

# Land Auction

**ACREAGE:**

**354.23 Acres, m/l**  
In 4 parcels  
Iroquois County, IL

**DATE:**

Wednesday  
**July 12, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Virtual-Online Only**  
bid.hertz.ag

Parcel

**4**

.....  
109.80 Ac.

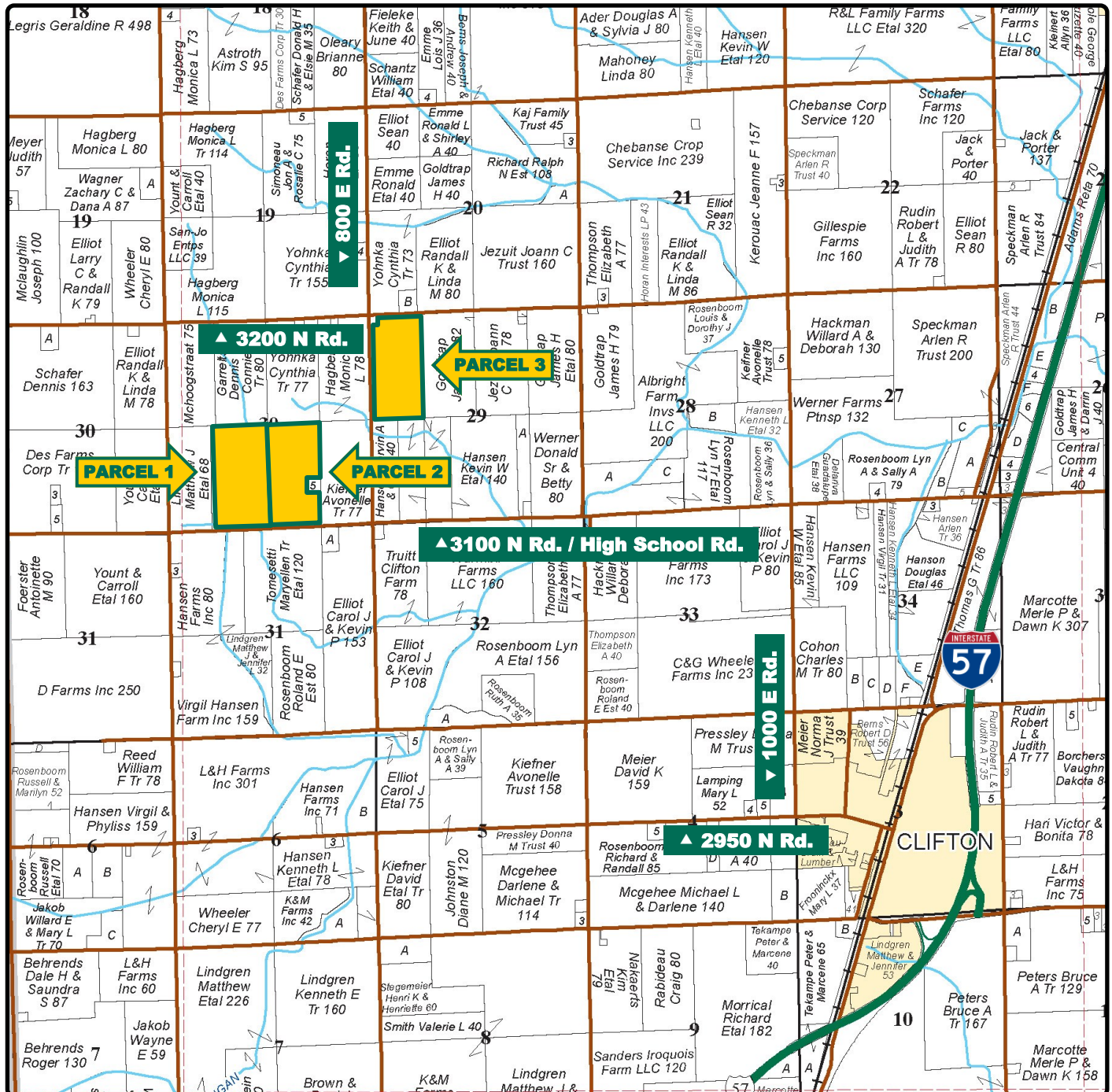


## Property Key Features

- High-Quality Iroquois County Farms
- Nearly All Tillable
- Recent Pattern Tile Drainage on Parcels 1, 2, & 3

