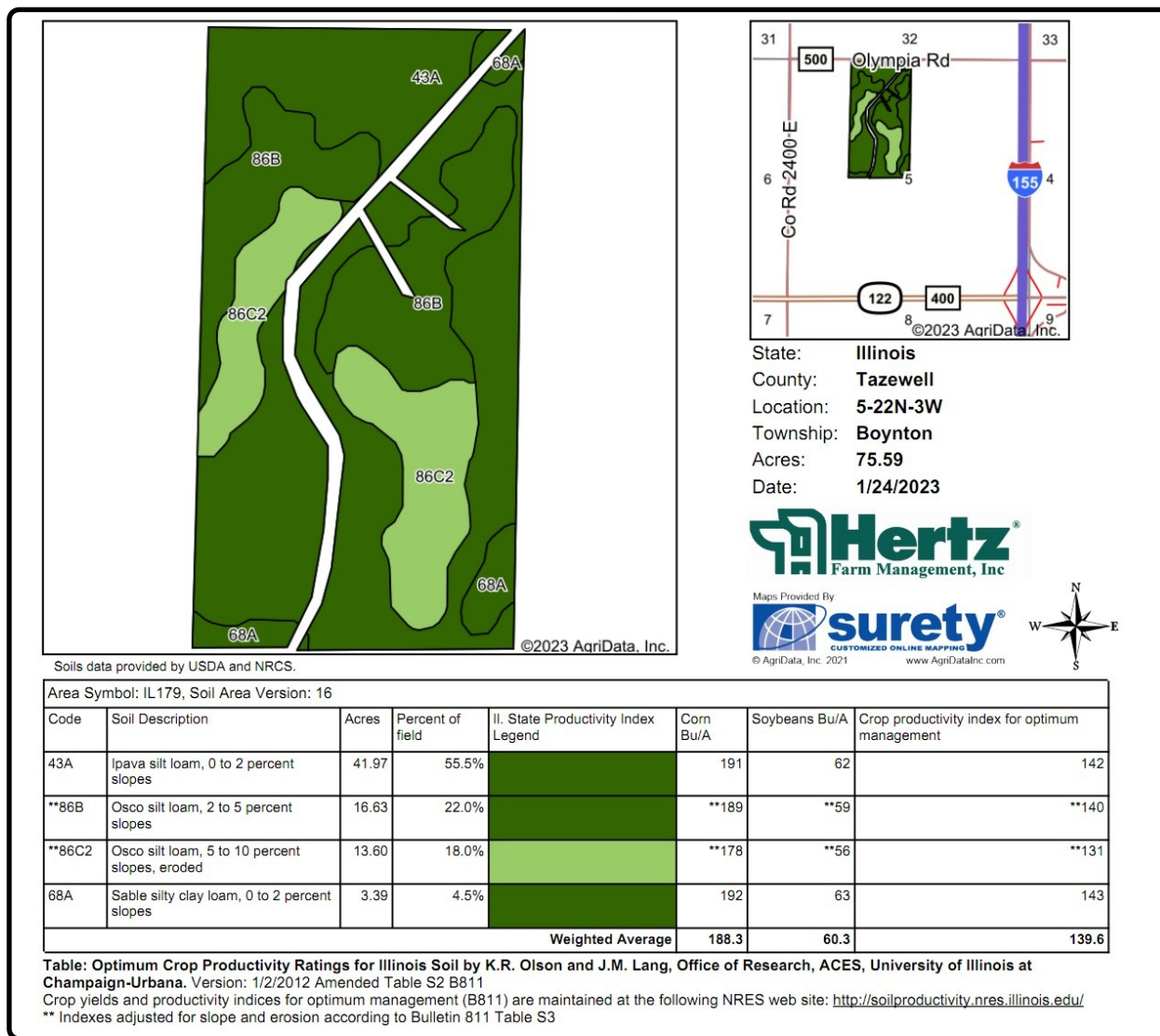
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Land Description

Mostly level.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Crop Share

Buyer will assume the 50/50 crop share lease with existing operator and will reimburse the Seller for the 2023 crop expenses incurred to closing. Buyer will also be responsible to pay for the landowner's share of any other 2023 crop expenses. Contact agent for details.

