

# Land Auction

**ACREAGE:**

**394.57 Acres, m/l**  
In 4 parcels  
Tazewell County, IL

**DATE:**

Tuesday  
**August 29, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Morton, IL &  
bid.hertz.ag



## Property Key Features

- Large Contiguous Parcel of Class A Farmland
- Buildable Parcels Close to Peoria & Morton
- Investment Quality Land with Excellent Yield History

**Spencer Smith, AFM, ALC**

Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
**SpencersS@Hertz.ag**

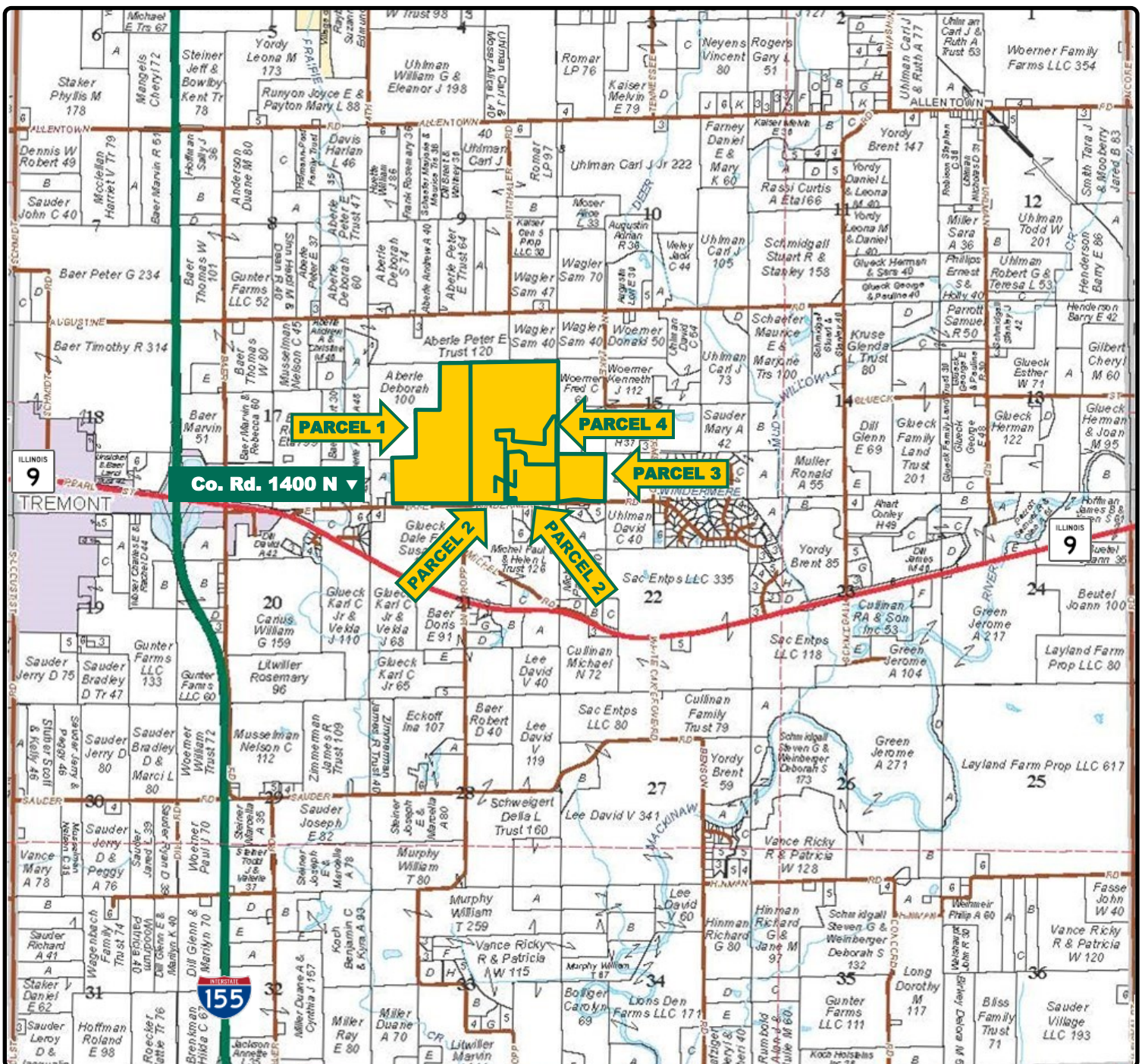
**217-762-9881**

700 W. Bridge Street / P.O. Box 467  
Monticello, IL 61856  
**www.Hertz.ag**

**Brian Massey, AFM, CCA**

Licensed Managing Broker in IL  
Licensed Broker in IN  
**217-519-1543**  
**BrianM@Hertz.ag**





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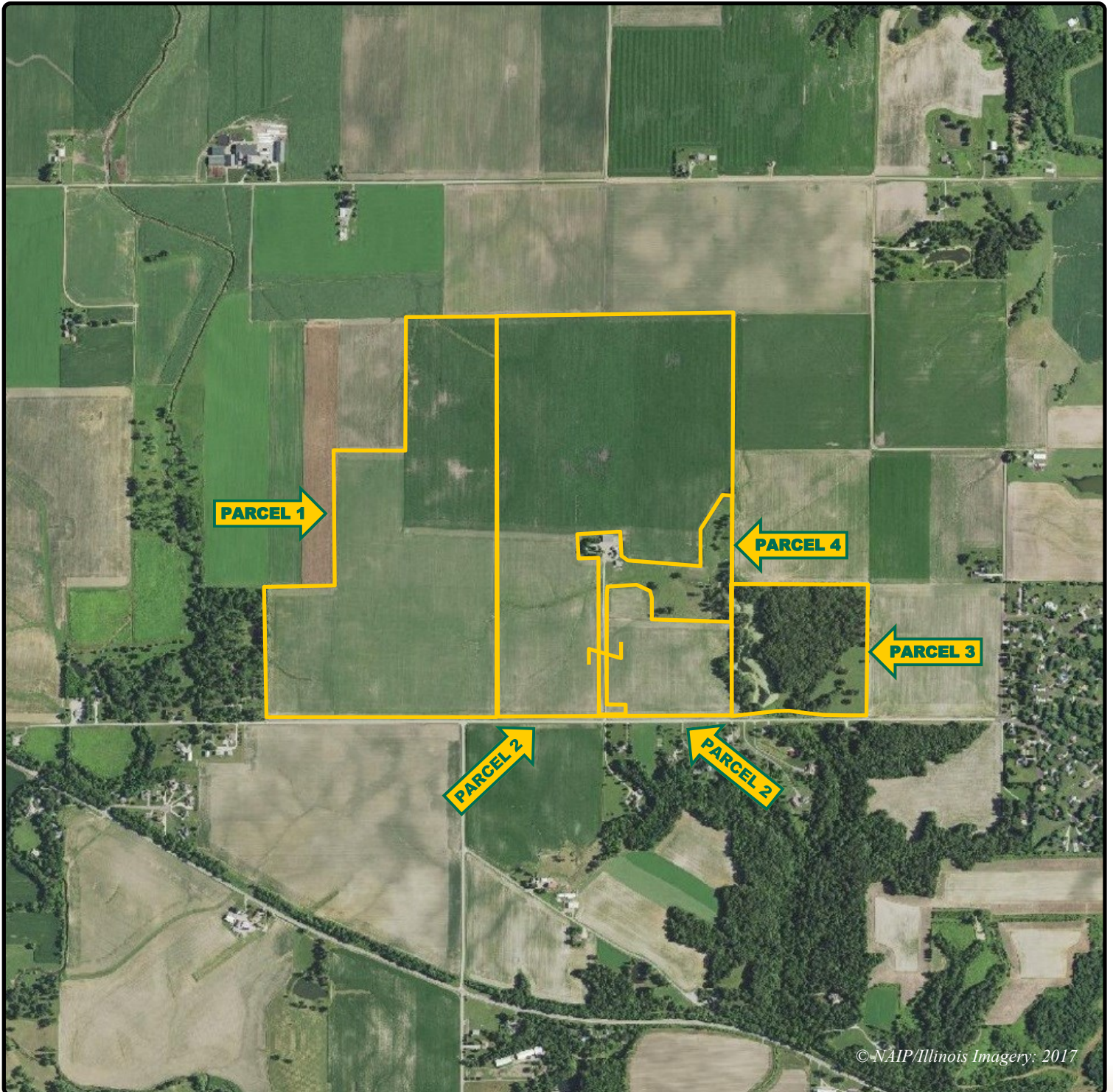
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**394.57 Acres, m/l - In 4 Parcels, Tazewell County, IL**



