

Land Auction

ACREAGE:

80.87 Acres, m/l
Iroquois County, IL

DATE:

Tuesday
September 19, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Beaverville, IL &
bid.hertz.ag



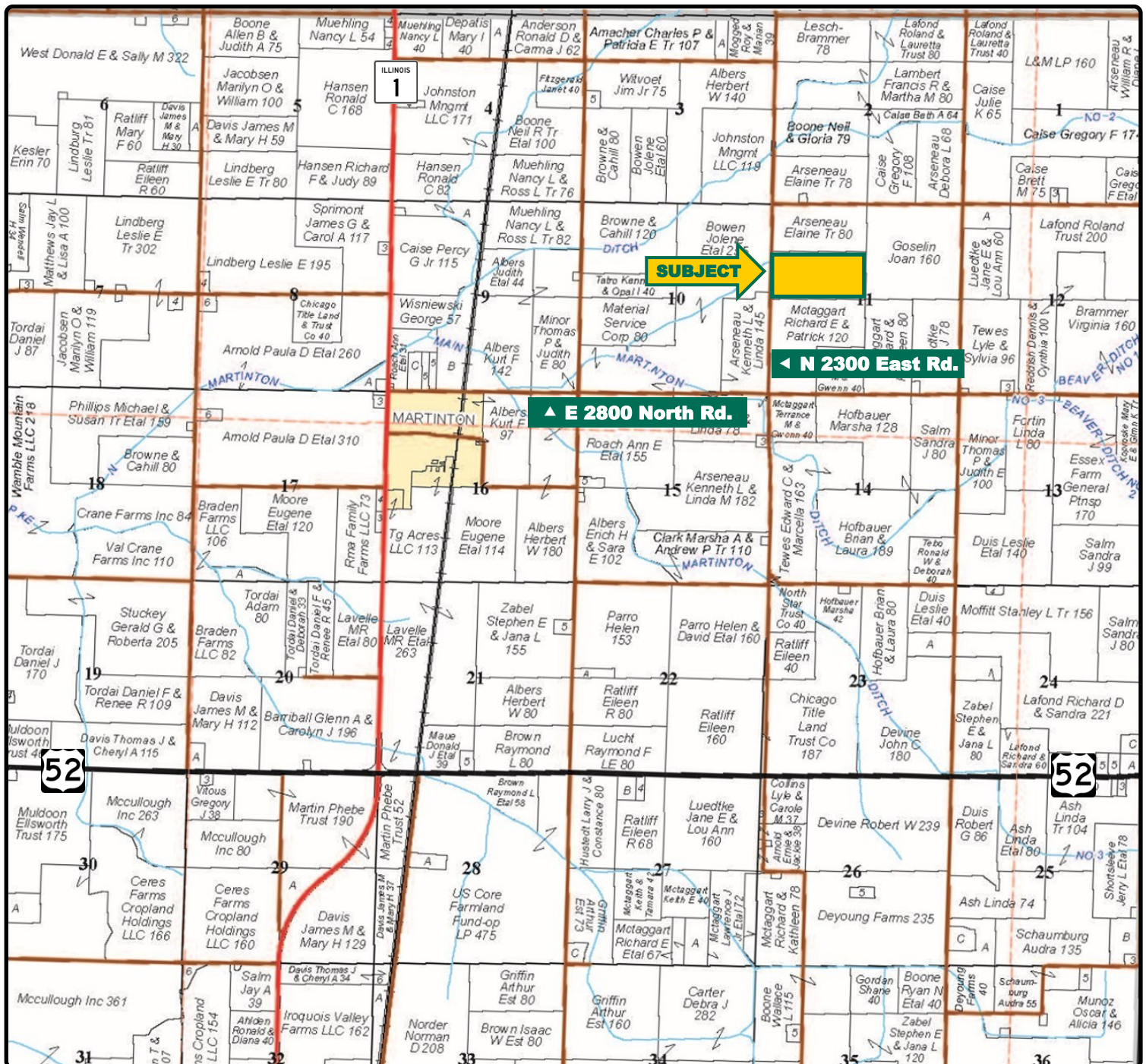
Property Key Features

- 100% Tillable 80-Acre Tract
- Quality Soils Improved with Tile
- Located Within Two Miles of Martinton in Iroquois County, IL

Melissa Halpin
Licensed Broker in IL & IN
815-228-0575
MelissaH@Hertz.ag

815-935-9878
200 E Court St., Ste 600
Kankakee, IL 60901
www.Hertz.ag

Dakota Behrends
Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Melissa Halpin
Licensed Broker in IL & IN
815-228-0575
MelissaH@Hertz.ag

815-935-9878
200 E Court St., Ste 600
Kankakee, IL 60901
www.Hertz.ag

Dakota Behrends
Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag



FSA/Eff. Crop Acres: 80.94*

Corn Base Acres: 56.95*

Bean Base Acres: 23.50*

Soil Productivity: 116.10 P.I.