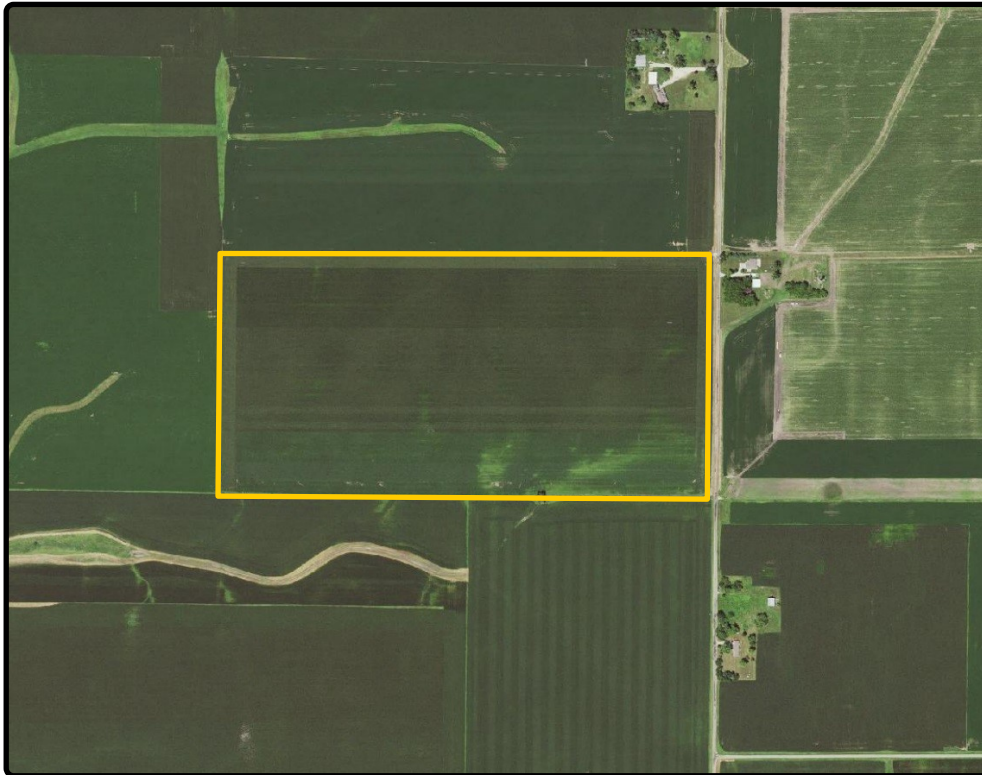
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Parcel 3

FSA/Eff. Crop Acres: 80.00*
Corn Base Acres: 51.10*
Bean Base Acres: 28.90*
Soil Productivity: 141.80 P.I.

**Acres are estimated.*

Parcel 3 Property Information 80.30 Acres, m/l

Location

From Delavan: Head east on IL-122 / Co. Rd. 400 N for 4 miles, then south onto Co. Rd. 2400 E for 1.8 miles. The farm is located on the west side of the road.

Legal Description

S½ of the SE¼, Section 18, Township 22 North, Range 3 West of the 3rd P.M., Tazewell Co., IL.

Lease Status

Leased through the 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$4,494.39*

Surveyed Acres: 80.30

Taxable Acres: 80.00*

Tax per Taxable Acre: \$56.18*

Tax Parcel ID #: 22-22-18-400-003

**Taxes estimated pending tax parcel split. Tazewell County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 28

Part of Tract 2766

FSA/Eff. Crop Acres: 80.00*

Corn Base Acres: 51.10*

Corn PLC Yield: 175 Bu.

Bean Base Acres: 28.90*

Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Ipava, Osco and Sable. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 141.80. 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 Hopedale Ag.

