

Land Auction

ACREAGE:

76.50 Acres, m/l
Kankakee County, IL

DATE:

Thursday
March 30, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
St. Anne, IL &
bid.hertz.ag

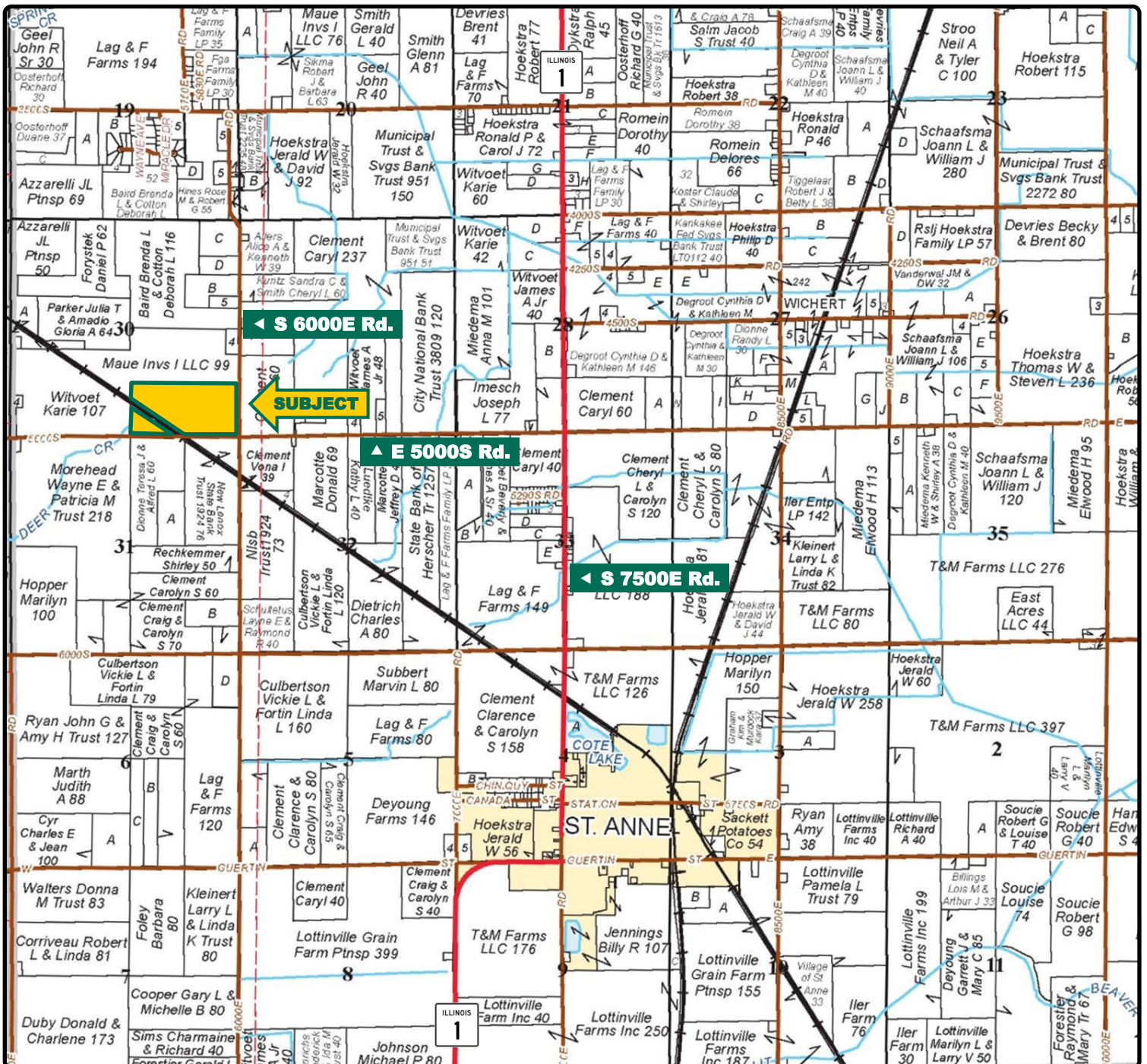


Property Key Features

- Open Lease for 2023 Crop Year
- Located 3 Miles Northwest of St. Anne, IL
- Productive Kankakee County Farm

