

ACREAGE:

72.764 Acres, m/l
Rock Island County, IL

DATE:

Bid Deadline:
June 7, 2023
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Geneseo, IL



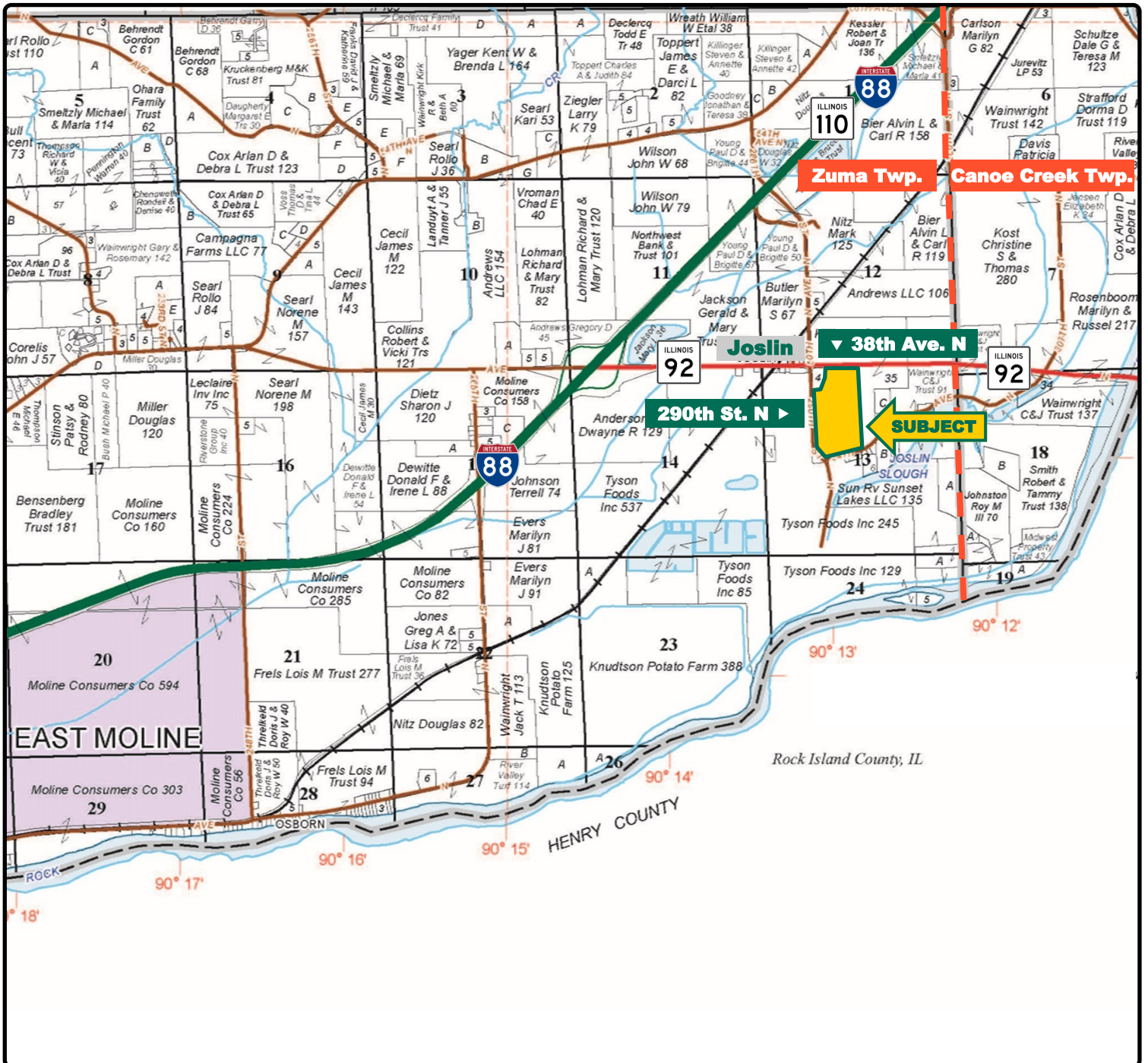
Property Key Features

- Located in Joslin, IL
- 64.83 FSA/Eff. Crop Acres with a PI of 107.50
- 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
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Troy Coziahr
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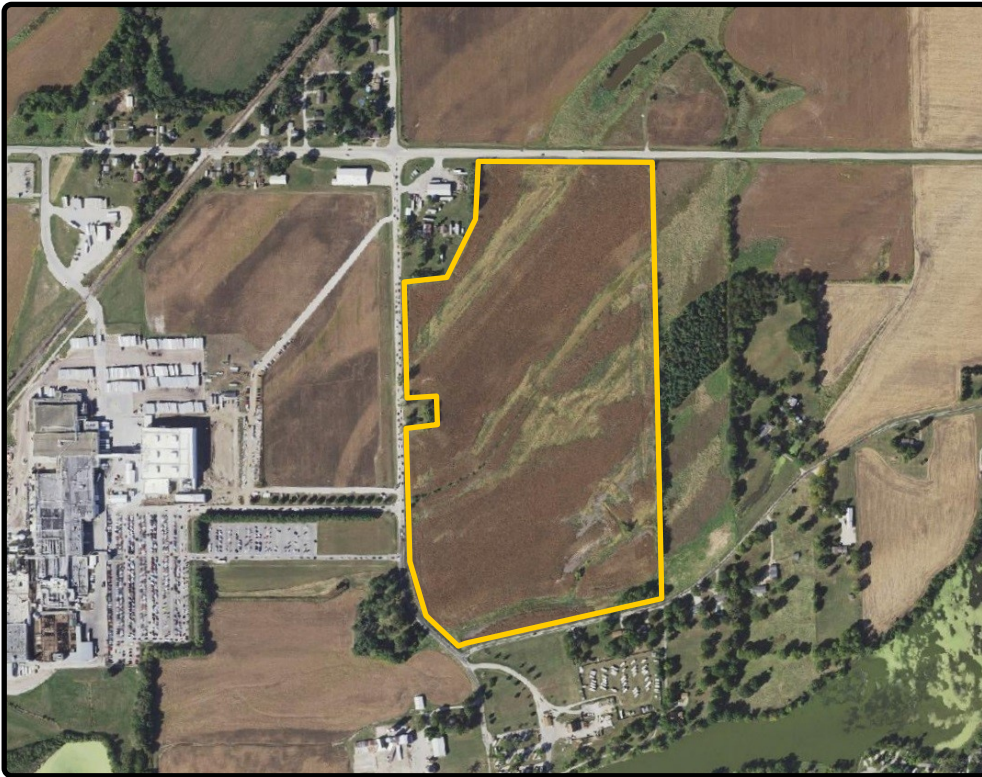


Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres:	64.83
Corn Base Acres:	64.40
Soil Productivity:	107.50 P.I.

Property Information

72.764 Acres, m/l

Location

From I-88 near Joslin: Head east on IL-92 / 38th Ave. N for 1.2 miles. The property is located on the south side of the road.

Legal Description

Part of the E½ of the NW¼, Section 13, Township 18 North, Range 2 East of the 4th P.M., Rock Island Co., IL.

Real Estate Tax

2021 Taxes Payable 2022: \$1,519.88
Taxable Acres: 72.764
Tax per Taxable Acre: \$20.89
Tax Parcel ID #: 10-13-100-011

Lease Status

Buyer to receive existing crop. Contact agent for details.

FSA Data

Farm Number 2248, Tract 672
FSA/Eff. Crop Acres: 64.83
Corn Base Acres: 64.40
Corn PLC Yield: 120 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Hoopston. Productivity Index (PI) on the FSA/Eff. Crop acres is 107.50. 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 gentle slope.

Drainage

Natural.

Buildings/Improvements

None.