pH: 6.8

K: 58

P: 347

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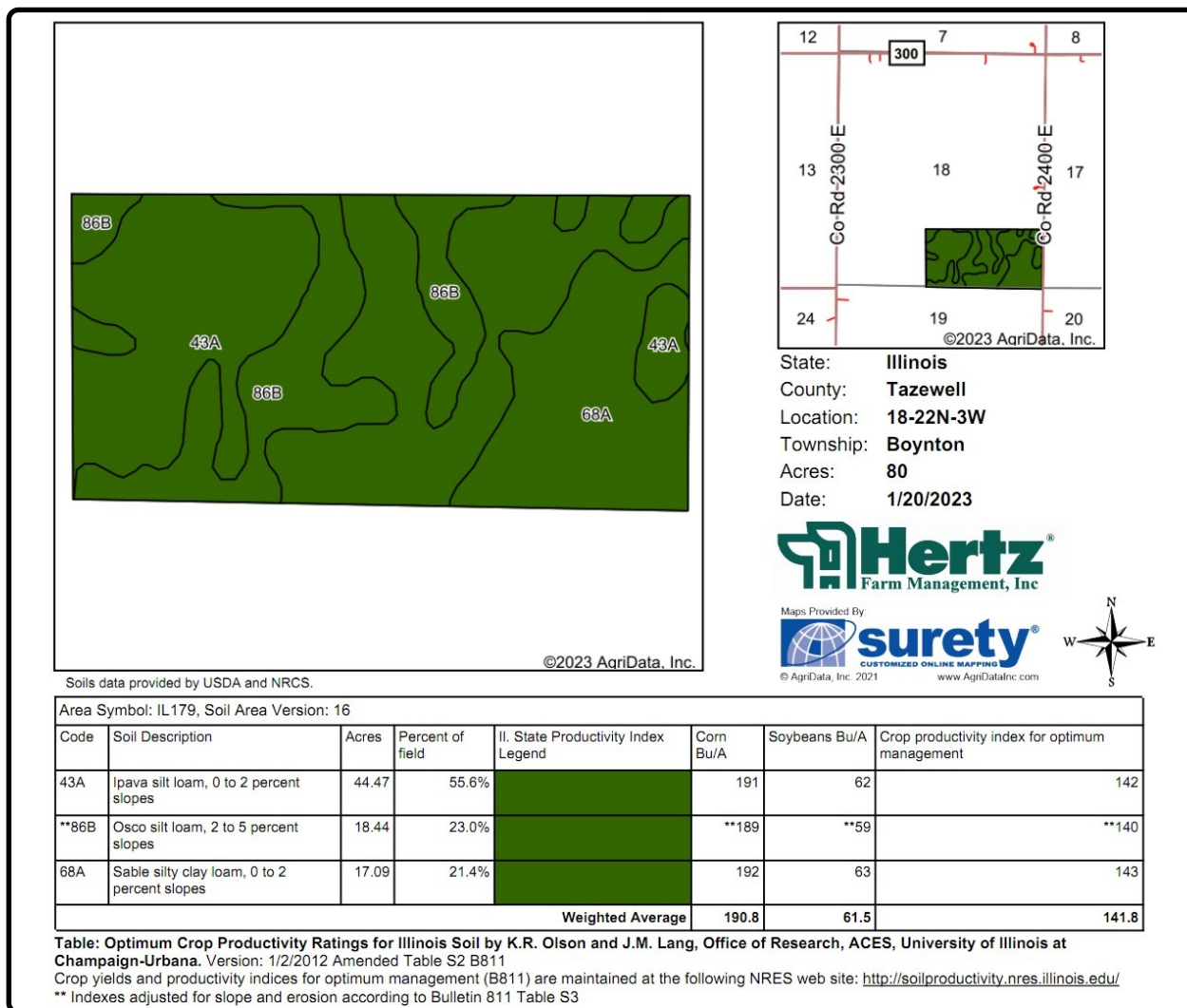
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Land Description

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Drainage

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Buildings/Improvements

None.

Water & Well Information

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Crop Share

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Survey

Property was recently surveyed and per the survey this parcel contains 80.30 acres, m/l.

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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Parcels 1 & 2 - NW Corner of Parcel 1 looking SE at Parcel 2



Parcels 1 & 2 - SE Corner of Parcel 2 looking NW



Parcel 3 - E looking SW



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Date: **Tues., March 21, 2023**

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

Site: **American Legion
Post 382
118 E Third St.
Delavan, IL 61734**

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, Brent Bidner at 217-433-0154 or Spencer Smith at 309-826-7736 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 contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining 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 P. Snyder and Julie E. Snyder

Agency

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

Auctioneer

Spencer Smith, AFM
License Number: 441.002375

Attorney

Jason Proehl
Kuhfuss & Proehl PC

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 21, 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 December 31, 2023. The Seller will credit the successful bidder at closing for the 2022 real estate taxes, payable in 2023. The lease will be assigned at closing to the Buyer(s). The Buyer(s) will reimburse the Seller for the 2023 crop expenses paid and will be responsible for the landowner's share of any unpaid 2023 crop expenses. Contact agent for detail. The purchase price will be based on the 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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