**Acres are estimated.*

© NAIP/Illinois Imagery: 2014

Property Information

80.87 Acres, m/l

Location

From Martinton: Go east on 2800 North Rd. for 2 miles, then north on N 2300 East Rd. for ½ mile. Property is on the east side of the road.

Legal Description

S½ of NW¼, Section 11, Township 28 North, Range 12 West of the 2nd P.M., Iroquois Co., IL.

Real Estate Tax

2022 Taxes Payable 2023: \$2,596.52*
Surveyed Acres: 80.87
Taxable Acres: 80.00*
Tax per Taxable Acre: \$32.46*
Tax Parcel ID#: 12-11-100-003

**Taxes estimated due to recent survey of*

*property. Iroquois County Assessor/
Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 14919
Part of Tract 4665
FSA/Eff. Crop Acres: 80.94*
Corn Base Acres: 56.95*
Corn PLC Yield: 157 Bu.
Bean Base Acres: 23.50*
Bean PLC Yield: 51 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land

Soil Types/Productivity

Main soil types are Selma and Watseka. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 116.10. 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 Nutrien.
P: 77
K: 283
pH: 6.4
Organic Matter: 2.7

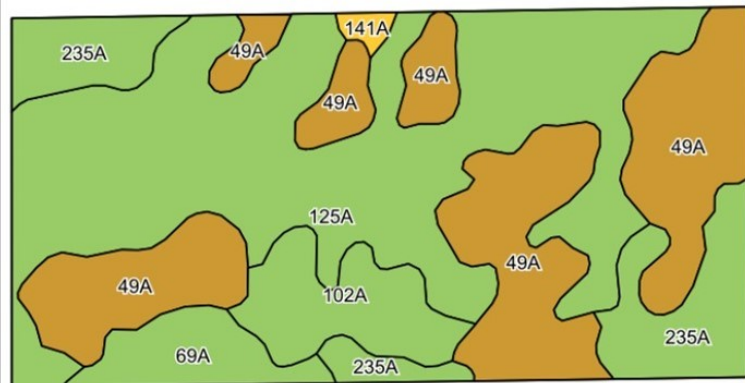
Land Description

Nearly level, with 0 to 2 percent slopes.

Melissa Halpin
Licensed Broker in IL & IN
815-228-0575
MelissaH@Hertz.ag

815-935-9878
200 E Court St., Ste 600
Kankakee, IL 60901
www.Hertz.ag

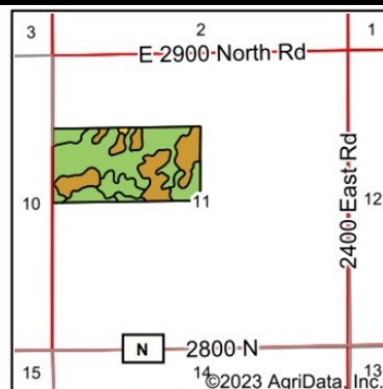
Dakota Behrends
Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag



©2023 AgriData, Inc.

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	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	35.87	44.3%		129
49A	Watseka loamy fine sand, 0 to 2 percent slopes	25.17	31.1%		93
235A	Bryce silty clay, 0 to 2 percent slopes	9.93	12.3%		121
102A	La Hogue loam, 0 to 2 percent slopes	5.71	7.1%		121
69A	Milford silty clay loam, 0 to 2 percent slopes	3.78	4.7%		128
141A	Wesley fine sandy loam, 0 to 2 percent slopes	0.48	0.6%		113
Weighted Average					116.1



State: Illinois
County: Iroquois
Location: 11-28N-12W
Township: Martinton
Acres: 80.94
Date: 7/31/2023



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Drainage

Natural, plus tile. See brochure for tile maps. Farm is part of Martinton Drainage District #3.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