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**217-552-3777**  
**EricW@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
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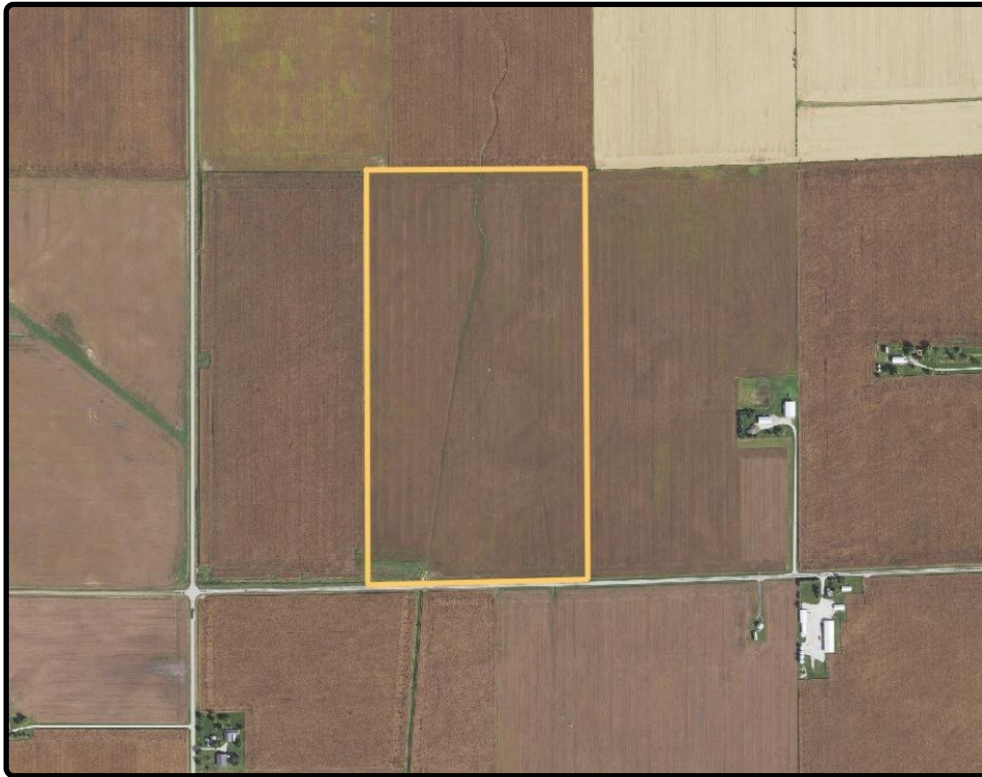
Map reproduced with permission of Rockford Map Publishers

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## Parcel 1

FSA/Eff. Crop Acres:	86.47*
CRP Acres:	1.20
Corn Base Acres:	63.85*
Bean Base Acres:	21.39*
Soil Productivity:	128.00 P.I.

\*Acres are estimated.

### Parcel 1 Property Information 88.81 Acres, m/l

#### Location

**From Clifton:** west on 2950 N Rd for ½ mile to 1000 E Rd., then north 1½ miles to 3100 N Rd., aka High School Rd., then west 2¾ miles. The farm is on the north side of the road.

#### Legal Description

Part of SW¼, Section 30, Township 29 North, Range 14 West of the 2nd P.M., Iroquois Co., IL. (Chebanse Twp.)

#### Real Estate Tax

2021 Taxes Payable 2022: \$2,672.72\*  
Surveyed Acres: 88.81  
Taxable Acres: 86.34\*  
Tax per Taxable Acre: \$30.96\*

Tax Parcel ID#s: Part of 03-30-300-003  
\*Taxes are estimated due to tax parcel split and recent survey of property. Iroquois County Treasurer/Assessor will determine final tax figures.

