

Land Auction

ACREAGE:

428.67 Acres, m/l
In 5 parcels
Henry County, IL

DATE:

Thursday
July 27, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

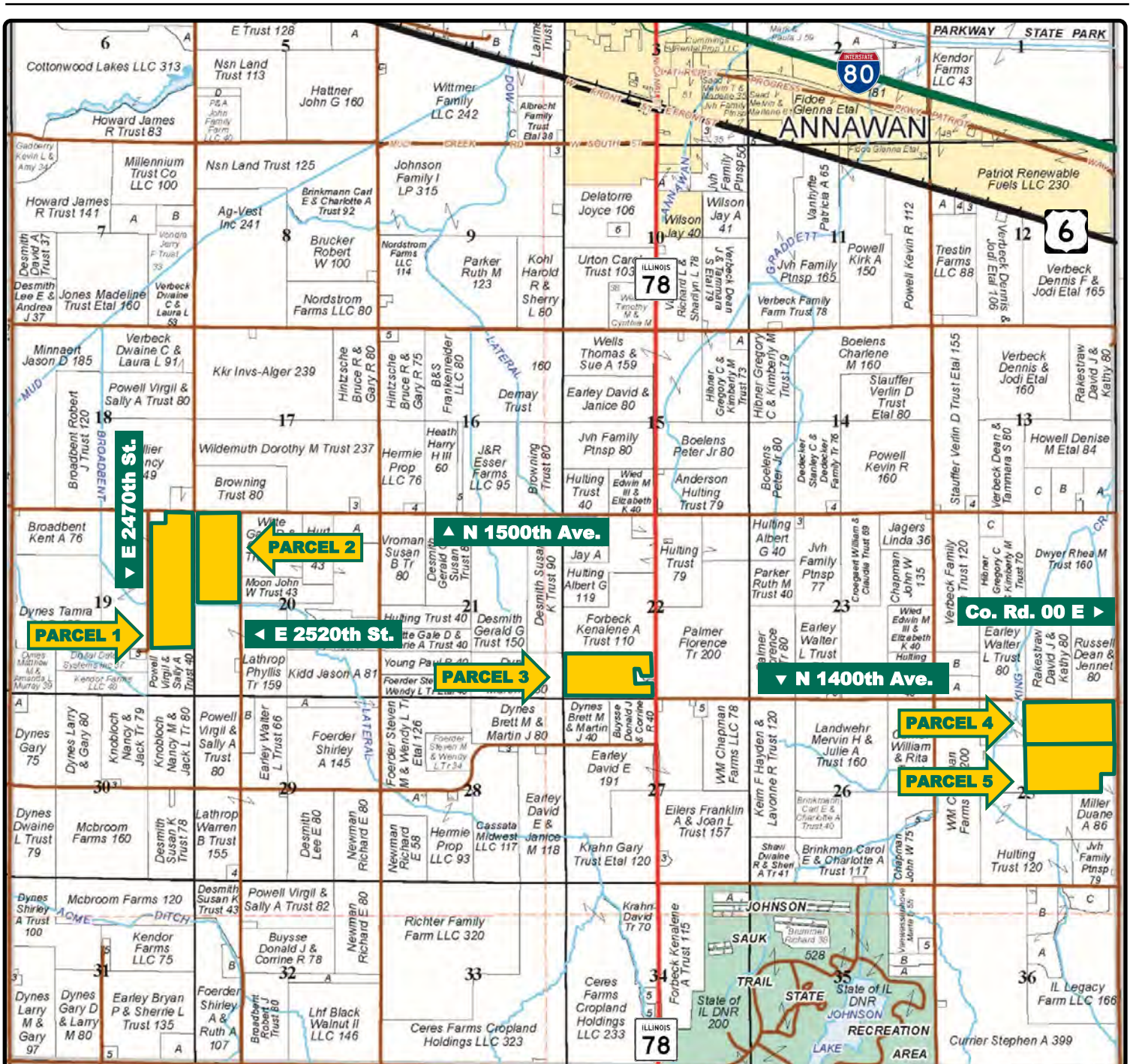


Property Key Features

- Great Opportunity to Invest in Quality Farmland
- Highly Productive Henry County Farms
- Located Near Annawan, IL

