

# Land Auction

**ACREAGE:**

**1,006.26 Acres, m/l**  
In 12 parcels  
Iroquois County, IL

**DATE:**

Wednesday  
**October 4, 2023**  
**9:00 a.m.**

**AUCTION TYPE:**

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



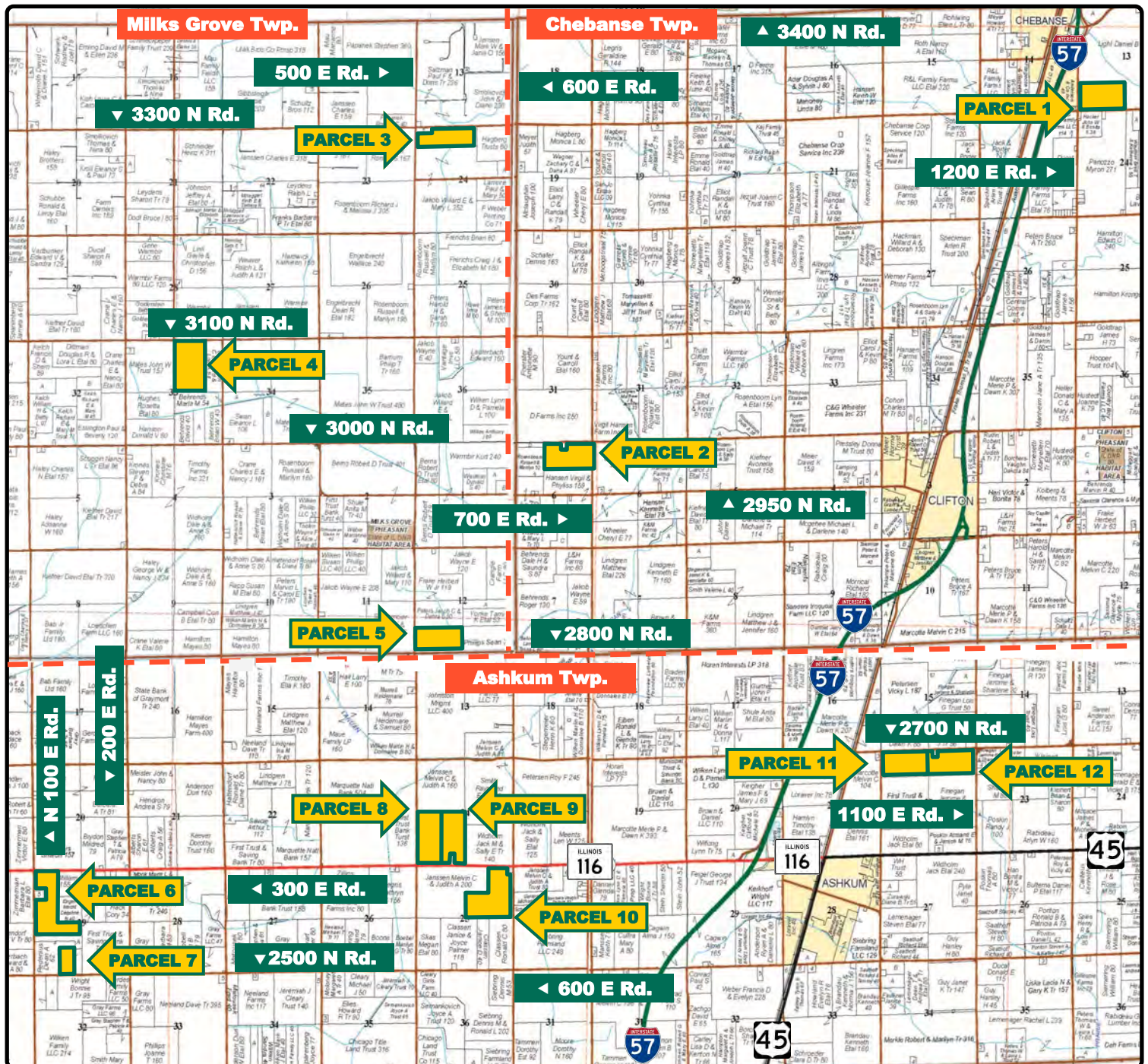
## Property Key Features

- Reed Trusts Farms
- 1,006.26 Surveyed Acres, m/l, Offered in 12 Tracts
- High-Quality, Nearly 100% Tillable Northwestern Iroquois County Farmland