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 12726, Tract 270  
FSA/Eff. Crop Acres: 86.47\*  
CRP Acres: 1.20  
Corn Base Acres: 63.85\*  
Corn PLC Yield: 149 Bu.  
Bean Base Acres: 21.39\*  
Bean PLC Yield: 50 Bu.  
\*Acres are estimated pending reconstitution of farm by the Iroquois County FSA office.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### CRP Contracts

There are 1.20 acres enrolled in a CP-21 contract that pays \$192/acre - or \$230 annually - and expires 9/30/29.

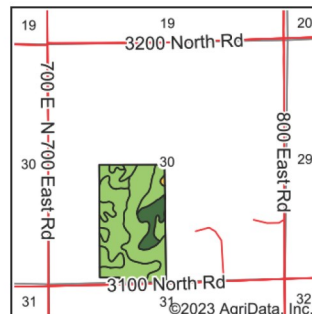
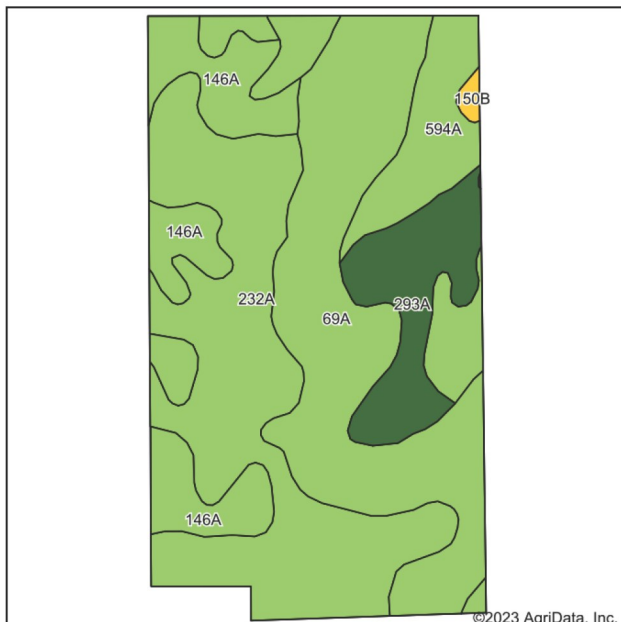
#### Soil Types/Productivity

Main soil types are Ashkum and Milford. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 128.00. See soil map for details.

#### Mineral Rights

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





State: **Illinois**  
County: **Iroquois**  
Location: **30-29N-14W**  
Township: **Chebanse**  
Acres: **86.47**  
Date: **6/6/2023**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	31.80	36.8%		170	56	127
69A	Milford silty clay loam, 0 to 2 percent slopes	26.23	30.3%		171	57	128
146A	Elliott silt loam, 0 to 2 percent slopes	11.89	13.8%		168	55	125
293A	Andres silt loam, 0 to 2 percent slopes	8.42	9.7%		184	59	135
594A	Reddick clay loam, 0 to 2 percent slopes	7.74	9.0%		177	56	130
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	0.39	0.5%		**147	**48	**109
Weighted Average					171.9	56.4	128

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.

## Fertility Data

Soil tests completed in 2022 by Precision Agronomics, Inc.

pH: 5.73

P: 40.05

K: 336.03

*This data is for parcels 1 and 2 combined.*

## 2022 Fall Inputs

Approximately 2.88 tons/acre of lime was applied in the fall of 2022 after harvest completion. Buyer to reimburse Tenant \$2,153.59 at closing.

## Land Description

Level to gently sloping, 0-5% slopes.

## Drainage

Natural with tile. Contact agent for tile maps.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a very nice Iroquois County farm with recent pattern tile drainage improvements located along a hard-surfaced road.