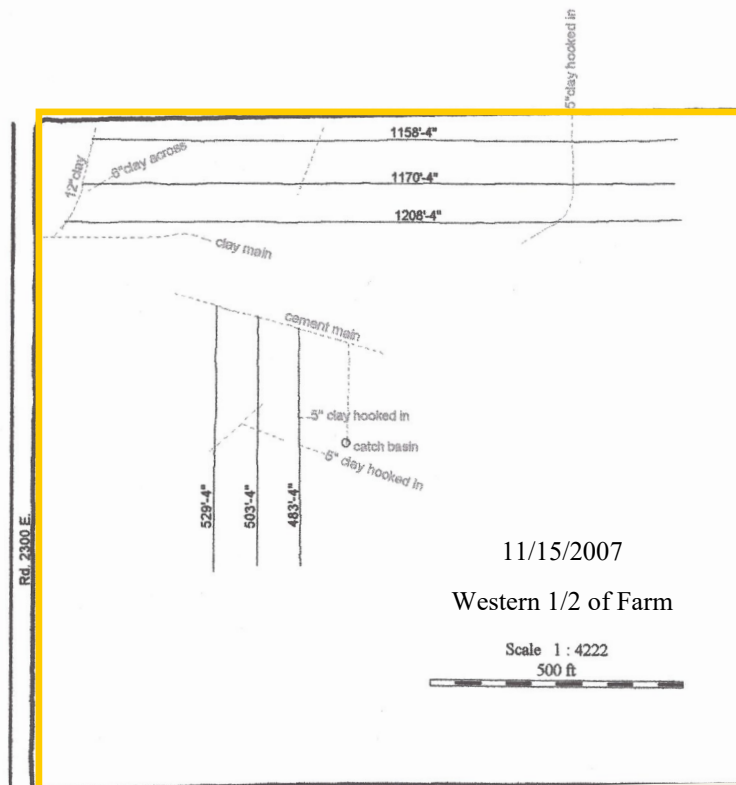
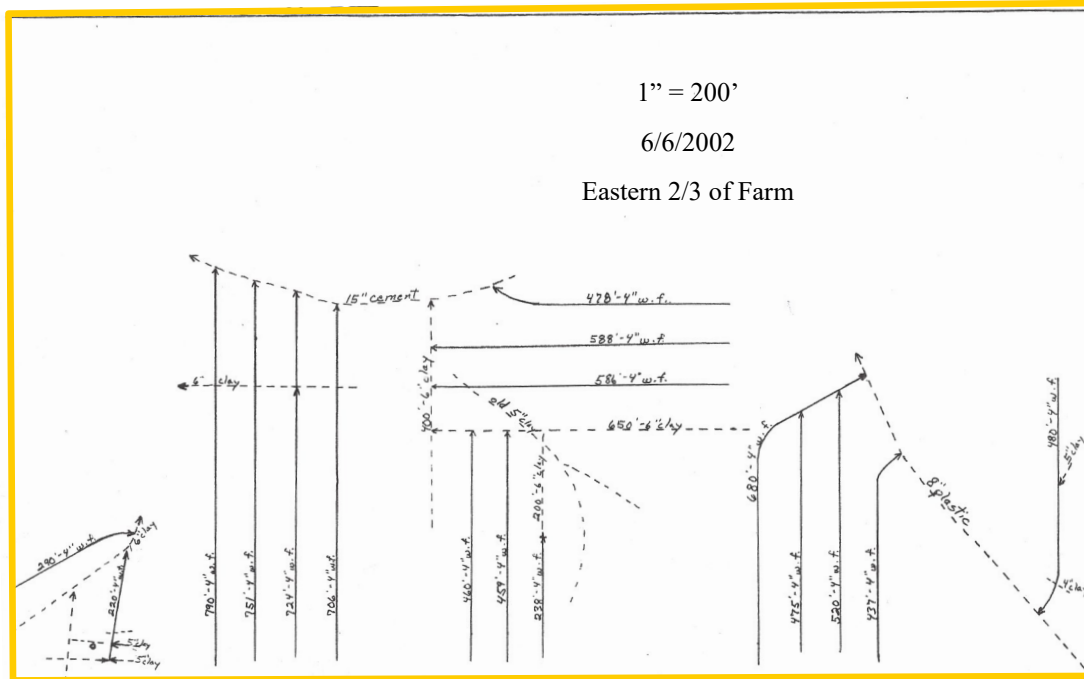
This is a very nice Iroquois County farm that is 100% tillable, with good access, and located along a hard-surfaced road.

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.

Melissa Halpin
Licensed Broker in IL & IN
815-228-0575
MelissaH@Hertz.ag

815-935-9878
200 E Court St., Ste 600
Kankakee, IL 60901
www.Hertz.ag

Dakota Behrends
Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag



Melissa Halpin
Licensed Broker in IL & IN
815-228-0575
MelissaH@Hertz.ag

815-935-9878
200 E Court St., Ste 600
Kankakee, IL 60901
www.Hertz.ag

Dakota Behrends
Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag

Date: **Tues., September 19, 2023**

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

Site: **St. Mary's Catholic Church
Hall
308 St. Charles Street
Beaverville, IL 60912**

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

Terrence & Gwen McTaggart

Agency

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

Auctioneer

Eric Wilkinson

License Number: 441.002361

Attorney

Kay L. Johnson
Johnson & Devine

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 will be given at settlement subject to the existing lease which expires February 28, 2024. Seller will credit Buyer at closing for the 2023 real estate taxes, payable in 2024.

Survey

Property has recently been surveyed.

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.

Melissa Halpin
Licensed Broker in IL & IN
815-228-0575
MelissaH@Hertz.ag

815-935-9878
200 E Court St., Ste 600
Kankakee, IL 60901
www.Hertz.ag

Dakota Behrends
Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag