

Land Auction

ACREAGE:

67.75 Acres, m/l
Iroquois County, IL

DATE:

Tuesday
June 27, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Sheldon, IL &
bid.hertz.ag

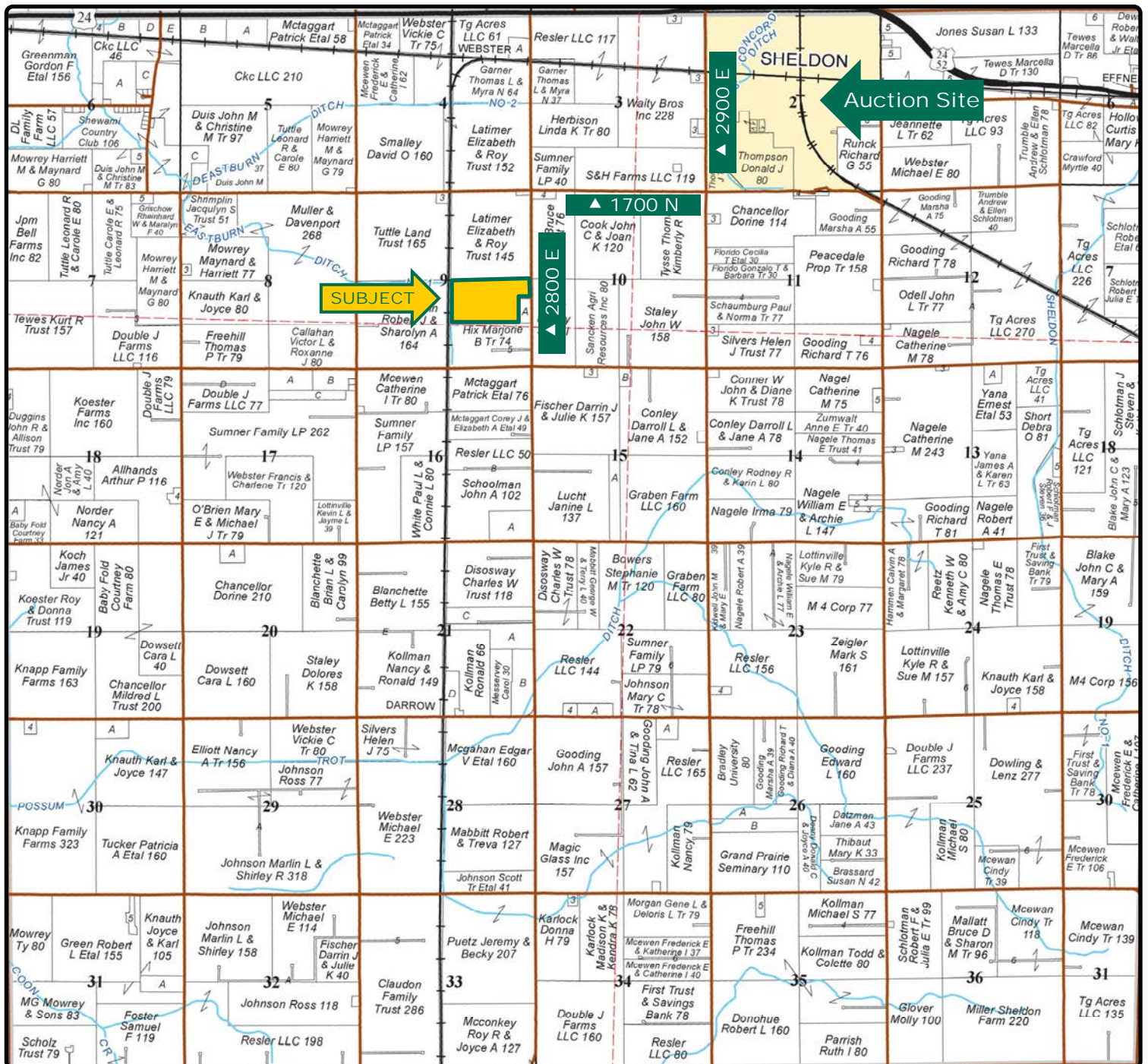


Property **Key Features**

- **High-Quality Soils with Access to Drainage**
- **Excellent Yield History & Fertility**
- **Wind Lease Income**

Melissa Halpin
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815-228-0575
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815-935-9878
200 E Court, Ste. 600
Kankakee, IL 60901
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FSA/Eff. Crop Acres:	63.24
Corn Base Acres:	30.70
Bean Base Acres:	26.40
Soil Productivity:	129.30 P.I.

Property Information

67.75 Surveyed Acres, m/l

Location

From Sheldon: 1 mile south on 2900 E, then west on 1700 N for 1 mile, then south on 2800 E for a ½ mile. The farm is on the west side of the road.

Legal Description

Part of N½ SE¼, Section 9, Township 26 North, Range 11 West of the 2nd P.M., Iroquois Co., IL. (Sheldon Twp.)