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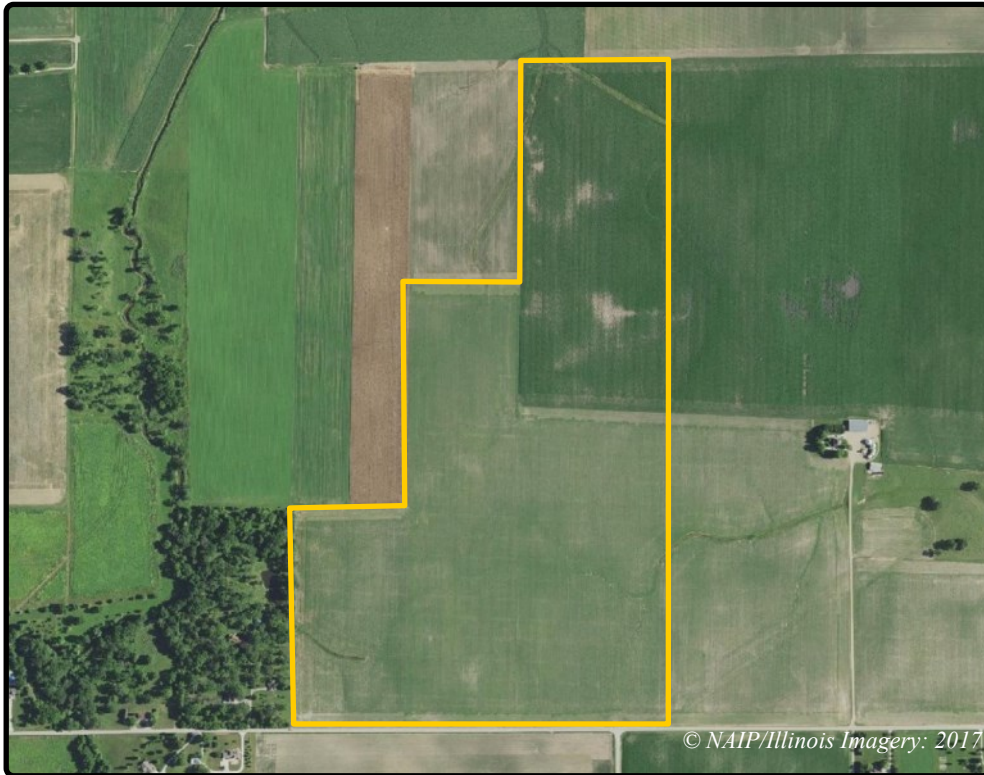
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## Parcel 1

**FSA/Eff. Crop Acres: 144.36\***  
**Corn Base Acres: 70.18\***  
**Bean Base Acres: 71.28\***  
**Soil Productivity: 137.90 P.I.**

*\*Acres are estimated.*

### Parcel 1 Property Information 145.00 Acres, m/l

#### Location

From Tremont: Go east on IL-9 for 1.4 miles, then east on Co. Rd. 1400 N / E Lake Windemere Rd. for 0.7 mile. Property is on the north side of the road.

#### Legal Description

Located in the W½, Section 16, Township 24 North, Range 3 West of the 3rd P.M., Tazewell Co., IL. Survey legal to govern.

#### Real Estate Tax

2022 Taxes Payable 2023: \$7,444.90\*  
 Surveyed Acres: 145.00  
 Taxable Acres: 145.00\*  
 Tax per Taxable Acre: \$51.34\*

Tax Parcel ID#: 12-12-16-400-001

*\*Taxes estimated due to recent survey of property. Tazewell County Treasurer/ Assessor will determine final tax figures.*

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 1747  
 Part of Tract 1691  
 FSA/Eff. Crop Acres: 144.36\*  
 Corn Base Acres: 70.18\*  
 Corn PLC Yield: 185 Bu.  
 Bean Base Acres: 71.28\*  
 Bean PLC Yield: 51 Bu.

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

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Osco and Greenbush. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 137.90. See soil map for details.

#### Yield History (Bu./Ac.)

Year	Corn	Beans
2022	270	72
2021	226	72
2020	241	76
2019	218	70
2018	246	76

Yield information is reported by crop insurance records.

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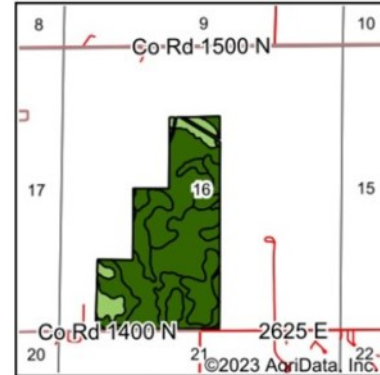
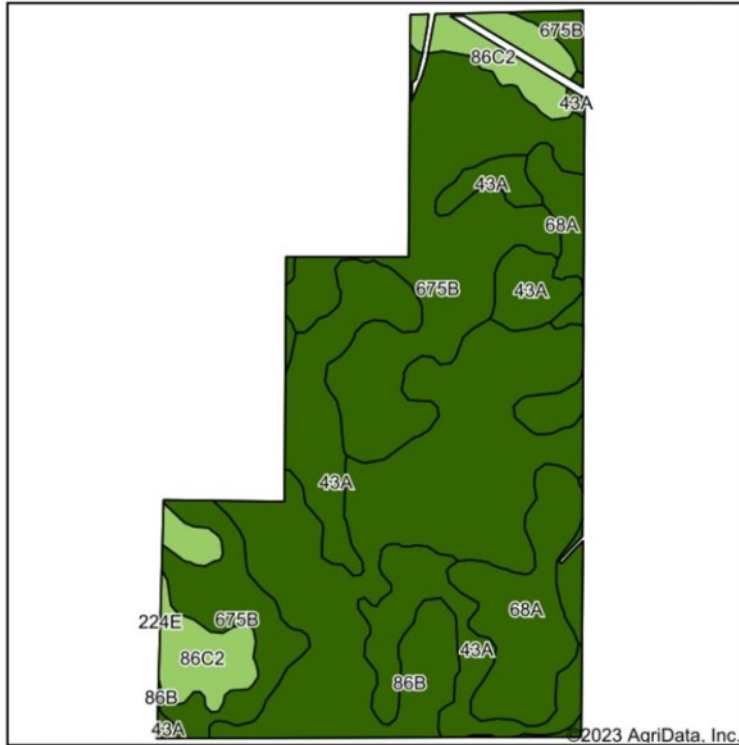
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State: Illinois  
 County: Tazewell  
 Location: 16-24N-3W  
 Township: Tremont  
 Acres: 144.36  
 Date: 7/21/2023



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

Area Symbol: IL179, 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
**86B	Osco silt loam, 2 to 5 percent slopes	46.20	32.0%		**189	**59	**140
**675B	Greenbush silt loam, 2 to 5 percent slopes	42.02	29.1%		**182	**57	**133
43A	Ipava silt loam, 0 to 2 percent slopes	26.97	18.7%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	17.12	11.9%		192	63	143
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	12.05	8.3%		**178	**56	**131
<b>Weighted Average</b>					<b>186.8</b>	<b>59.2</b>	<b>137.9</b>

### Land Description

Mostly level.

### Drainage

Some tile. Contact agent for tile maps.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Pipeline

There is pipeline that travels through the property. See pipeline map.

### Comments

Excellent quality farm with nearly 100% tillable acres.

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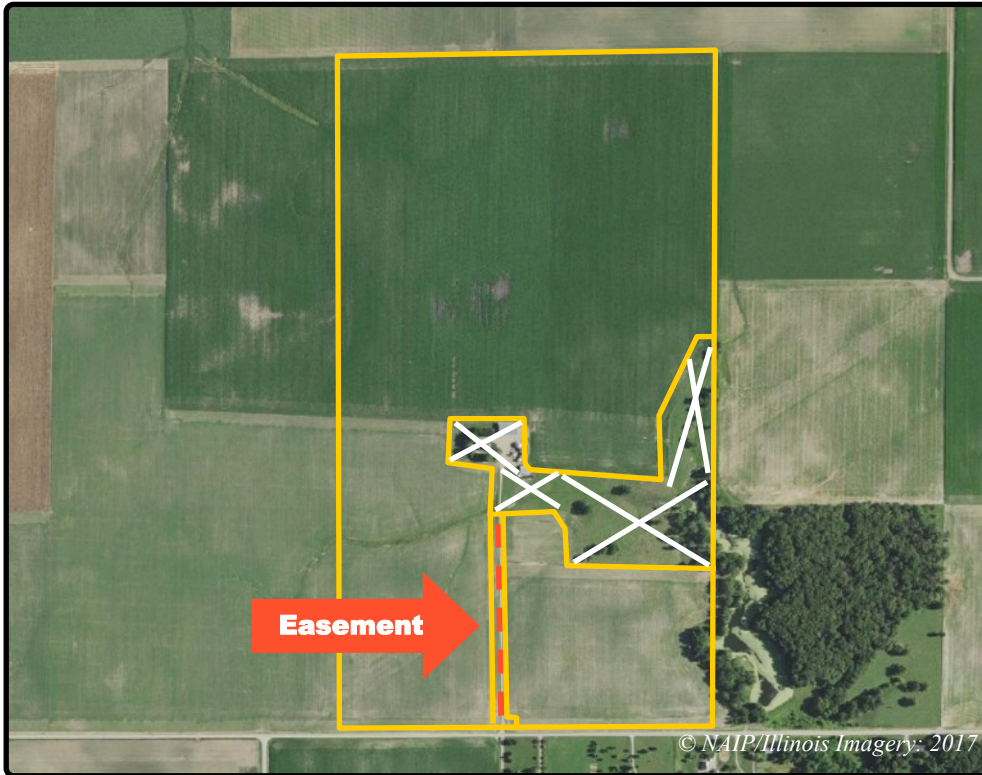
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## Parcel 2