Troy Coziah
Licensed Broker in IL
309-371-4805
TroyC@Hertz.ag

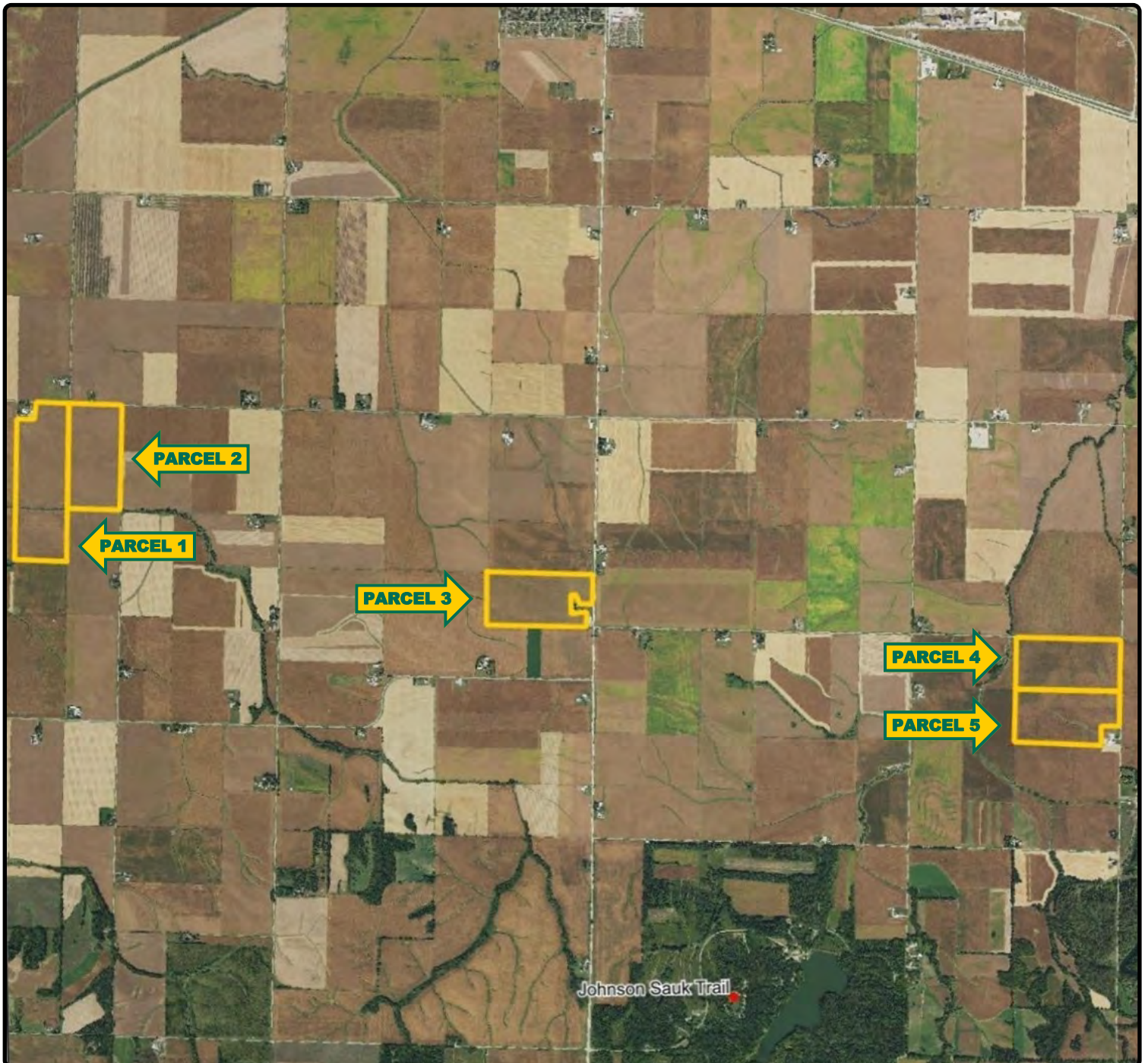
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Geneseo, IL 61254