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**815-935-9878**  
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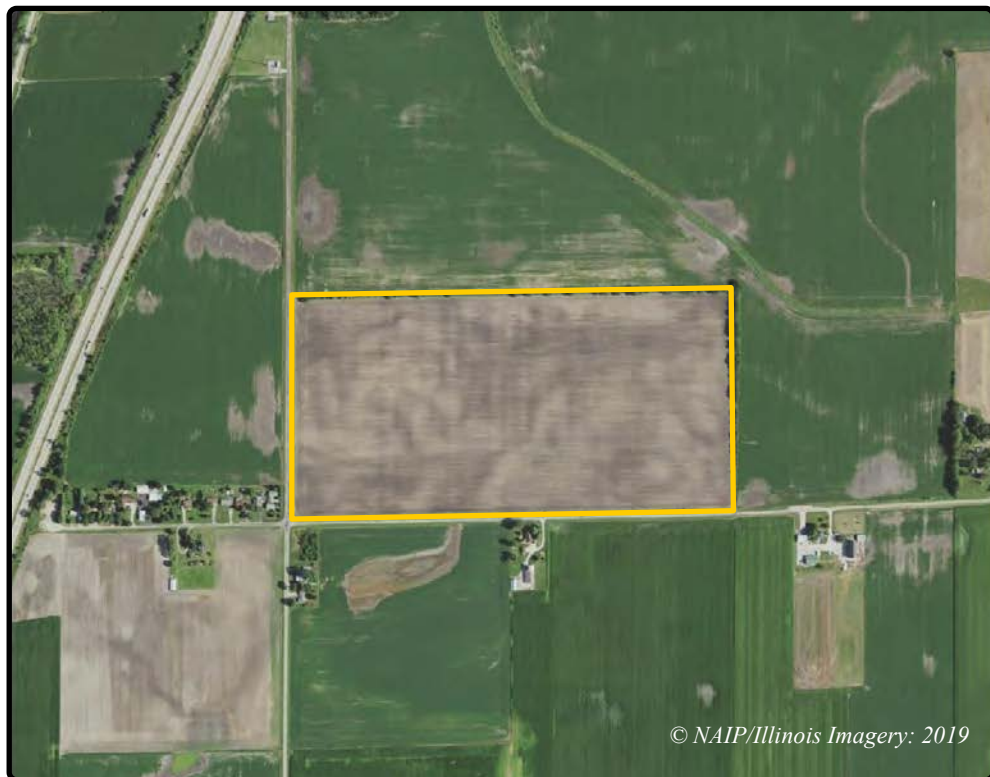


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## Parcel 1

|                      |             |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 79.01       |
| Corn Base Acres:     | 62.50       |
| Bean Base Acres:     | 16.10       |
| Soil Productivity:   | 123.10 P.I. |

### Parcel 1 Property Information 80.66 Acres, m/l

#### Location

From Chebanse: Go east on E. First S. St. and cross Interstate 57, then south on 1200 E Rd. for ½ mile. Property is on the east side of the road.

#### Legal Description

S½ of the SW¼, Section 13, Township 29 North, Range 14 West of the 2nd P.M., Iroquois Co., IL. Survey legal to govern.

#### Real Estate Tax

2022 Taxes Payable 2023: \$2,525.04\*  
Surveyed Acres: 80.66  
Taxable Acres: 78.95\*  
Tax per Taxable Acre: \$31.98\*

Tax Parcel ID#: 03-13-300-003

*\*Taxes estimated due to 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 14792, Tract 3529  
FSA/Eff. Crop Acres: 79.01  
Corn Base Acres: 62.50  
Corn PLC Yield: 132 Bu.  
Bean Base Acres: 16.10  
Bean PLC Yield: 45 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil type is Selma. Productivity Index (PI) on the FSA/Eff. Crop acres is 123.10. 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, 0% to 6% slope.

#### Drainage

Natural with tile. Maps available.

#### Buildings/Improvements

None.

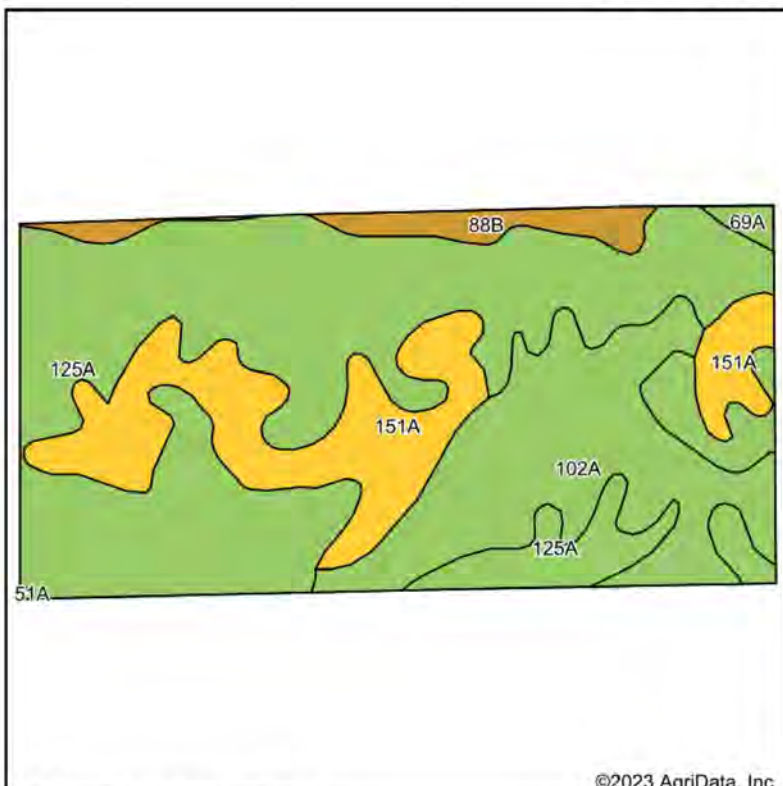
#### Water & Well Information

None.

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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                 | 44.70 | 56.6%            |                                     | 176       | 57            | 129  |
| 102A             | La Hogue loam, 0 to 2 percent slopes              | 16.34 | 20.7%            |                                     | 162       | 52            | 121  |
| 151A             | Ridgeville fine sandy loam, 0 to 2 percent slopes | 14.43 | 18.3%            |                                     | 151       | 51            | 114  |
| **88B            | Sparta loamy fine sand, 1 to 6 percent slopes     | 3.03  | 3.8%             |                                     | **118     | **41          | **91   |
| 69A              | Milford silty clay loam, 0 to 2 percent slopes    | 0.51  | 0.6%             |                                     | 171       | 57            | 128  |
| Weighted Average |   |       |                  |                                     | 166.3     | 54.3          | 123.1  |



State: **Illinois**  
County: **Iroquois**  
Location: **13-29N-14W**  
Township: **Chebanse**  
Acres: **79.01**  
Date: **8/3/2023**



Maps Provided By:



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## Parcel 2

|                      |             |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 77.92       |
| Corn Base Acres:     | 70.57       |
| Bean Base Acres:     | 4.44        |
| Soil Productivity:   | 129.90 P.I. |

## Parcel 2 Property Information 79.13 Acres, m/l

### Location

From Clifton: Go west on 2950 N Rd. for 3 miles to 700 E Rd., then north ¼ mile. Property is on the west side of the road.

### Legal Description

Part of the N½ of the NE¼, excluding the building site, Section 6, Township 28 North, Range 11 East of the 3rd P.M., Iroquois Co., IL. Survey legal to govern.

### Real Estate Tax

2022 Taxes Payable 2023: \$2,787.06\*  
Surveyed Acres: 79.13  
Taxable Acres: 78.00\*  
Tax per Taxable Acre: \$35.73\*

Tax Parcel ID#: 09-06-200-008

*\*Taxes estimated due to 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 14792, Tract 242  
FSA/Eff. Crop Acres: 77.92  
Corn Base Acres: 70.57  
Corn PLC Yield: 140 Bu.  
Bean Base Acres: 4.44  
Bean PLC Yield: 42 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Reddick and Andres. Productivity Index (PI) on the FSA/Eff. Crop acres is 129.90. 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, 0% to 5% slope.

