

Land Auction

ACREAGE:**306.54 Acres, m/l**

In 4 parcels

LaSalle County, IL

DATE:

Wednesday

September 27, 2023**10:00 a.m.****AUCTION TYPE:****Virtual-Online Only**

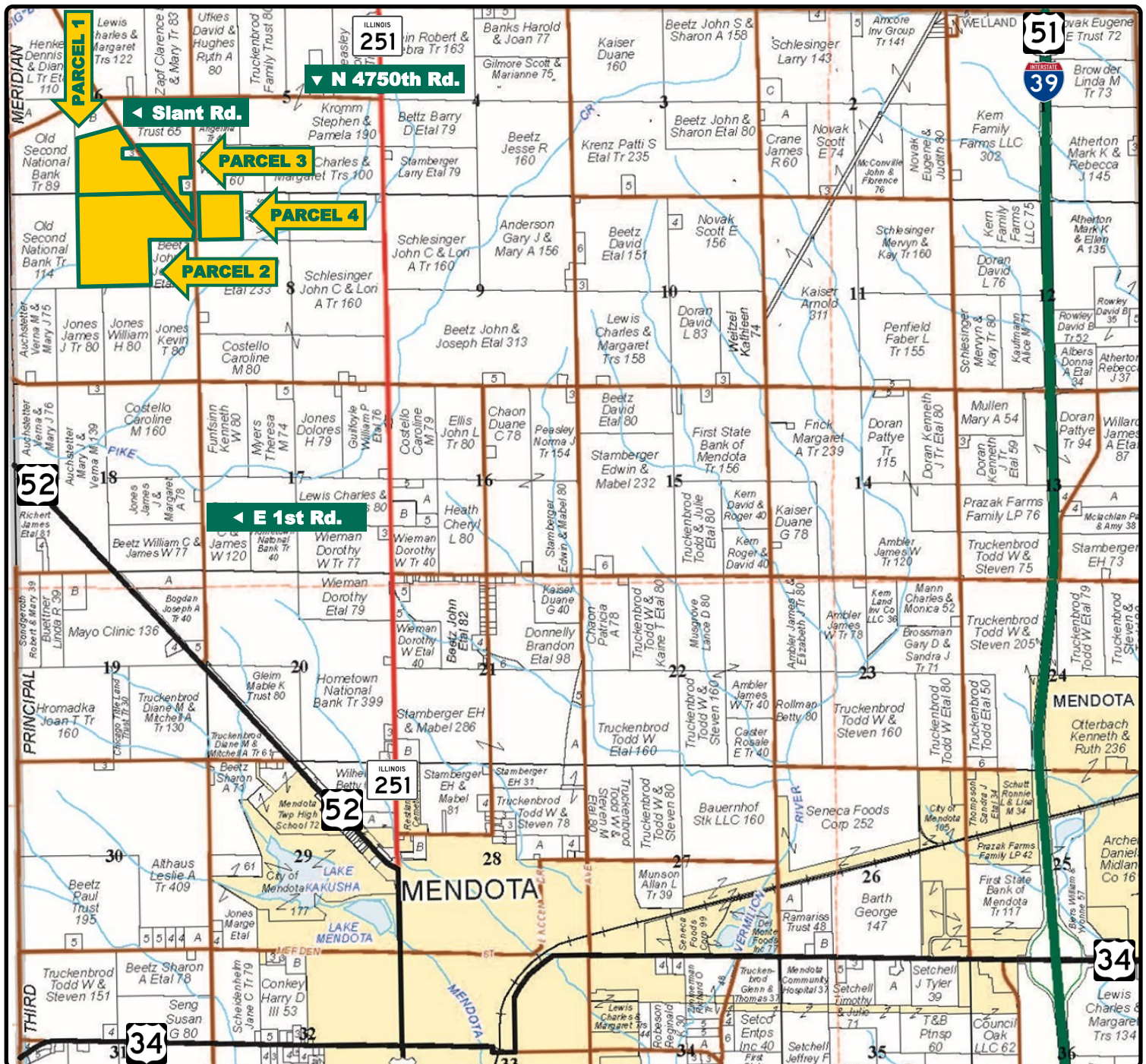
bid.hertz.ag

**Property Key Features**

- Class A LaSalle County Farmland
- High Percent Tillable, Contiguous Tracts
- Investment-Quality Farms