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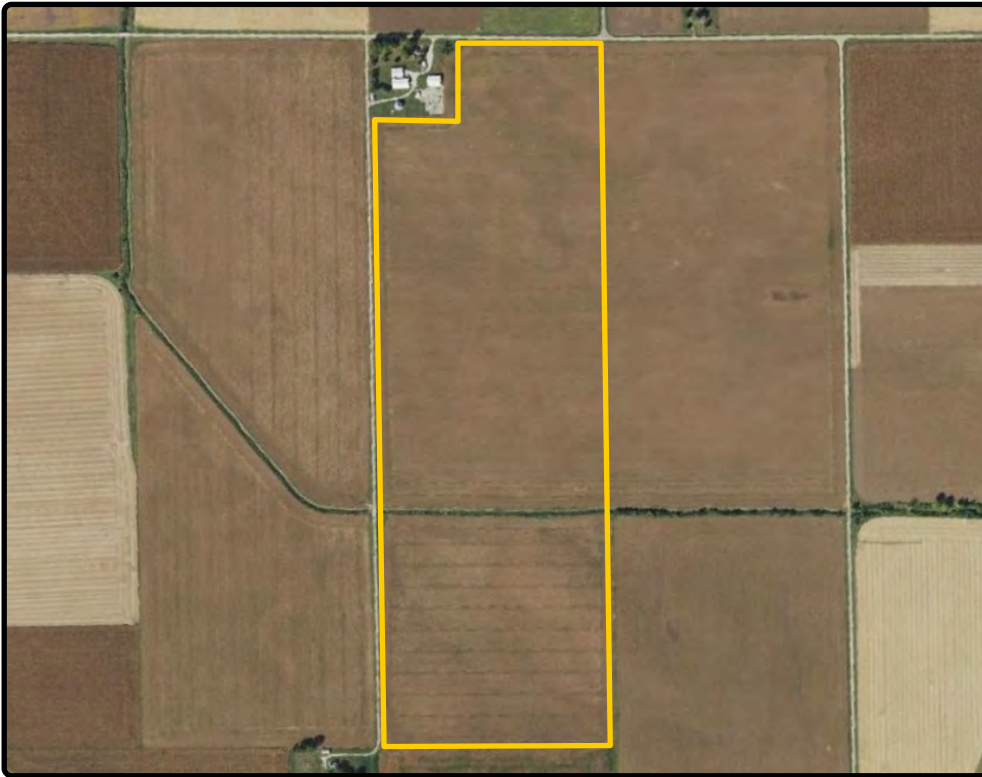
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Parcel 1

FSA/Eff. Crop Acres: 112.36*
Corn Base Acres: 75.76*
Bean Base Acres: 26.36*
Soil Productivity: 141.20 P.I.

**Acres are estimated.*

Parcel 1 Property Information 115.00 Acres, m/l

Location

From Annawan: Go south on IL-78 for 2.2 miles, then west on N 1500th Ave. for 2.8 miles. The farm will be on the south side of the road.

Legal Description

The E½ of the NE¼, excluding the 5 acre building site, and the NE¼ of the SE¼, Section 19, Township 16 North, Range 5 East of the 4th P.M., Henry Co., IL

Real Estate Tax

2022 Taxes Payable 2023: \$5,890.27*
 Taxable Acres: 115.00*
 Tax per Taxable Acre: \$51.22*

Tax Parcel ID#s: 15-19-400-002 & 15-19-200-002

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

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 7605
 Part of Tracts 1648 & 3312
 FSA/Eff. Crop Acres: 112.36*
 Corn Base Acres: 75.76*
 Corn PLC Yield: 188 Bu.
 Bean Base Acres: 26.36*
 Bean PLC Yield: 63 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Drummer, Sawmill, and Elburn. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 141.20. 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.

Drainage

Some tile. Contact agent for tile maps.

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Buildings/Improvements

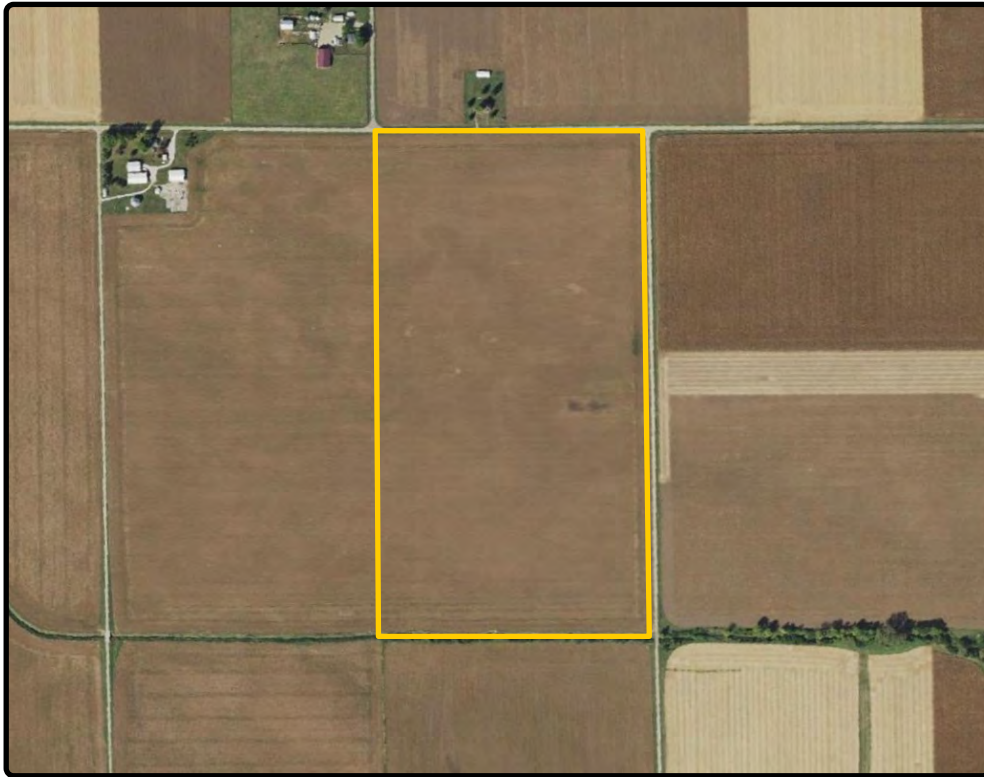
None.

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres:	78.76*
Corn Base Acres:	42.80*
Bean Base Acres:	14.89*
Soil Productivity:	139.60 P.I.

**Acres are estimated.*

Parcel 2 Property Information 80.00 Acres, m/l

Location

From Annawan: Go south on IL-78 for 2.2 miles, then west on N 1500th Ave. for 2.3 miles. The farm will be on the south side of the road.

Legal Description

Lots 4 and 5 West of road and West part of NW¼, Section 20, Township 16 North, Range 5 East of the 4th P.M., Henry Co., IL.

Real Estate Tax

2022 Taxes Payable 2023: \$3,911.52
Taxable Acres: 80.00
Tax per Taxable Acre: \$48.89

Tax Parcel ID#s: 15-20-100-001 & 15-20-100-008

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 7605
Tracts 8999 & Part of 1648
FSA/Eff. Crop Acres: 78.76*
Corn Base Acres: 42.80*
Corn PLC Yield: 188 Bu.
Bean Base Acres: 14.89*
Bean PLC Yield: 63 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Harpster, Drummer, and Elburn. 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).