### Drainage

Natural with tile. Maps available.

### Buildings/Improvements

None.

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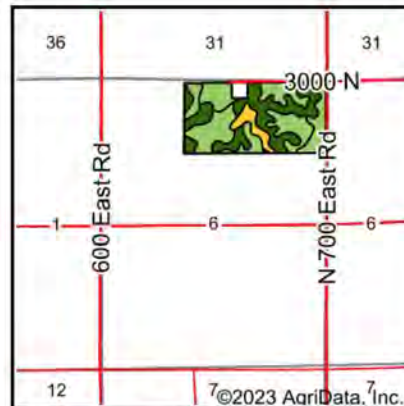
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Iroquois**  
Location: **6-28N-11E**  
Township: **Chebanse**  
Acres: **77.92**  
Date: **8/3/2023**



Maps Provided By:



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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 |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| 594A             | Reddick clay loam, 0 to 2 percent slopes       | 30.33 | 38.9%            |                                     | 177       | 56            | 130  |
| 293A             | Andres silt loam, 0 to 2 percent slopes        | 28.45 | 36.5%            |                                     | 184       | 59            | 135  |
| 69A              | Milford silty clay loam, 0 to 2 percent slopes | 7.96  | 10.2%            |                                     | 171       | 57            | 128  |
| 146A             | Elliott silt loam, 0 to 2 percent slopes       | 6.23  | 8.0%             |                                     | 168       | 55            | 125  |
| **150B           | Onarga fine sandy loam, 2 to 5 percent slopes  | 4.95  | 6.4%             |                                     | **147     | **48          | **109  |
| Weighted Average |  |       |                  |                                     | 176.3     | 56.6          | 129.9  |

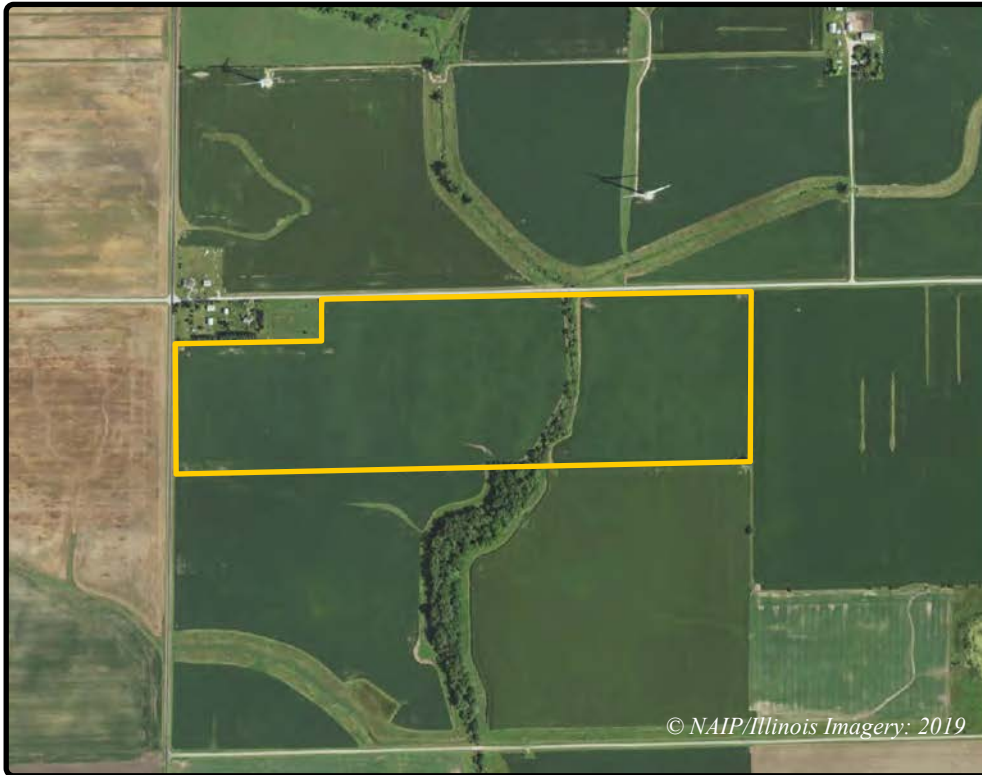
## Water & Well Information

None.