Troy Dukes
Licensed Broker in IL
815-764-9082
TroyD@Hertz.ag

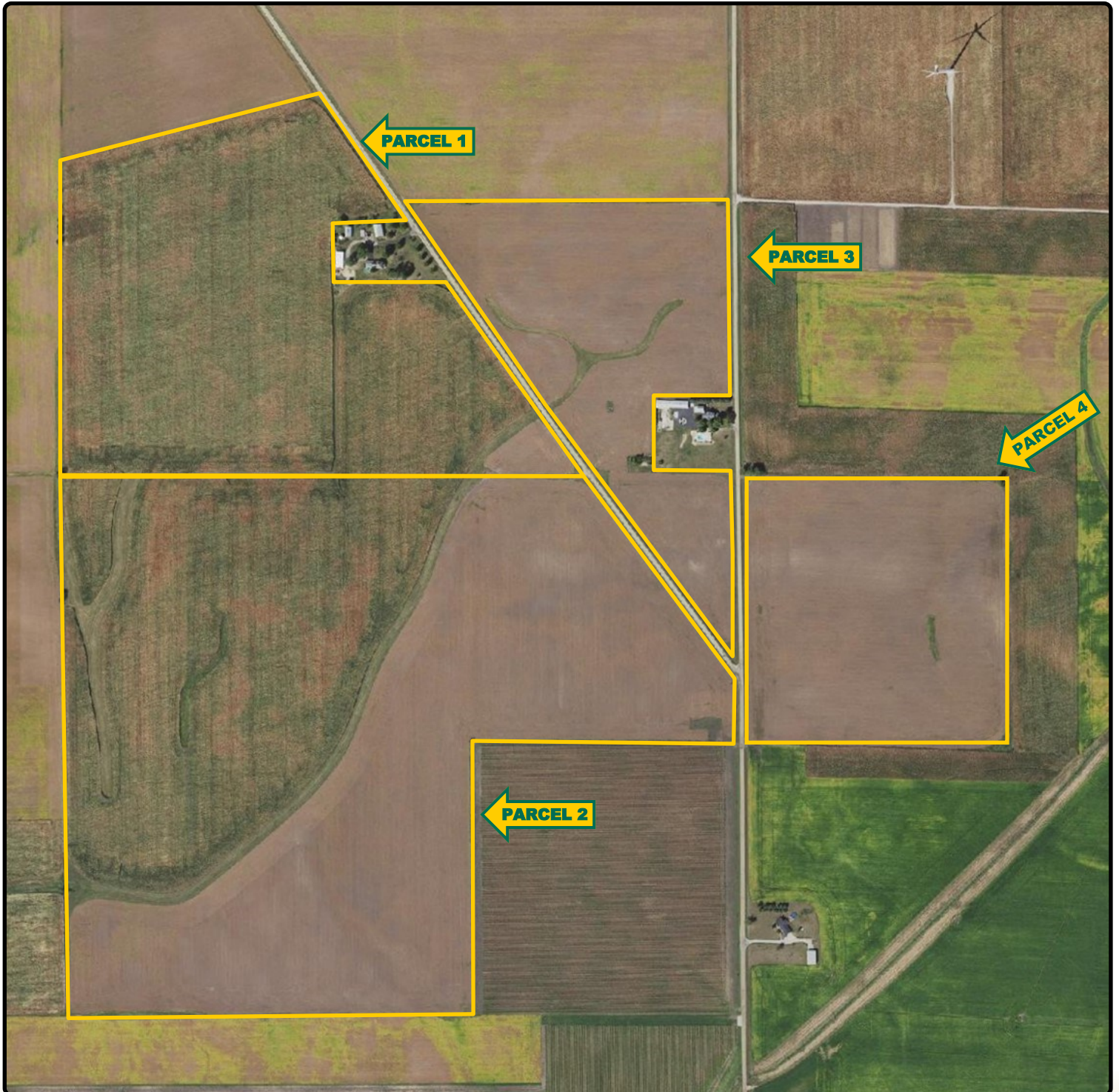
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Map reproduced with permission of Rockford Map Publishers

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Parcel 1

FSA/Eff. Crop Acres: 71.11*
CRP Acres: 0.70*
Corn Base Acres: 48.89*
Bean Base Acres: 21.43*
Soil Productivity: 137.30 P.I.

**Acres are estimated.*

Parcel 1 Property Information 73.394 Acres, m/l

Location

From Mendota: Go north on US-Hwy 52 for 1 mile, then north on E 1st Rd. for 2 miles, then ½ mile northwest on Slant Rd. Property is on the west side of the road.

Legal Description

Parts of the SW¼ and the SE¼, Section 6 south of Slant Rd., all in Township 36 North, Range 1 East of the 3rd P.M., LaSalle Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$3,117.50*
 Taxable Acres: 72.50*
 Surveyed Acres: 73.394

Tax per Taxable Acre: \$43.00*
 Tax Parcel ID#s: Part of 01-06-404-000 & part of 01-06-406-000

**Taxes estimated due to recent survey of the property and tax parcel split. LaSalle County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 8460
 Part of Tracts 4 & 45323
 FSA/Eff. Crop Acres: 71.11*
 CRP Acres: 0.70*
 Corn Base Acres: 48.89*
 Corn PLC Yield: 166 Bu.
 Bean Base Acres: 21.43*
 Bean PLC Yield: 43 Bu.

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

CRP Contracts

There are 0.70 acres enrolled in a CP-8A contract that pays \$310.59/acre - or \$218.00 annually - and expires 9/30/2024. Acres and payments are estimated pending contract split.

Soil Types/Productivity

Main soil type is Flanagan-Catlin. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 137.30. 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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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **LaSalle**
Location: **6-36N-1E**
Township: **Mendota**
Acres: **71.11**
Date: **8/15/2023**



Maps Provided By:



Area Symbol: IL099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	35.41	49.8%		142
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	15.87	22.3%		**128
814A	Muscataune-Buckhart silt loams, 0 to 3 percent slopes	7.86	11.1%		145
206A	Thorp silt loam, 0 to 2 percent slopes	7.53	10.6%		126
356A	Elpaso silty clay loam, 0 to 2 percent slopes	2.25	3.2%		144
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	1.44	2.0%		**131
**171B	Catlin silt loam, 2 to 5 percent slopes	0.75	1.1%		**137
Weighted Average					137.3

Land Description

Relatively flat, with a gradual slope from north to south.

Drainage

Natural, with some tile. No tile maps available.

Buildings/Improvements

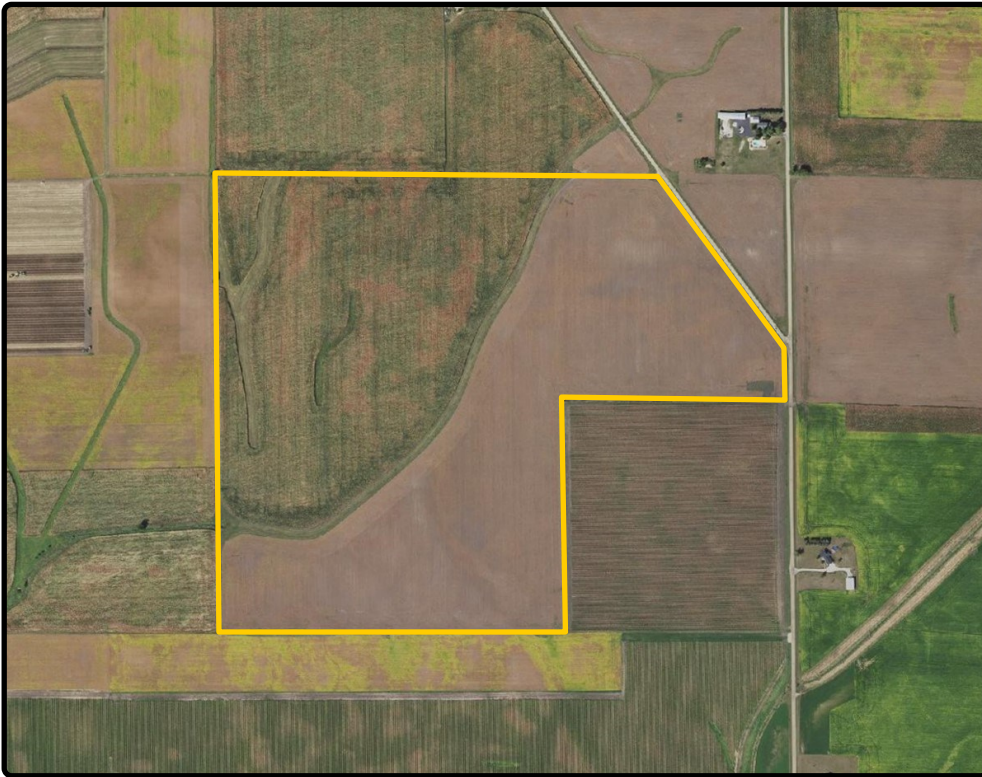
None.