Land Description

Level to gently sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

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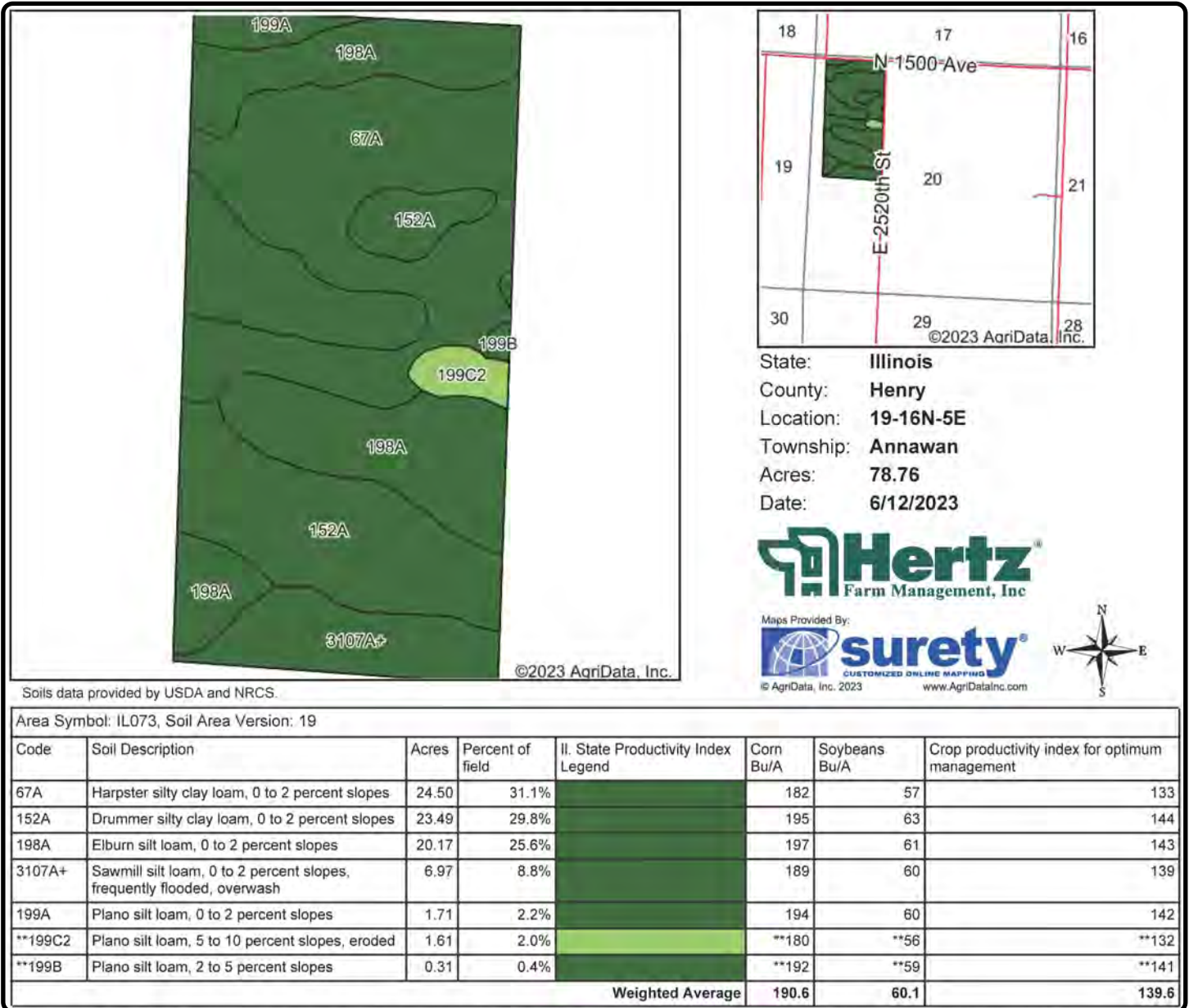
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Parcel 2 - 78.76 Estimated FSA/Eff. Crop Acres