Dakota Behrends
Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag

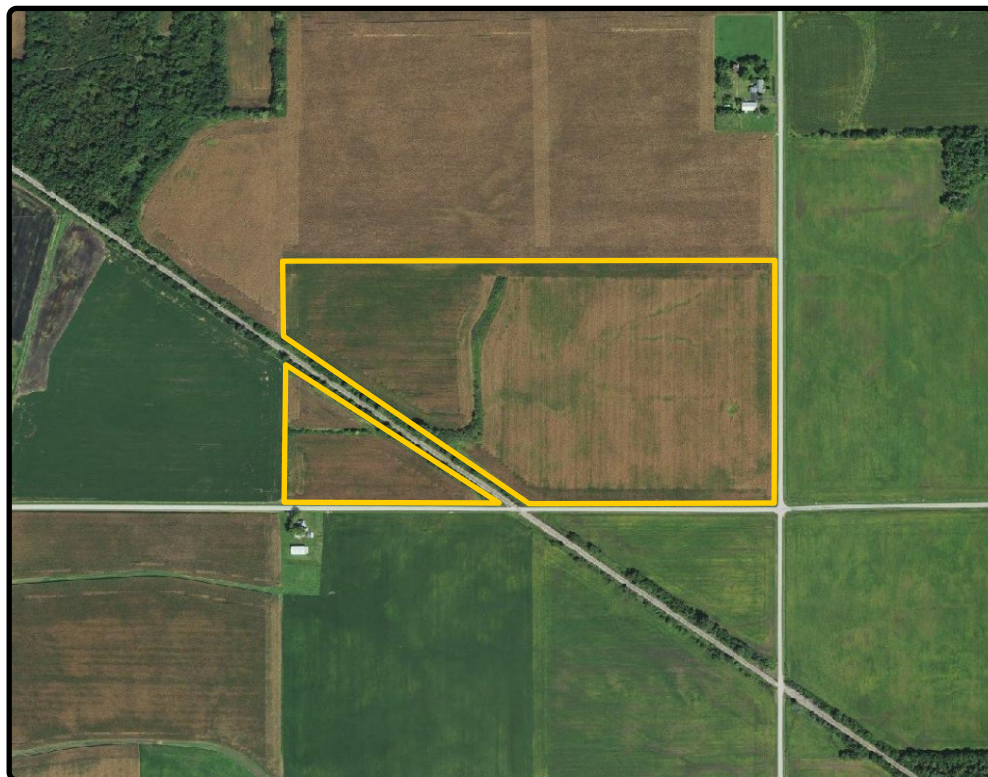
815-935-9878
200 E Court, Ste 600
Kankakee, IL 60901
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FSA/Eff. Crop Acres:	74.20
Corn Base Acres:	21.10
Bean Base Acres:	35.60
Soil Productivity:	120.30 P.I.

Property Information

76.50 Acres, m/l

Location

From St. Anne: Go north on IL-1 / S 7500E Rd. for 1.9 miles, then west on E 5000S Rd. for 1½ miles. The farm is located on the north side of the road.

Legal Description

S½ of SE¼, excluding the railroad tracks, Section 30, Township 30 North, Range 12 West of the 2nd P.M., Kankakee Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$2,302.58
Taxable Acres: 76.50
Tax per Taxable Acre: \$30.10
Tax Parcel ID#: 11-18-30-400-003

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 3988, Tract 10728
FSA/Eff. Crop Acres: 74.20
Corn Base Acres: 21.10
Corn PLC Yield: 115 Bu.
Bean Base Acres: 35.60
Bean PLC Yield: 36 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Beecher and Milford.
Productivity Index (PI) on the FSA/Eff.
Crop acres is 120.30. 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