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres: 143.09*
CRP Acres: 7.20*
Corn Base Acres: 98.37*
Bean Base Acres: 43.13*
Soil Productivity: 140.20 P.I.

**Acres are estimated.*

Parcel 2 Property Information 151.899 Acres, m/l

Location

From Mendota: Go north on US-Hwy 52 for 1 mile, then north on E 1st Rd. for 2 miles. Property is on the west side of the road.

Legal Description

East 40 acres of the NW¼, W½ of the NE¼, and part of the NE¼ of the NE¼ south of Slant Rd., all in Section 7, Township 36 North, Range 1 East of the 3rd P.M., LaSalle Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$6,668.82*

Taxable Acres: 150.60*

Surveyed Acres: 151.899

Tax per Taxable Acre: \$44.28*

Tax Parcel ID#s: 01-07-101-000, 01-07-202-000, & part of 01-07-201-000

**Taxes estimated due to recent survey of the property and tax parcel split. LaSalle County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2024 crop year.

FSA Data

Part of Farm Number 8460

Part of Tract 4

FSA/Eff. Crop Acres: 143.09*

CRP Acres: 7.20*

Corn Base Acres: 98.37*

Corn PLC Yield: 166 Bu.

Bean Base Acres: 43.13*

Bean PLC Yield: 43 Bu.

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

CRP Contracts

There are an estimated 7.20 acres enrolled in a CP-8A contract that pays an estimated \$311.71/acre - or an estimated \$2,244.00 annually - and expires 9/30/2024.

Soil Types/Productivity

Main soil types are Elpaso, Catlin, and Flanagan-Catlin. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 140.20. See soil map for details.

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State: **Illinois**
County: **LaSalle**
Location: **7-36N-1E**
Township: **Mendota**
Acres: **143.09**
Date: **8/15/2023**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	57.47	40.2%		144
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	32.45	22.7%		**128
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	23.93	16.7%		142
814A	Muscataune-Buckhart silt loams, 0 to 3 percent slopes	16.96	11.9%		145
51A	Muscataune silt loam, 0 to 2 percent slopes	7.01	4.9%		147
154A	Flanagan silt loam, 0 to 2 percent slopes	3.51	2.5%		144
**171B	Catlin silt loam, 2 to 5 percent slopes	0.76	0.5%		**137
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	0.66	0.5%		**131
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	0.23	0.2%		**128
68A	Sable silty clay loam, 0 to 2 percent slopes	0.11	0.1%		143
Weighted Average					140.2

Mineral Rights

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

Drainage

Natural, with some tile. No tile maps available.

Water & Well Information

None.

Land Description

Relatively flat, with gradual slope from north to south.

Buildings/Improvements

None.

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Parcel 3

FSA/Eff. Crop Acres:	35.58*
CRP Acres:	1.40*
Corn Base Acres:	24.46*
Bean Base Acres:	10.72*
Soil Productivity:	135.90 P.I.

**Acres are estimated.*

Parcel 3 Property Information 41.339 Acres, m/l

Location

From Mendota: Go north on US-Hwy 52 for 1 mile, then north on E 1st Rd. for 2 miles. Property is on the west side of the road.

Legal Description

Part of the SE¼ of the SE¼ of Section 6, and part of the NE¼ of the NE¼ of Section 8 all north of Slant Rd., all in Township 36 North, Range 1 East of the 3rd P.M., LaSalle Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$1,752.48*
Taxable Acres: 42.93*
Surveyed Acres: 41.339
Tax per Taxable Acre: \$40.82*
Tax Parcel ID #s: Part of 01-06-404-000, part of 01-06-406-000, & part of 01-07-201-000

**Taxes estimated due to recent survey of the property and tax parcel split. LaSalle County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 8460
Part of Tracts 4 & 45323
FSA/Eff. Crop Acres: 35.58*

CRP Acres: 1.40*
Corn Base Acres: 24.46*
Corn PLC Yield: 166 Bu.
Bean Base Acres: 10.72*
Bean PLC Yield: 43 Bu.

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

CRP Contracts

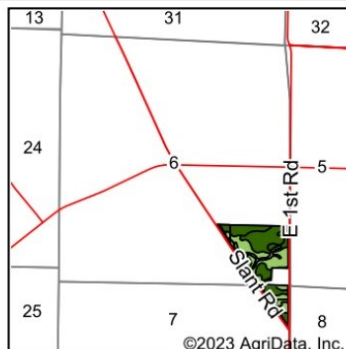
There are an estimated 1.40 acres enrolled in a CP-8A contract that pays an estimated \$310.59/acre - or an estimated \$435.00 annually - and expires 9/30/2024.

Soil Types/Productivity

Main soil types are Catlin and Flanagan-Catlin. Productivity Index (PI) on estimated the FSA/Eff. Crop acres is 135.90. See soil map for details.

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State: **Illinois**
County: **LaSalle**
Location: **6-36N-1E**
Township: **Mendota**
Acres: **35.58**
Date: **8/15/2023**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 18					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	11.14	31.3%		**131
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	10.35	29.1%		142
356A	Elpaso silty clay loam, 0 to 2 percent slopes	5.01	14.1%		144
67A	Harpster silty clay loam, 0 to 2 percent slopes	4.26	12.0%		133
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	3.06	8.6%		**128
206A	Thorp silt loam, 0 to 2 percent slopes	1.50	4.2%		126
814A	Muscataune-Buckhart silt loams, 0 to 3 percent slopes	0.26	0.7%		145
Weighted Average					135.9

Mineral Rights

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

Drainage

Natural, with some tile. No tile maps available.

Land Description

Relatively flat.

Buildings/Improvements

None.

Water & Well Information

None.

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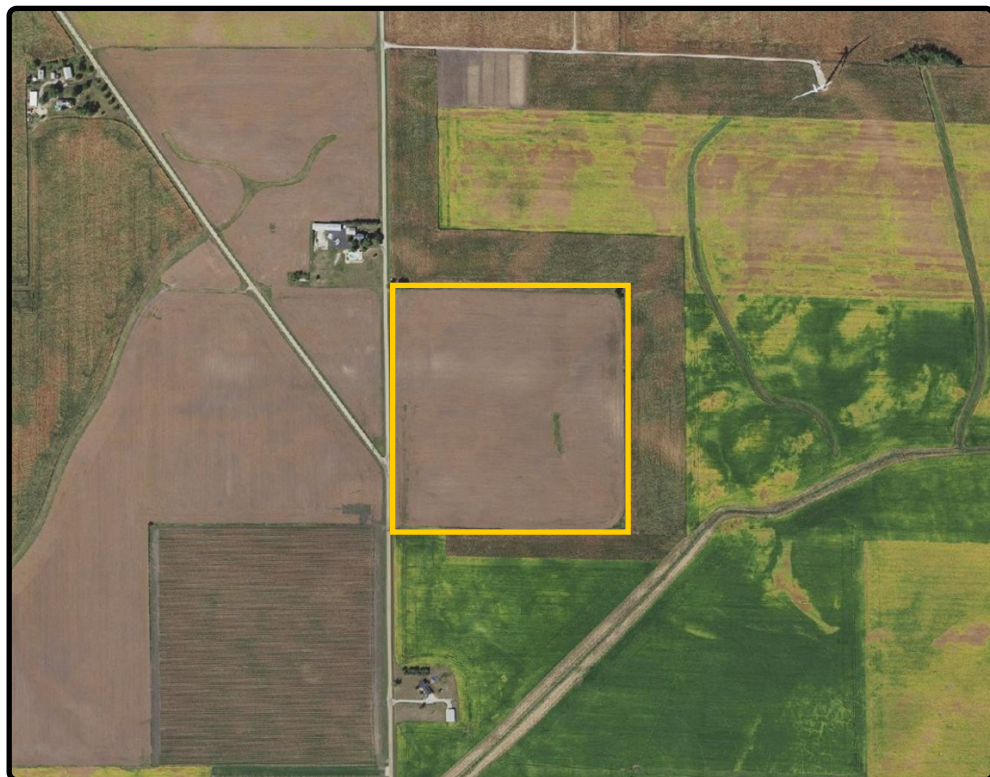
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Parcel 4

FSA/Eff. Crop Acres: 38.32*
Corn Base Acres: 26.34*
Bean Base Acres: 11.55*
Soil Productivity: 140.60 P.I.