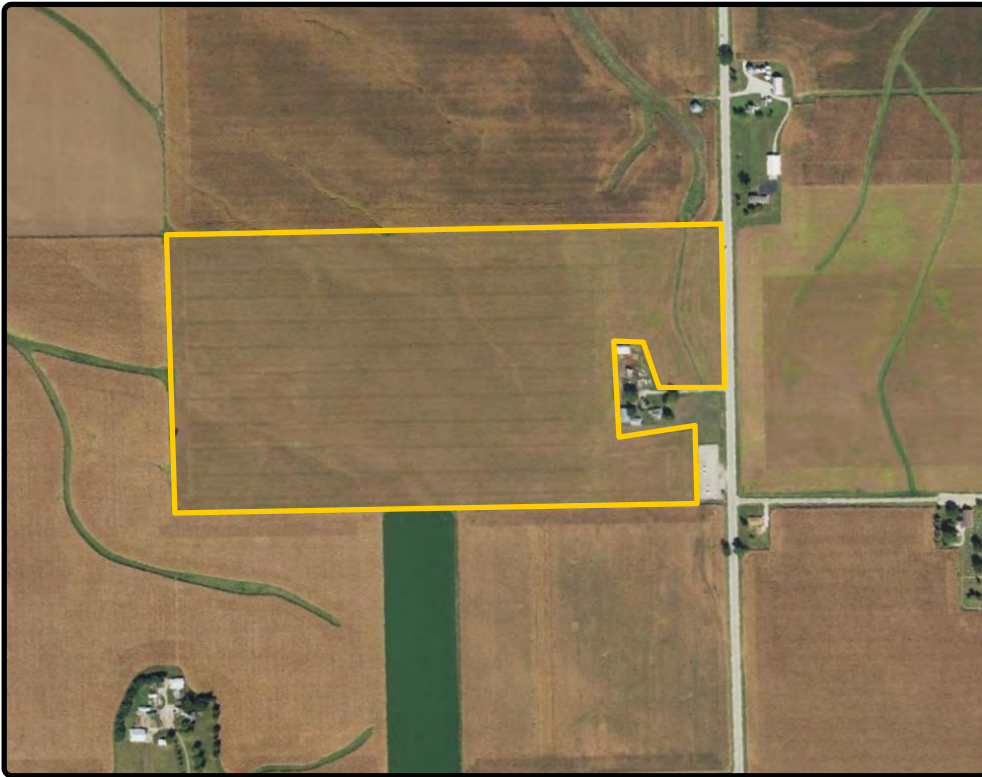


Water & Well Information

None.

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Parcel 3

FSA/Eff. Crop Acres:	75.43
Corn Base Acres:	46.79
Bean Base Acres:	16.28
Soil Productivity:	131.90 P.I.

Parcel 3 Property Information 75.34 Acres, m/l

Location

From Annawan: Go south on IL-78 for 3.1 miles. The farm is located on the west side of the road.

Legal Description

S½ of the SW¼, except 4.66 acres, Section 22, Township 16 North, Range 5 East of the 4th P.M., Henry Co., IL.

Real Estate Tax

2022 Taxes Payable 2023: \$3,103.28
Taxable Acres: 75.34
Tax per Taxable Acre: \$41.19
Tax Parcel ID #: 15-22-300-007

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 7605
Tract 6677
FSA/Eff. Crop Acres: 75.43
Corn Base Acres: 46.79
Corn PLC Yield: 188 Bu.
Bean Base Acres: 16.28
Bean PLC Yield: 63 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil type is Plano. Productivity Index (PI) on the FSA/Eff. Crop acres is 131.90. 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.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

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State: **Illinois**
 County: **Henry**
 Location: **22-16N-5E**
 Township: **Annawan**
 Acres: **75.43**
 Date: **6/12/2023**



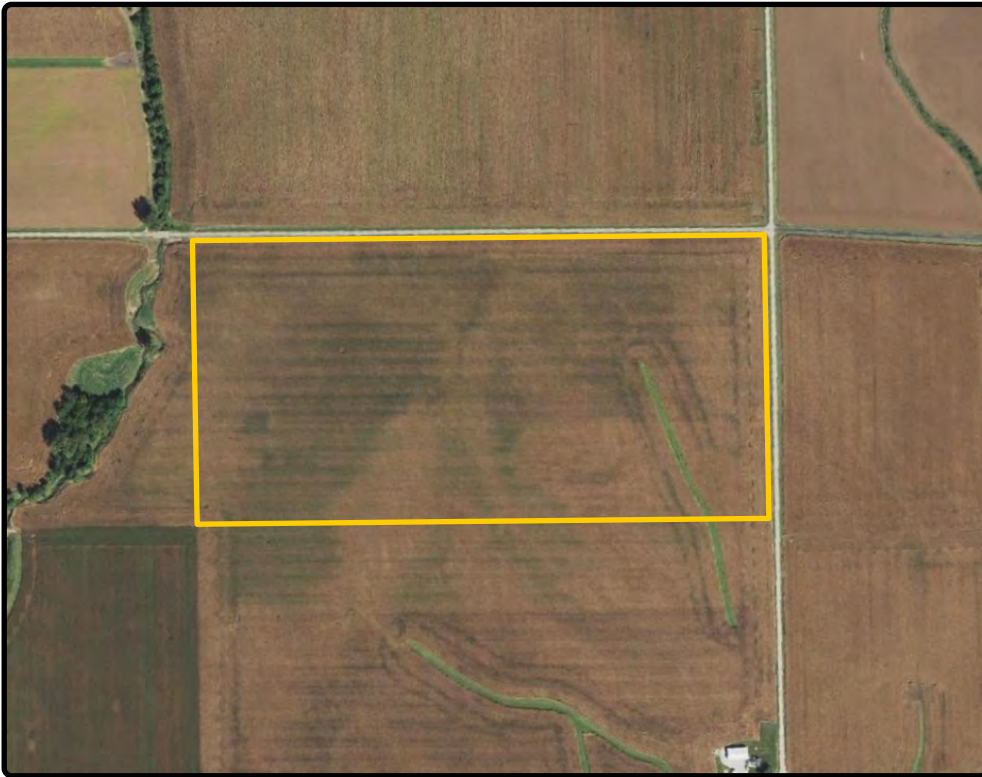
Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	41.22	54.6%		**192	**59	**141
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	24.09	31.9%		**172	**54	**126
**546C2	Keltner silt loam, 5 to 10 percent slopes, eroded	10.12	13.4%		**148	**48	**109
Weighted Average					179.7	55.9	131.9

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Parcel 4

FSA/Eff. Crop Acres:	78.61*
CRP Acres:	1.10*
Corn Base Acres:	59.04*
Bean Base Acres:	19.06*
Soil Productivity:	140.40 P.I.

**Acres are estimated.*

Parcel 4 Property Information 82.37 Acres, m/l

Location

From Annawan: Go south on IL-78 for 3.2 miles, then east on N 1400th Ave. for 2.3 miles. The farm is located on the south side of the road.

Legal Description

N½ of NE¼, Section 22, Township 16 North, Range 5 East of the 4th P.M., Henry Co., IL. Updated abstract to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$4,090.58
Taxable Acres: 82.37*
Tax per Taxable Acre: \$49.66*
Tax Parcel ID #: 15-25-200-004

**Taxes are estimated pending tax parcel*

split. Henry County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 210
Part of Tract 8797
FSA/Eff. Crop Acres: 78.61*
CRP Acres: 1.10*
Corn Base Acres: 59.04*
Corn PLC Yield: 189 Bu.
Bean Base Acres: 19.06*
Bean PLC Yield: 52 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.

CRP Contracts

There are an estimated 1.10 acres enrolled in a CP-8A contract that pays an estimated \$300/acre - or an estimated \$330.00 annually - and expires 9/30/2031.

Soil Types/Productivity

Main soil type is Elburn. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 140.40. 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.

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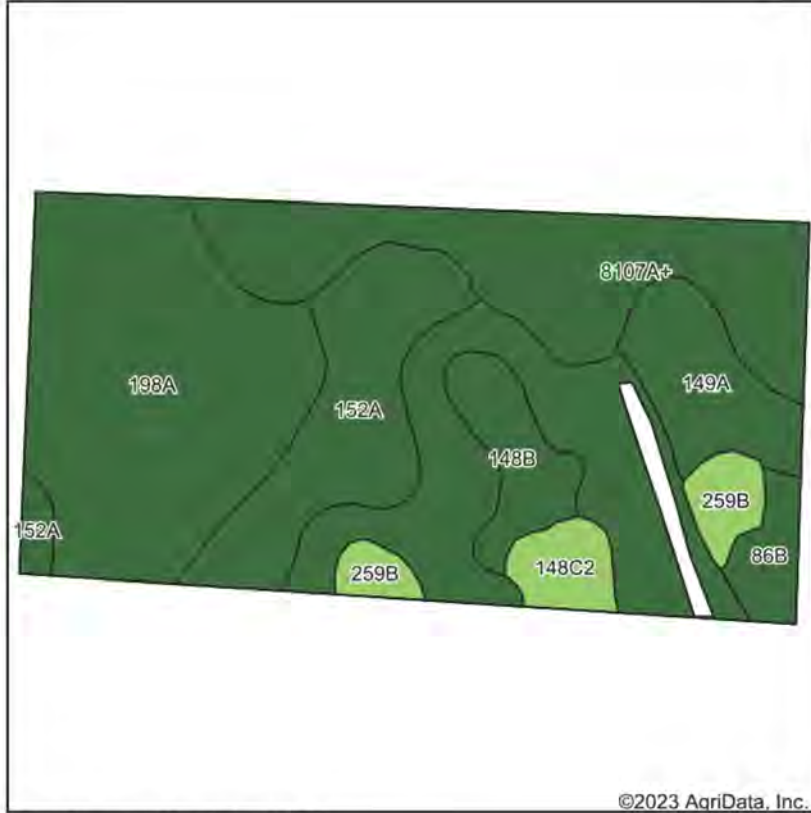
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State: **Illinois**
 County: **Henry**
 Location: **25-16N-5E**
 Township: **Annawan**
 Acres: **78.61**
 Date: **6/12/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	36.36	46.3%		197	61	143
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	15.14	19.3%		189	60	139
152A	Drummer silty clay loam, 0 to 2 percent slopes	10.88	13.8%		195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	5.51	7.0%		195	60	141
**148B	Proctor silt loam, 2 to 5 percent slopes	3.79	4.8%		**183	**57	**134
**259B	Assumption silt loam, 2 to 5 percent slopes	2.67	3.4%		**161	**51	**118
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	2.18	2.8%		**172	**54	**126
**86B	Osco silt loam, 2 to 5 percent slopes	2.08	2.6%		**189	**59	**140
Weighted Average					192.2	60.2	140.4