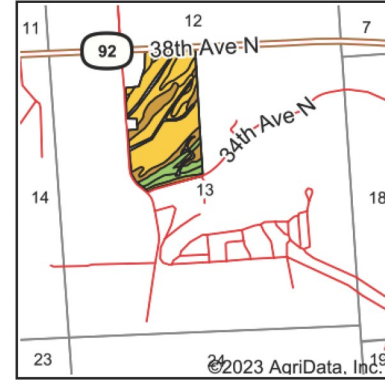
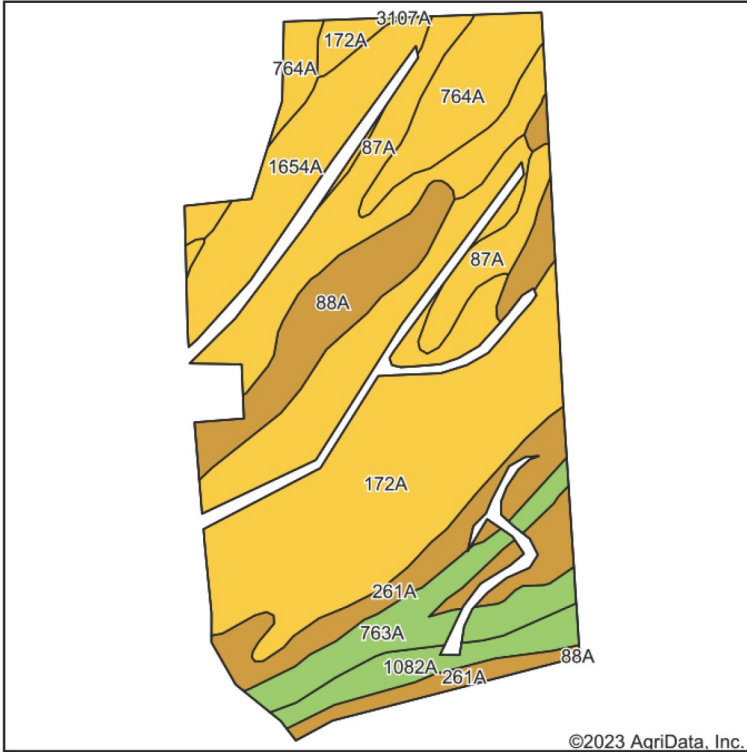
Water & Well Information

None.

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State: **Illinois**
 County: **Rock Island**
 Location: **13-18N-2E**
 Township: **Zuma**
 Acres: **64.83**
 Date: **4/25/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL161, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
172A	Hoopeston sandy loam, 0 to 2 percent slopes	23.98	37.0%		147	48	109
87A	Dickinson sandy loam, 0 to 2 percent slopes	8.76	13.5%		142	46	104
261A	Niota silt loam, 0 to 2 percent slopes	8.27	12.8%		131	43	98
1654A	Moline silty clay, undrained, 0 to 2 percent slopes, frequently flooded	6.05	9.3%		154	46	110
764A	Coyne fine sandy loam, 0 to 2 percent slopes	5.44	8.4%		142	47	105
88A	Sparta loamy sand, Illinois till plain, 0 to 2 percent slopes	5.02	7.7%		119	41	92
763A	Joslin silt loam, 0 to 2 percent slopes	4.73	7.3%		176	56	130
1082A	Millington silt loam, undrained, 0 to 2 percent slopes, frequently flooded	2.58	4.0%		171	54	125
Weighted Average					145.4	47.1	107.5

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.

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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Northwest looking Southeast



North looking South



Southeast looking Northwest



Northeast looking Southwest



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Bid Deadline: **Wed., June 7, 2023**

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

Mail To:

Hertz Real Estate Services
Attn: Brandon Yaklich
P.O. Box 9
Geneseo, IL 61254

Seller

Charlene T. Malmstrom Estate

Agency

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

Attorney

Mason & Scott, P.C.

Method of Sale

- Parcel will be offered as a single tract of land.
- 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 Managers, Brandon Yaklich at 309-883-9490 or Troy Coziahr at 309-371-4805.

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 June 7, 2023 by 12:00 noon, CST. The Seller will accept or reject all bids by 12:00 noon on June 8, 2023, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder 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 July 5, 2023, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will pay real estate taxes due and payable in 2023; Buyer will pay real estate taxes due and payable in 2024 and beyond.

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.

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