Real Estate Tax

2021 Taxes Payable 2022: \$2,472.34
Surveyed Acres: 67.75
Gross Acres: 65.03
Taxable Acres: 62.69
Tax per Taxable Acre: \$39.44
Tax Parcel ID#:27-09-400-008

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 8032, Tract 6435
FSA/Eff. Crop Acres: 63.24
Corn Base Acres: 30.70
Corn PLC Yield: 168 Bu.
Bean Base Acres: 26.40
Bean PLC Yield: 44 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Pella clay loam and La Hogue loam. Productivity Index (PI) on the FSA/Eff. Crop acres is 129.30. See soil map for details

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

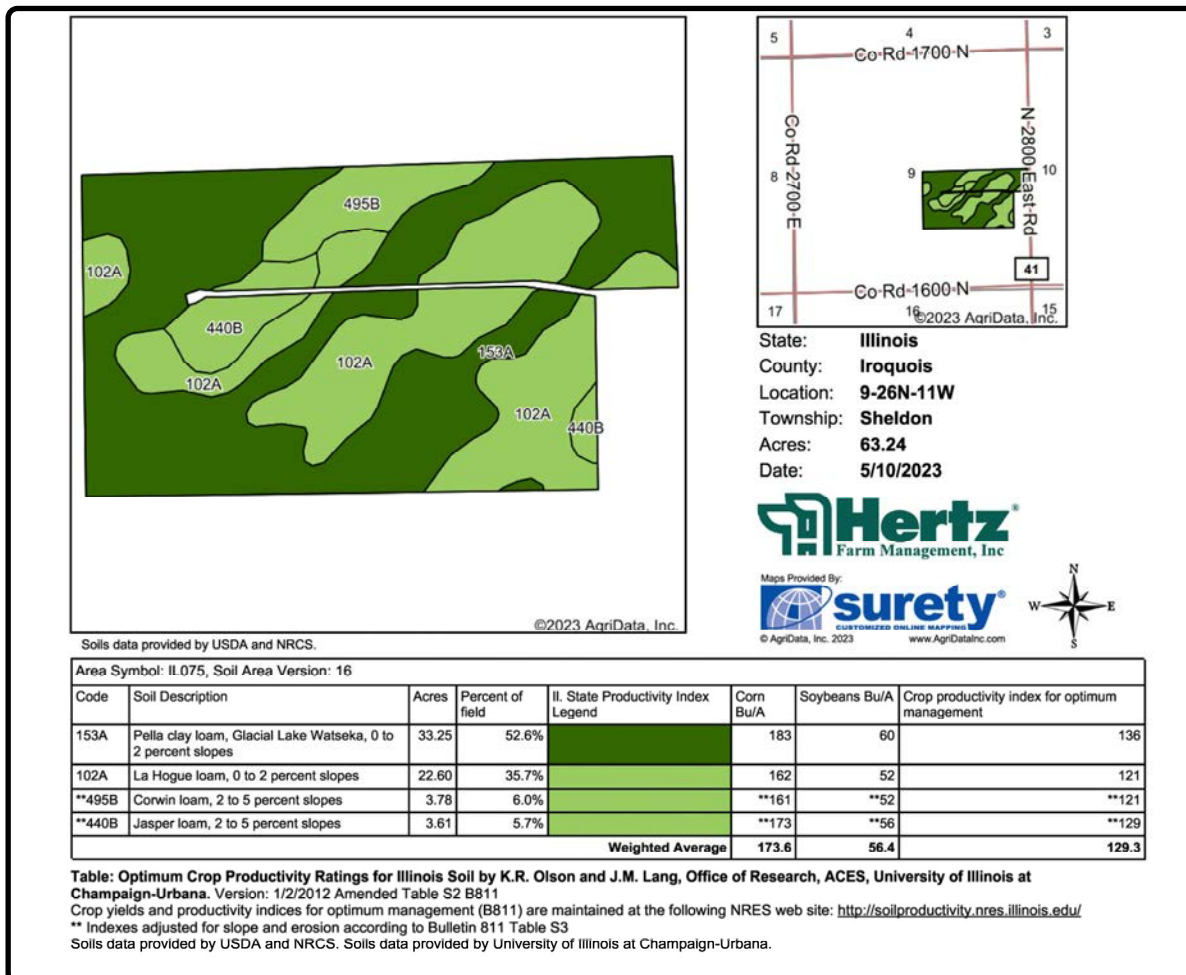
Fertility Data

Soil tests completed in 2019 by Nutrien.
pH: 6.3
K: 304
P: 102
OM%: 4.4

Yield History (Bu./Ac.)

Year	Corn	Beans
2022	219	-
2021	-	60
2020	214	-
2019	-	70
2018	220	-

Yield information is reported by crop insurance records.



Land Description

Level to gently sloping.

Drainage

Natural with some tile. Maps available, contact agent. Part of Eastburn Consolidated Drainage District.

Wind Turbine

There is a wind turbine lease on this property that is currently in year 12 of a 25-year lease. Lease will transfer to Buyer. The wind company has the right to renew lease for an additional 10 to 20 years. 2021 payment was \$9,510.71 and 2022 payment was \$9,724.22. Contact agent for details.

Water & Well Information

None.

Comments

This is a high-quality farm with excellent production history and supplemental wind lease income.

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.

Northwest Corner Looking East



Northeast Corner Looking West



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Date: Tues., June 27, 2023

Time: 10:00 a.m.

Site: Sheldon Comm. Center
140 S 4th St.
Sheldon, IL 60966

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, Melissa Halpin at 815-228-0575 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

William and Amy Hornbuckle

Agency

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

Auctioneer

Eric Wilkinson, License No. 441.002361

Attorney

Holly Galvin
Martensen, Niemann, & Galvin, LLC

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 July 25, 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 2/28/2024. Buyer will receive a portion of the 2023 cash rent. Contact Broker for details. Taxes will be prorated to closing date.

Survey

A property survey has been completed as of 6/21/23. Total surveyed acres are 67.75.

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.