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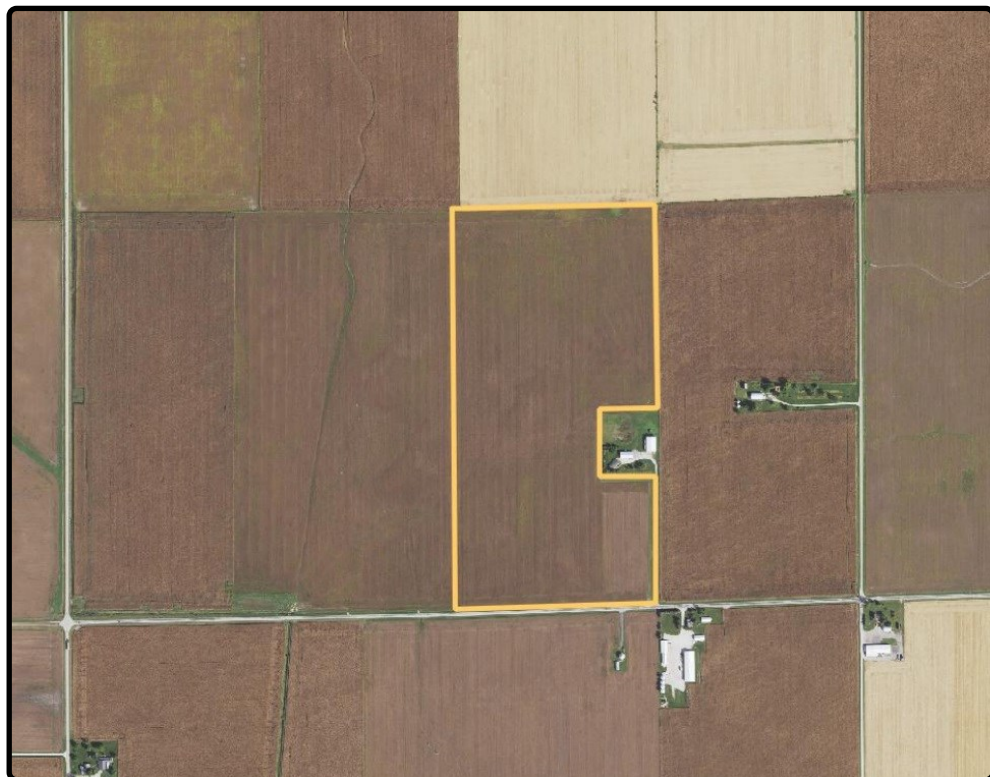
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## Parcel 2

**FSA/Eff. Crop Acres:** 76.48\*  
**Corn Base Acres:** 56.48\*  
**Bean Base Acres:** 18.91\*  
**Soil Productivity:** 125.60 P.I.

*\*Acres are estimated.*

## Parcel 2 Property Information 74.74 Acres, m/l

### Location

**From Clifton:** west on 2950 N Rd for ½ mile to 1000 E Rd., then north 1½ miles to 3100 N Rd., aka High School Rd., then west 2½ miles. The farm is on the north side of the road.

### Legal Description

Part of W½ SE¼, Section 30, Township 29 North, Range 14 West of the 2nd P.M., Iroquois Co., IL. (Chebanse Twp.)

### Real Estate Tax

2021 Taxes Payable 2022: \$2,321.68\*  
 Surveyed Acres: 74.74  
 Taxable Acres: 75.00\*

Tax per Taxable Acre: \$30.96\*  
 Tax Parcel ID#s: Part of 03-30-300-003  
*\*Taxes are estimated due to tax parcel split and recent survey of property. Iroquois County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Part of Farm Number 12726, Tract 270  
 FSA/Eff. Crop Acres: 76.48\*  
 Corn Base Acres: 56.48\*  
 Corn PLC Yield: 149 Bu.  
 Bean Base Acres: 18.91\*  
 Bean PLC Yield: 50 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Iroquois County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Ashkum and Elliott. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 125.60. See soil map for details