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## Parcel 3

|                      |             |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 71.81       |
| Corn Base Acres:     | 35.90       |
| Bean Base Acres:     | 35.80       |
| Soil Productivity:   | 129.10 P.I. |

### Parcel 3 Property Information 75.00 Acres, m/l

#### Location

From Chebanse: Go west on 3400 N Rd., for 5 miles to 600 E Rd., then south 1 mile to 3300 N Rd. and go ½ mile. Property is on the south side of the road.

#### Legal Description

Part of north 80 acres of Lot 2, Section 24, Township 29 North, Range 10 East of the 3rd P.M., Iroquois Co., IL. Survey legal to govern.

#### Real Estate Tax

2022 Taxes Payable 2023: \$2,495.30\*  
Surveyed Acres: 75.00  
Taxable Acres: 75.19\*

Tax per Taxable Acre: \$33.19\*

Tax Parcel ID #: 01-24-100-005

*\*Taxes estimated due to 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 14792, Tract 133

FSA/Eff. Crop Acres: 71.81

Corn Base Acres: 35.90

Corn PLC Yield: 156 Bu.

Bean Base Acres: 35.80

Bean PLC Yield: 49 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Ashkum and Andres. Productivity Index (PI) on the FSA/Eff. Crop acres is 129.10. 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, 0% to 5% slope.

#### Drainage

Natural with tile. Maps available.

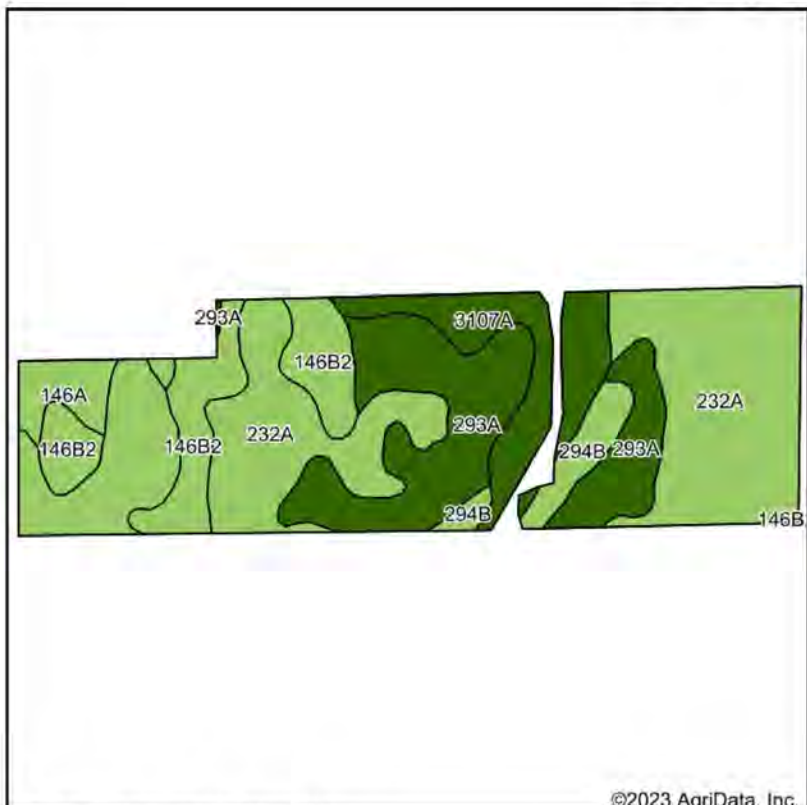
#### Buildings/Improvements

None.