**FSA/Eff. Crop Acres: 188.78\***  
**Corn Base Acres: 89.32\***  
**Bean Base Acres: 90.72\***  
**Soil Productivity: 134.00 P.I.**

*\*Acres are estimated.*

### Parcel 2 Property Information 190.86 Acres, m/l

#### Location

From Tremont: Go east on IL-9 for 1.4 miles, then east on Co. Rd. 1400 N / E Lake Windemere Rd. for 1.1 miles. Property is on the north side of the road.

#### Legal Description

Located in the SE¼, Section 16, Township 24 North, Range 3 West of the 3rd P.M., Tazewell Co., IL. Survey legal to govern.

#### Real Estate Tax

2022 Taxes Payable 2023: \$9,799.55\*  
 Surveyed Acres: 190.86  
 Taxable Acres: 190.86\*  
 Tax per Taxable Acre: \$51.34\*

Tax Parcel ID#: 12-12-16-400-001

*\*Taxes estimated due to recent survey of property. Tazewell County Treasurer/ Assessor will determine final tax figures.*

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 1747  
 Part of Tract 1691  
 FSA/Eff. Crop Acres: 188.78\*  
 Corn Base Acres: 89.32\*  
 Corn PLC Yield: 185 Bu.  
 Bean Base Acres: 90.72\*  
 Bean PLC Yield: 51 Bu.

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

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Ipava and Greenbush. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 134.00 See soil map for details.

#### Yield History (Bu./Ac.)

Year	Corn	Beans
2022	270	72
2021	226	72
2020	241	76
2019	218	70
2018	246	76

Yield information is reported by crop insurance records.

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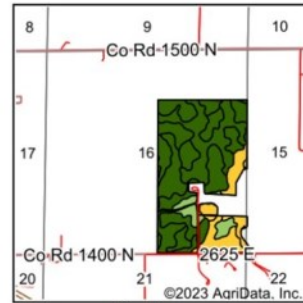
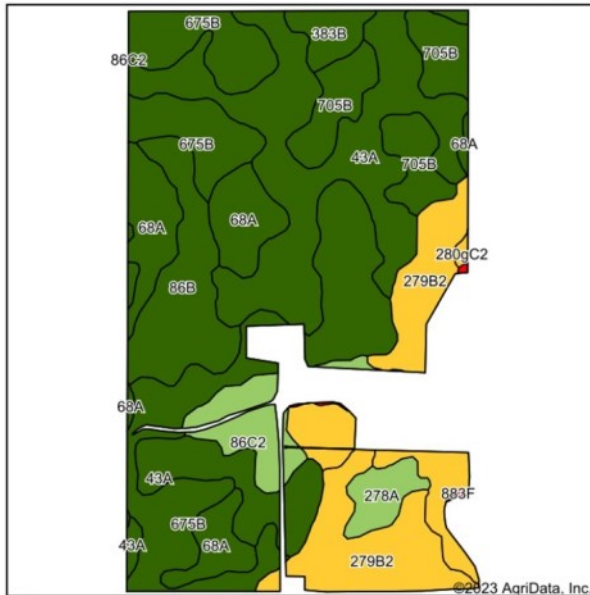
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State: **Illinois**  
 County: **Tazewell**  
 Location: **16-24N-3W**  
 Township: **Tremont**  
 Acres: **188.78**  
 Date: **7/21/2023**



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 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL179, 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
43A	Ipava silt loam, 0 to 2 percent slopes	50.33	26.7%		191	62	142
**675B	Greenbush silt loam, 2 to 5 percent slopes	44.34	23.5%		**182	**57	**133
**279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	22.50	11.9%		**156	**48	**114
68A	Sable silty clay loam, 0 to 2 percent slopes	17.66	9.4%		192	63	143
**86B	Oско silt loam, 2 to 5 percent slopes	15.20	8.1%		**189	**59	**140
**705B	Buckhart silt loam, 2 to 5 percent slopes	14.74	7.8%		**188	**60	**141
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	8.39	4.4%		**155	**49	**113
**86C2	Oско silt loam, 5 to 10 percent slopes, eroded	7.70	4.1%		**178	**56	**131
278A	Stronghurst silt loam, 0 to 2 percent slopes	4.09	2.2%		171	54	125
**383B	Newvienna silt loam, 2 to 5 percent slopes	3.54	1.9%		**182	**57	**133
**883F	Senachwine-Hennepin loams, 18 to 35 percent slopes	0.29	0.2%		**96	**33	**72
<b>Weighted Average</b>					<b>181.5</b>	<b>57.7</b>	<b>134</b>

### Land Description

Mostly level to gently sloping.