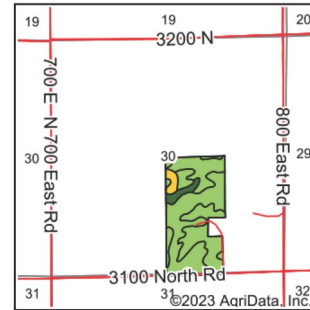
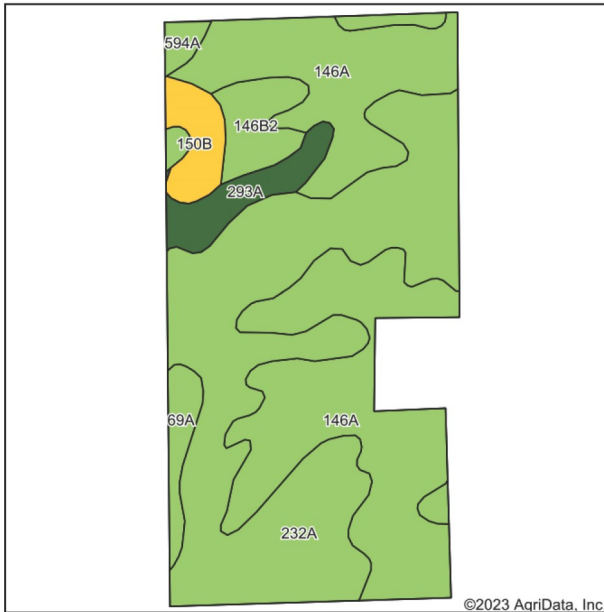
### Mineral Rights

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

### Fertility Data

Soil tests completed in 2022 by Precision Agronomics, Inc.  
 pH: 5.73  
 P: 40.05  
 K: 336.03  
*This data is for parcels 1 and 2 combined.*





State: **Illinois**  
County: **Iroquois**  
Location: **30-29N-14W**  
Township: **Chebanse**  
Acres: **76.48**  
Date: **6/6/2023**



Area Symbol: IL075, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	33.23	43.4%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	31.20	40.8%		168	55	125
293A	Andres silt loam, 0 to 2 percent slopes	3.24	4.2%		184	59	135
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	3.13	4.1%		**160	**62	**119
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	2.63	3.4%		**147	**48	**109
69A	Milford silty clay loam, 0 to 2 percent slopes	1.88	2.5%		171	57	128
594A	Reddick clay loam, 0 to 2 percent slopes	1.17	1.5%		177	56	130
Weighted Average					168.7	55.3	125.6

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.

## 2022 Fall Inputs

Approximately 2.88 tons/acre of lime was applied in the fall of 2022 after harvest completion. Buyer to reimburse Tenant \$1,904.77 at closing.

## Land Description

Level to gently sloping, 0-5% slopes.

## Drainage

Natural with tile. Contact agent for tile maps.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a very nice Iroquois County farm that is nearly all tillable located along a hard-surfaced road.

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## Parcel 3

FSA/Eff. Crop Acres:	81.04
Corn Base Acres:	59.90
Bean Base Acres:	20.00
Soil Productivity:	125.40 P.I.

### Parcel 3 Property Information 80.88 Acres, m/l

#### Location

**From Clifton:** west on 2950 N Rd for ½ mile to 1000 E Rd., then north 1½ miles to 3100 N Rd., aka High School Rd., then west 2 miles to 800 E Rd., then north ½ mile. The farm is on the east side of the road.

#### Legal Description

Part of W½ NW¼, Section 29, Township 29 North, Range 14 West of the 2nd P.M., Iroquois Co., IL. (Chebanse Twp.)

#### Real Estate Tax

2021 Taxes Payable 2022: \$2,336.81\*  
Surveyed Acres: 80.88  
Taxable Acres: 79.00\*

Tax per Taxable Acre: \$29.58\*  
Tax Parcel ID #: Part of 03-29-100-002  
*\*Taxes are estimated due to tax parcel split and recent survey of property. Iroquois County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Farm Number 12726, Tract 11555  
FSA/Eff. Crop Acres: 81.04  
Corn Base Acres: 59.90  
Corn PLC Yield: 149 Bu.  
Bean Base Acres: 20.00  
Bean PLC Yield: 50 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Ashkum and Elliott. Productivity Index (PI) on the FSA/Eff. Crop acres is 125.40. See soil map for details