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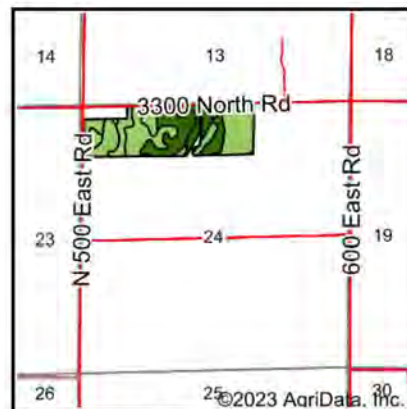
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Iroquois**  
Location: **24-29N-10E**  
Township: **Milks Grove**  
Acres: **71.81**  
Date: **8/3/2023**



Maps Provided By:



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  | 32.96 | 45.9%            |                                     | 170       | 56            | 127  |
| 293A             | Andres silt loam, 0 to 2 percent slopes  | 16.09 | 22.4%            |                                     | 184       | 59            | 135  |
| **146B2          | Elliott silty clay loam, 2 to 4 percent slopes, eroded                               | 9.26  | 12.9%            |                                     | **160     | **52          | **119  |
| 3107A            | Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded | 7.96  | 11.1%            |                                     | 189       | 60            | 139  |
| **294B           | Symerton silt loam, 2 to 5 percent slopes  | 2.89  | 4.0%             |                                     | **177     | **55          | **130  |
| 146A             | Elliott silt loam, 0 to 2 percent slopes   | 2.65  | 3.7%             |                                     | 168       | 55            | 125  |
| Weighted Average |  |       |                  |                                     | 174.2     | 56.5          | 129.1  |

## Water & Well Information

None.

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## Parcel 4

**FSA/Eff. Crop Acres:** 106.21\*  
**Corn Base Acres:** 71.03\*  
**Bean Base Acres:** 33.98\*  
**Soil Productivity:** 130.20 P.I.

*\*Acres are estimated.*

## Parcel 4 Property Information 108.52 Acres, m/l

### Location

From Clifton: Go west on 2950 N Rd. for 6 miles, then follow the curve north for ½ mile, then follow the curve west on 3000 N Rd. for 2 miles to 300 East Rd., then north 1 mile to 3100 N Rd., then west on 3100 N Rd. for 1/3 mile. Property is on the south side of the road.

### Legal Description

The NE¼, except the east 892.70 feet thereof, Section 33, Township 29 North, Range 10 East of the 3rd P.M., Iroquois Co., IL. Survey legal to govern.

### Real Estate Tax

2022 Taxes Payable 2023: \$3,932.80\*

Surveyed Acres: 108.52

Taxable Acres: 105.95\*

Tax per Taxable Acre: \$37.12\*

Tax Parcel ID #: 01-33-200-002

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

### Lease Status

Open lease for 2024 crop year.

### FSA Data

Part of Farm Number 3071

Part of Tract 171

FSA/Eff. Crop Acres: 106.21\*

Corn Base Acres: 71.03\*

Corn PLC Yield: 156 Bu.

Bean Base Acres: 33.98\*

Bean PLC Yield: 45 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 type is Selma. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 130.20. 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, 0% to 5% slope.

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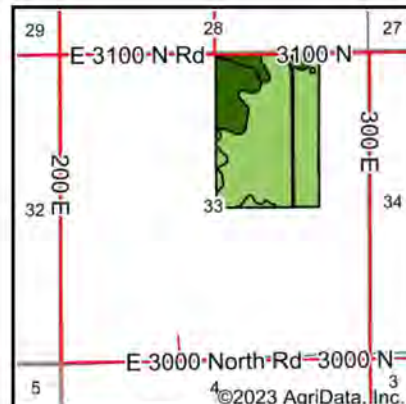
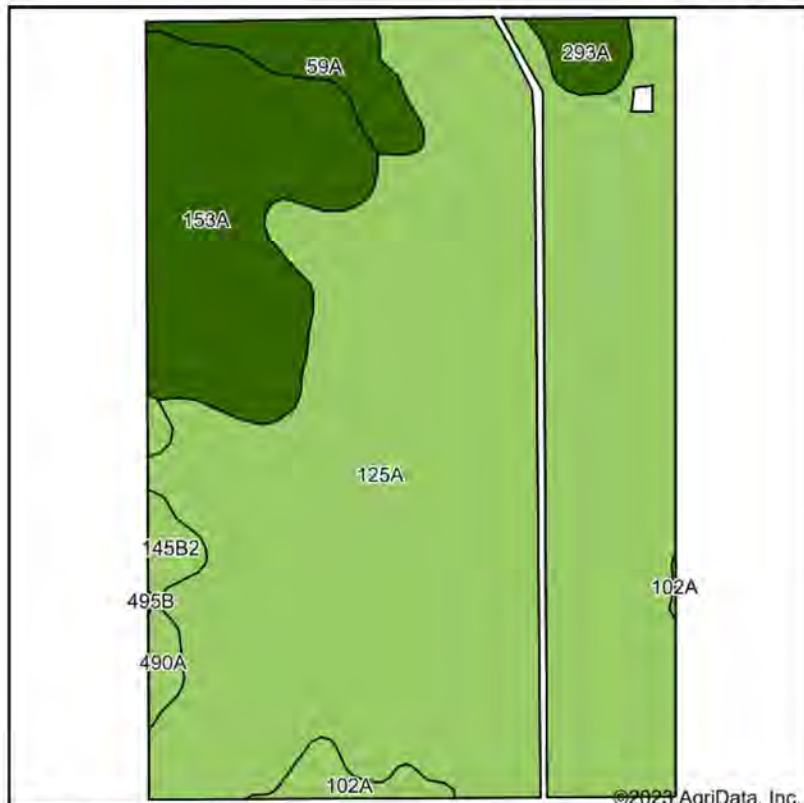
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State: **Illinois**  
County: **Iroquois**  
Location: **33-29N-10E**  
Township: **Milks Grove**  
Acres: **106.21**  
Date: **8/3/2023**