### Drainage

Some tile. Contact agent for tile maps.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Pipeline

There is pipeline that travels through the property. See pipeline map.

### Easement

The Buyer will be granted an access easement to use the current driveway to access both fields for agricultural purposes.

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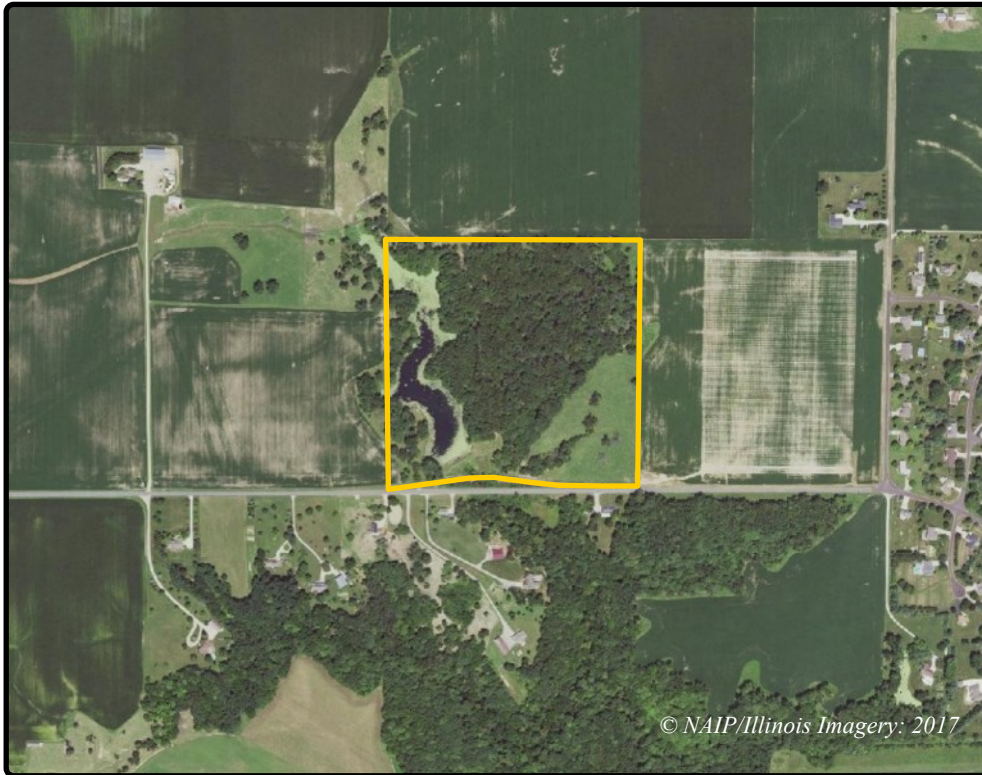
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## Parcel 3 Property Information 38.14 Acres, m/l

### Location

From Tremont: Go east on IL-9 for 1.4 miles, then east on Co. Rd. 1400 N / Lake Windemere Rd. for 2 miles. Property is on the north side of the road.

### Legal Description

The SW¼ of the SW¼, Section 15, Township 24 North, Range 3 West of the 3rd P.M., Tazewell Co., IL. Survey legal to govern.

### Real Estate Tax

2022 Taxes Payable 2023: \$118.56\*  
Surveyed Acres: 38.14  
Taxable Acres: 38.14\*  
Tax per Taxable Acre: \$3.11\*

Tax Parcel ID #: 12-12-15-300-003

*\*Taxes estimated due to recent survey of property. Tazewell County Treasurer/ Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2024 crop year.

### NRCS Classification

Property is designated as pasture and trees.

### Land Description

Level to sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

This parcel has an estimated 5-acre pond.

### Pipeline

There is pipeline that travels through the property. See pipeline map.

### Comments

Unique buildable property with an estimated 5-acre pond, mature trees, and fencing for pasture.

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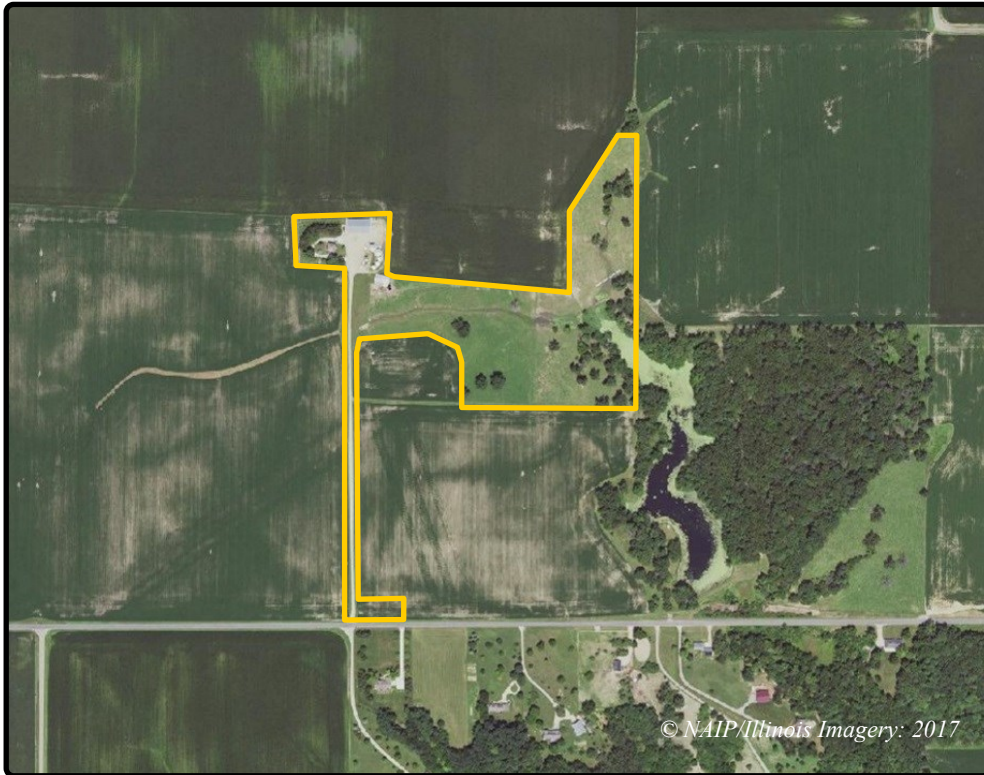
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## Parcel 4

<b>Total Living SF:</b>	<b>2,048</b>
<b>Bedrooms:</b>	<b>4</b>
<b>Bathrooms:</b>	<b>1</b>
<b>Year Built:</b>	<b>1927</b>
<b>ADDRESS:</b>	
	<b>25754 E Lake Windemere Rd. Tremont, IL 61568</b>

## Open Houses

<b>Sat., Aug. 19</b>	<b>Noon-2 p.m.</b>
<b>Sat., Aug. 26</b>	<b>Noon-2 p.m.</b>

## Parcel 4 Property Information 20.57 Acres, m/l

### Location

From Tremont: Go east on IL-9 for 1.4 miles, then east on Co. Rd. 1400 N / Lake Windemere Rd. for 1.3 miles. Property is on the north side of the road.

### Legal Description

Part of the SE¼, Section 16, Township 24 North, Range 3 West of the 3rd P.M., Tazewell Co., IL. Survey legal to govern.

### Real Estate Tax

2022 Taxes Payable 2023: \$1,056.15\*  
Surveyed Acres: 20.57  
Taxable Acres: 20.57\*  
Tax Parcel ID #: 12-12-15-300-003

\*Taxes estimated due to recent survey of

property. Tazewell County Treasurer/  
Assessor will determine final tax figures.

### Lease Status

The house, outbuildings, and grain bins are leased through December 31, 2023. Contact agent for details.

### Dwelling

There is a 2,048 sq. ft., 4 bedroom, 1 bath, two-story farm house, built in 1927 on the property. There is an additional 512 sq. ft., of unfished living space.

### Buildings/Improvements

- 60' x 105' pole building built in 2010 with a 40' x 60' insulated shop with in-floor heat and 16' 4" overhead doors.
- Open-sided barn built in 1976
- 33,000 bu. of grain bin storage

### Land Description

Mostly level.

### Water & Well Information

A well located south of the house services the property.

### Pipeline

There is pipeline that travels through the property. There is a portion of exposed pipeline in the pasture area. See pipeline map. Contact agent for details.

### Easement

The Buyer of Parcel 2 will be granted an access easement to use the current driveway to access both fields for agricultural purposes.

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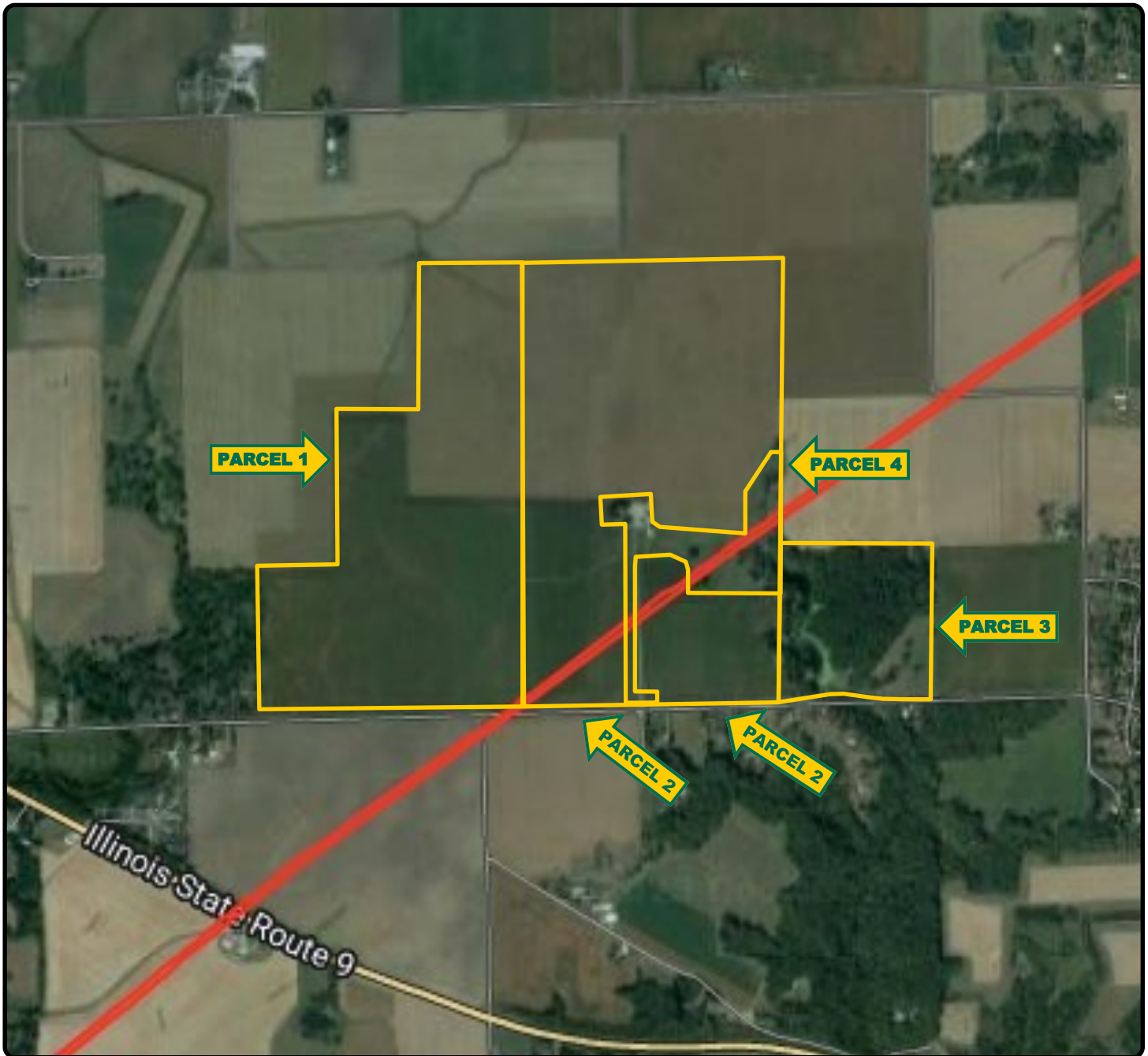
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*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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 - SE looking NW**



**Parcels 1, 2 & 4 - NE Corner looking SW**



**Parcel 3 - SE Corner looking NW**



**Parcels 2, 3 & 4 - NE looking SW**



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**Parcel 4 - View of the House**



**Parcel 4 - Pole Building & Grain Storage**



**Parcel 4 - Pole Building**



**Parcel 4 - Open-Sided Barn**



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Date: **Tues., August 29, 2023**

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

Site: **Freedom Hall  
349 W Birchwood  
Morton, IL 61550**

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 Managers, Spencer Smith at 309-826-7736 or Brian Massey at 217-519-1543 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 highest 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

The Gould Family Trust & Hancock Realty Partners

### Agency

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

### Auctioneer

Spencer Smith, AFM, ALC  
License Number: 441.002375

### Attorney

Pat McGrath  
McGrath Law Office, 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 October 17, 2023, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of the farmland will be given at settlement subject to the existing lease which expires February 29, 2024. Possession of the house, outbuildings, and grain storage will be given on January 1, 2024. The Seller will credit Buyer at closing for the 2023 real estate taxes due and 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.

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