**Acres are estimated.*

Parcel 4 Property Information 39.916 Acres, m/l

Location

From Mendota: Go north on US-Hwy 52 for 1 mile, then north on E 1st Rd. for 2 miles. Property is on the east side of the road.

Legal Description

NW¼ of the NW¼, Section 8, Township 36 North, Range 1 East of the 3rd P.M., LaSalle Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$1,968.22*
 Taxable Acres: 40.00*
 Surveyed Acres: 39.916
 Tax per Taxable Acre: \$49.21*
 Tax Parcel ID #: 01-08-102-000

**Taxes estimated due to recent survey of the property and tax parcel split. LaSalle County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 8460
 Part of Tract 4
 FSA/Eff. Crop Acres: 38.32*
 Corn Base Acres: 26.34*
 Corn PLC Yield: 166 Bu.
 Bean Base Acres: 11.55*
 Bean PLC Yield: 43 Bu.

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

Soil Types/Productivity

Main soil types are Elpaso and Muscatune-Buckhart. Productivity Index (PI) on estimated the FSA/Eff. Crop acres is 140.60. 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

Relatively flat.

Drainage

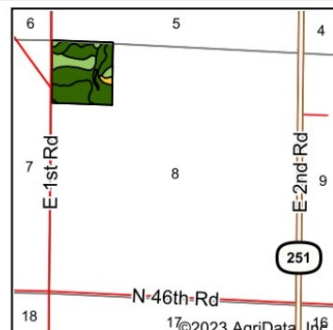
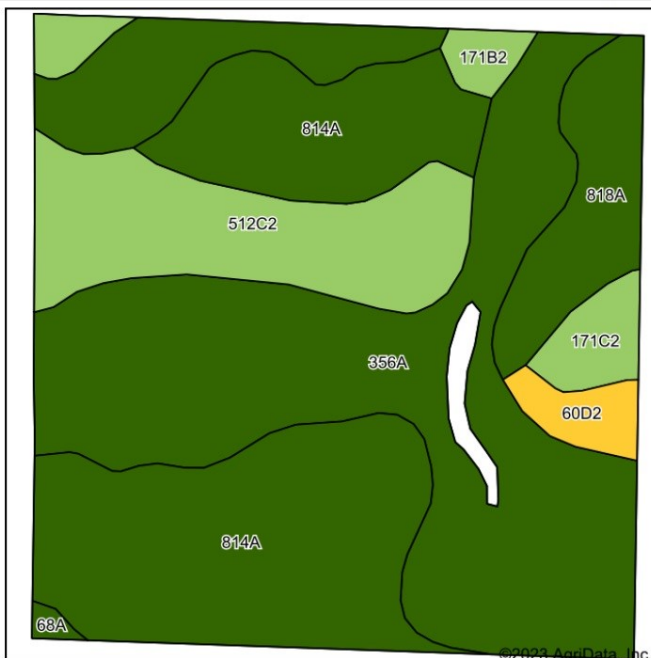
Natural, with some tile. No tile maps available.

Buildings/Improvements

None.

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State: **Illinois**
County: **LaSalle**
Location: **8-36N-1E**
Township: **Mendota**
Acres: **38.32**
Date: **8/15/2023**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 18					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	16.37	42.7%		144
814A	Muscataune-Buckhart silt loams, 0 to 3 percent slopes	11.61	30.3%		145
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	5.09	13.3%		**128
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	2.59	6.8%		142
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	0.89	2.3%		**128
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	0.88	2.3%		**131
**60D2	La Rose loam, 10 to 18 percent slopes, eroded	0.76	2.0%		**105
68A	Sable silty clay loam, 0 to 2 percent slopes	0.13	0.3%		143
Weighted Average					140.6

Water & Well Information

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 - Looking Northeast



Parcel 2 - Looking Northeast



Parcels 1 & 2 - Looking South



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Parcel 3 - Looking Southeast



Parcel 4 - Looking Northwest



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Date: **Wed., Sept., 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 Dukes at 815-764-9082 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

James Bannister Family Trust & Christine Bannister Trust No. 1

Agency

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

Auctioneer

Spencer Smith, AFM, ALC
License Number# 441.002375

Attorney

Richard M. Furgason
Dreyer, Foote, Streit, Furgason, &
Slocum, P.A.

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 31, 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.

Survey

All parcels have been recently surveyed. The final sale price will be based on final 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.

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