Drainage

Some tile. No tile maps available.

Water & Well Information

None.

Buildings/Improvements

None.

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Parcel 5

FSA/Eff. Crop Acres:	72.57*
CRP Acres:	3.40*
Corn Base Acres:	54.50*
Bean Base Acres:	17.59*
Soil Productivity:	135.60 P.I.

**Acres are estimated.*

Parcel 5 Property Information 75.96 Acres, m/l

Location

From Annawan: Go south on IL-78 for 3.2 miles, then east on 1400 N Ave. for 2.5 miles, then south on Co. Rd. 00 E for 0.4 mile. The farm is located on the west side of the road.

Legal Description

Part of S½ of NE¼, Section 22, Township 16 North, Range 5 East of the 4th P.M., Henry Co., IL. Updated abstract to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$3,772.26*
Taxable Acres: 75.96*
Tax per Taxable Acre: \$49.66*
Tax Parcel ID #: 15-25-200-004

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

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 210
Part of Tract 8797
FSA/Eff. Crop Acres: 72.57*
CRP Acres: 3.40*
Corn Base Acres: 54.50*
Corn PLC Yield: 189 Bu.
Bean Base Acres: 17.59*
Bean PLC Yield: 52 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.

CRP Contracts

There are an estimated 3.40 acres enrolled in a CP-8A contract that pays an estimated \$300/acre - or an estimated \$1,020.00 annually - and expires 9/30/2031.

Soil Types/Productivity

Main soil types are Elburn and Drummer. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 135.60. See soil map for details.

Mineral Rights

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

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State: **Illinois**
 County: **Henry**
 Location: **25-16N-5E**
 Township: **Annawan**
 Acres: **72.57**
 Date: **6/12/2023**



Soils data provided by USDA and NRCS

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Area Symbol: IL073, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	26.71	36.8%		197	61	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.75	21.7%		195	63	144
**259B	Assumption silt loam, 2 to 5 percent slopes	9.94	13.7%		**161	**51	**118
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	9.38	12.9%		**172	**54	**126
**148B	Proctor silt loam, 2 to 5 percent slopes	4.48	6.2%		**183	**57	**134
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	3.07	4.2%		**152	**48	**111
**86B	Osco silt loam, 2 to 5 percent slopes	2.63	3.6%		**189	**59	**140
**199B	Plano silt loam, 2 to 5 percent slopes	0.61	0.8%		**192	**59	**141
Weighted Average					185.3	58.3	135.6

Land Description

Level to gently sloping.

Water & Well Information

None.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

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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Parcel 1 - Southeast looking Northwest



Parcel 2 - Southeast looking Northwest



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Parcel 3 - Northwest looking Southeast



Parcel 4 - Northwest looking Southeast



Parcel 5 - Southwest looking Northeast



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Date: **Thurs., July 27, 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, Troy Coziahr at 309-371-4805 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 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 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

J & R Esser Farms, LLC

Agency

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

Auctioneer

Eric Wilkinson
License Number: 441.002361

Attorney

Jerry Pepping
Pepping, Balk, Kincaid & Olson, Ltd.

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 September 29, 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. The Seller will credit Buyer at closing for the 2023 real estate taxes, payable in 2024.

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.