Level to gently sloping with 0-4% slopes.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

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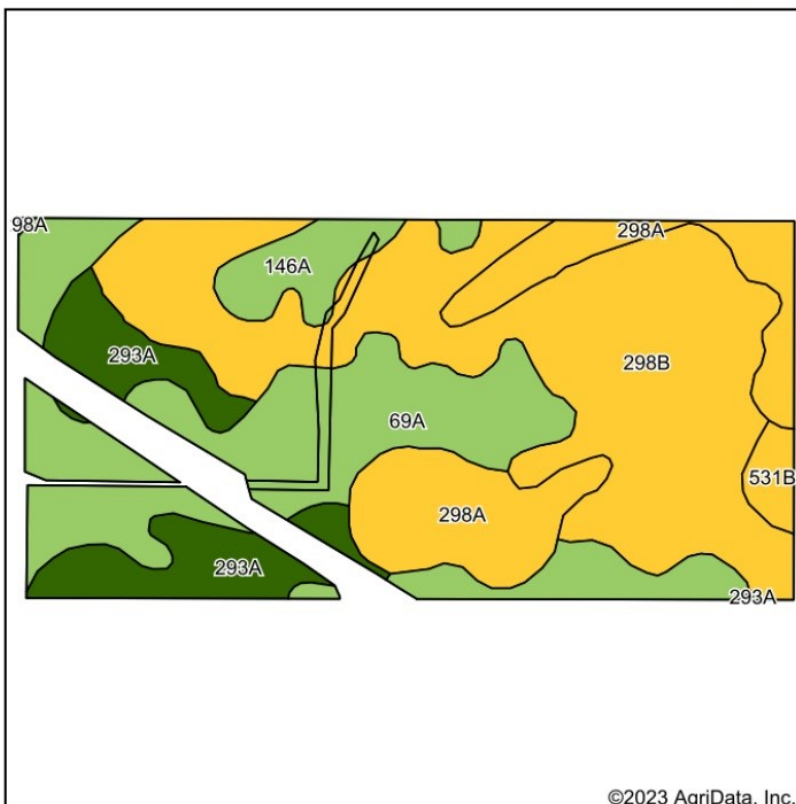
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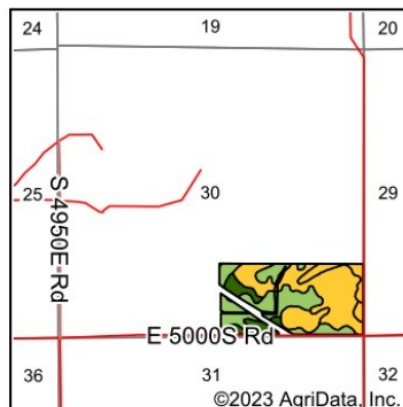
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kankakee**
Location: **30-30N-12W**
Township: **St. Anne**
Acres: **74.2**
Date: **2/14/2023**



Area Symbol: IL091, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	29.75	40.1%		**113
69A	Milford silty clay loam, 0 to 2 percent slopes	20.88	28.1%		128
298A	Beecher silt loam, 0 to 2 percent slopes	11.09	14.9%		114
293A	Andres silt loam, 0 to 2 percent slopes	8.08	10.9%		135
146A	Elliott silt loam, 0 to 2 percent slopes	3.25	4.4%		125
**531B	Markham silt loam, 2 to 4 percent slopes	1.15	1.5%		**113
Weighted Average					120.3

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

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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Northwest looking Southeast



Southwest looking Northeast



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Date: **Thurs., March 30, 2023**

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

Site: **St. Anne Civic Center
122 S. Chicago Ave.
St. Anne, IL 60964**

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 Manager, Dakota Behrends at 815-768-6783 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

Hashim Family

Agency

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

Auctioneer

Eric Wilkinson, AFM
License Number: 441.002361

Attorney

Brian Scott
Barmann, Bohlen & Scott, 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 May 15, 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.