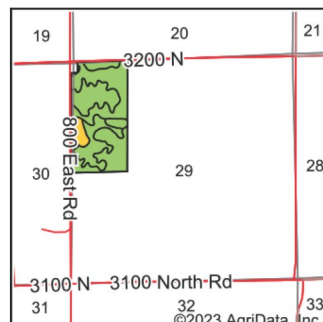
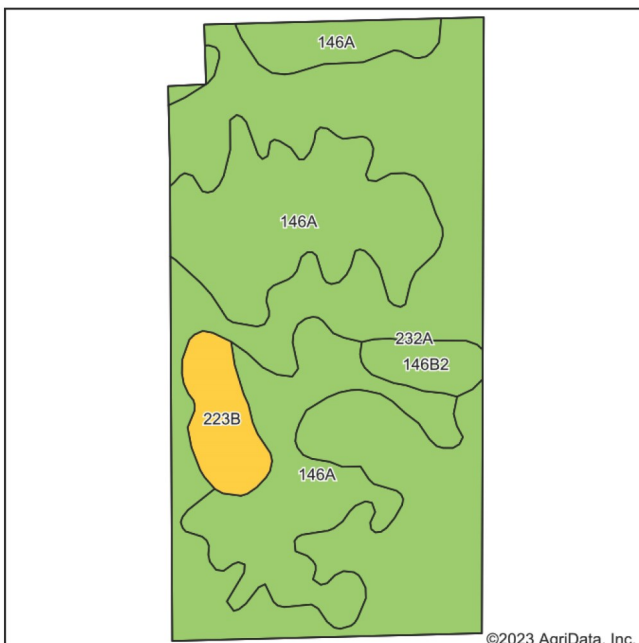
#### Mineral Rights

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

#### Fertility Data

Soil tests completed in 2019 by Precision Agronomics, Inc.  
pH: 5.83  
P: 47.03  
K: 335.78





State: **Illinois**  
County: **Iroquois**  
Location: **29-29N-14W**  
Township: **Chebanse**  
Acres: **81.04**  
Date: **1/11/2023**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL075, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	43.45	53.6%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	31.27	38.6%		168	55	125
**223B	Varna silt loam, 2 to 4 percent slopes	3.96	4.9%		**156	**50	**115
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	2.36	2.9%		**160	**52	**119
Weighted Average					168.3	55.2	125.4

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.

## Inputs

Approximately 2.70 tons/acre of lime was applied in the fall of 2019 after harvest completion. No reimbursement owed.

## Land Description

Level to gently sloping, 0-4% slopes.

## Drainage

Natural with tile. Contact agent for tile maps.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a very nice, nearly all tillable pattern tiled farm located along a hard-surfaced road.

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## Parcel 4

**FSA/Eff. Crop Acres:** 107.19\*  
**Corn Base Acres:** 81.02\*  
**Bean Base Acres:** 26.15\*  
**Soil Productivity:** 128.00 P.I.

*\*Acres are estimated.*

### Parcel 4 Property Information 109.80 Acres, m/l

#### Location

**From the intersection of US Route 24 and I-57:** go west on US Route 24 for 1½ miles to 500 E Rd., then north 1 mile to 1800 N Rd., then west ½ mile. The farm is on the south side of the road.

#### Legal Description

Part of W½ and NE¼ NW¼ of Section 2, Township 26 North, Range 10 East of the 3rd P.M., Iroquois Co., IL (Douglas Twp.)

#### Real Estate Tax

2021 Taxes Payable 2022: \$3,244.81\*  
 Surveyed Acres: 109.80  
 Taxable Acres: 109.64\*  
 Tax per Taxable Acre: \$29.60\*  
 Tax Parcel ID #s: Part of 22-02-100-005  
*\*Taxes are estimated due to tax parcel split and recent survey of property. Iroquois County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Farm Number 14703, Tract 12595  
 FSA/Eff. Crop Acres: 107.19\*  
 Corn Base Acres: 81.02\*  
 Corn PLC Yield: 165 Bu.  
 Bean Base Acres: 26.15\*  
 Bean PLC Yield: 54 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Selma, La Hougue and Pella. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 128.00. See soil map for details

#### Mineral Rights

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

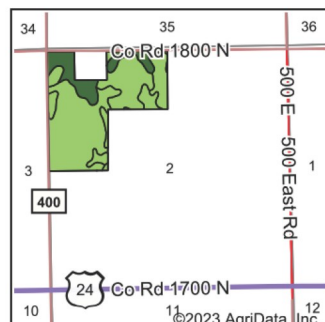
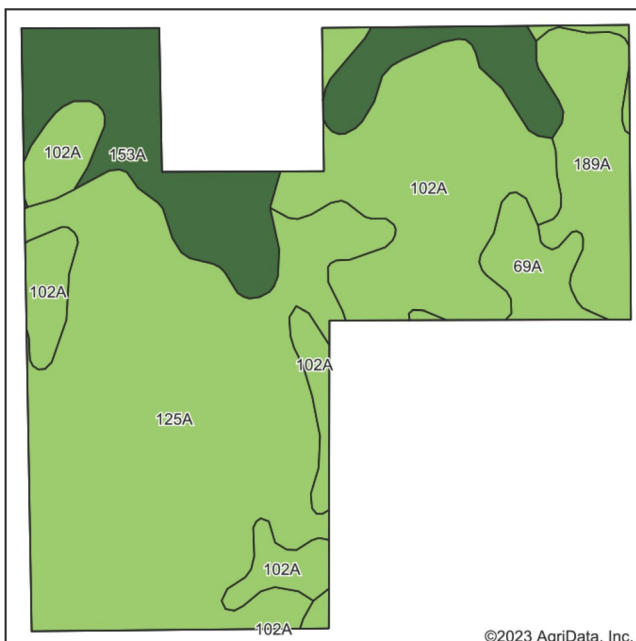
#### Fertility Data

Soil tests completed in 2021 by Precision Agronomics, Inc.  
 pH: 6.21  
 P: 61.64  
 K: 403.08

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State: **Illinois**  
County: **Iroquois**  
Location: **2-26N-10E**  
Township: **Douglas**  
Acres: **107.19**  
Date: **6/6/2023**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	47.95	44.7%		176	57	129
102A	La Hogue loam, 0 to 2 percent slopes	28.80	26.9%		162	52	121
153A	Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes	17.23	16.1%		183	60	136
189A	Martinton silt loam, 0 to 2 percent slopes	8.75	8.2%		173	57	130
69A	Milford silty clay loam, 0 to 2 percent slopes	4.46	4.2%		171	57	128
Weighted Average					172.9	56.1	128

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  
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\*\* 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.

## 2022 Fall Inputs

Approximately 1.68 tons/acre of lime was applied in the fall of 2022 after harvest completion. Buyer to reimburse Tenant \$2,987.85 at closing.

## Land Description

Level to gently sloping, 0-2% slopes.

## Drainage

Natural with tile. No maps available.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a high-quality, nearly all tillable farm located along a hard-surfaced road and near Incobrasa Industries LTD soybean processing plant.

*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 - Southeast Looking Northwest**



**Parcels 1 & 2 - Southwest Looking Northeast**



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**Parcel 3** - Southwest Looking Northeast



**Parcel 4** - Northwest Looking Southeast



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Date: **Wed., July 12, 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 217-552-3777 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

- This land will be offered via the Choice & 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

Truitt Family Irrevocable Trust Dated May 23rd, 2016

### Agency

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

### Auctioneer

Eric Wilkinson, License No. 441.002361

### Attorney

Ann L. Brezinski  
Ann L. Brezinski Law Office 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 August 11, 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 February 28, 2024. Buyer will receive a portion of the 2023 cash rent as a credit at closing. Contact Broker for details. Taxes will be prorated to closing date.

### 2022 Input Reimbursements

Buyer will reimburse Tenant \$2,153.59 at closing for fall 2022 lime application on Parcel 1. Buyer will reimburse Tenant \$1,904.77 at closing for fall 2022 lime application on Parcel 2. Buyer will reimburse Tenant \$2,987.85 at closing for fall 2022 lime application on Parcel 4. Contact agent for details.

### Survey

All parcels have recently been surveyed. Final purchase prices will be based on final gross 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.