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                            | 81.05 | 76.3%            |                                     | 176       | 57            | 129  |
| 153A                                      | Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes | 16.29 | 15.3%            |                                     | 183       | 60            | 136  |
| 59A                                       | Lisbon silt loam, 0 to 2 percent slopes                      | 3.64  | 3.4%             |                                     | 188       | 59            | 136  |
| 293A                                      | Andres silt loam, 0 to 2 percent slopes                      | 1.58  | 1.5%             |                                     | 184       | 59            | 135  |
| 102A                                      | La Hogue loam, 0 to 2 percent slopes                         | 1.51  | 1.4%             |                                     | 162       | 52            | 121  |
| **145B2                                   | Saybrook silt loam, 2 to 5 percent slopes, eroded            | 1.31  | 1.2%             |                                     | **170     | **54          | **125  |
| 490A                                      | Odell silt loam, 0 to 2 percent slopes                       | 0.83  | 0.8%             |                                     | 176       | 56            | 129  |
| Weighted Average                          |  |       |                  |                                     | 177.3     | 57.4          | 130.2  |

## Drainage

Natural with some tile. No tile maps available.

## Buildings/Improvements

Property has a crib with a lean-to.

## Water & Well Information

None.

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## Parcel 5

|                      |             |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 71.55       |
| CRP Acres:           | 6.90        |
| Corn Base Acres:     | 34.90       |
| Bean Base Acres:     | 33.80       |
| Soil Productivity:   | 131.60 P.I. |

## Parcel 5 Property Information 81.32 Acres, m/l

### Location

From Clifton: Go west on 2950 N Rd. for 3 miles to 700 E Rd., then south 2 miles to 2800 N Rd., then west for 1½ miles. Property is on the north side of the road.

### Legal Description

The S½ of the SW¼, Section 12, Township 28 North, Range 10 East of the 3rd P.M., Iroquois Co., IL. Survey legal to govern.

### Real Estate Tax

2022 Taxes Payable 2023: \$2,792.84\*  
Surveyed Acres: 81.32  
Taxable Acres: 80.00\*

Tax per Taxable Acre: \$34.91\*

Tax Parcel ID #: 08-12-300-002

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

### Lease Status

Open lease for 2024 crop year.

### FSA Data

Part of Farm Number 14792, Tract 2100  
FSA/Eff. Crop Acres: 71.55  
CRP Acres: 6.90  
Corn Base Acres: 34.90  
Corn PLC Yield: 169 Bu.  
Bean Base Acres: 33.80  
Bean PLC Yield: 47 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### CRP Contracts

There are 6.90 acres enrolled in a CP-21 contract that pays \$284.06/acre - or \$1,960.00 annually - and expires 9/30/2025.

### Soil Types/Productivity

Main soil types are Pella and Milford. Productivity Index (PI) on the FSA/Eff. Crop acres is 131.60. See soil map for details.

### Mineral Rights

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

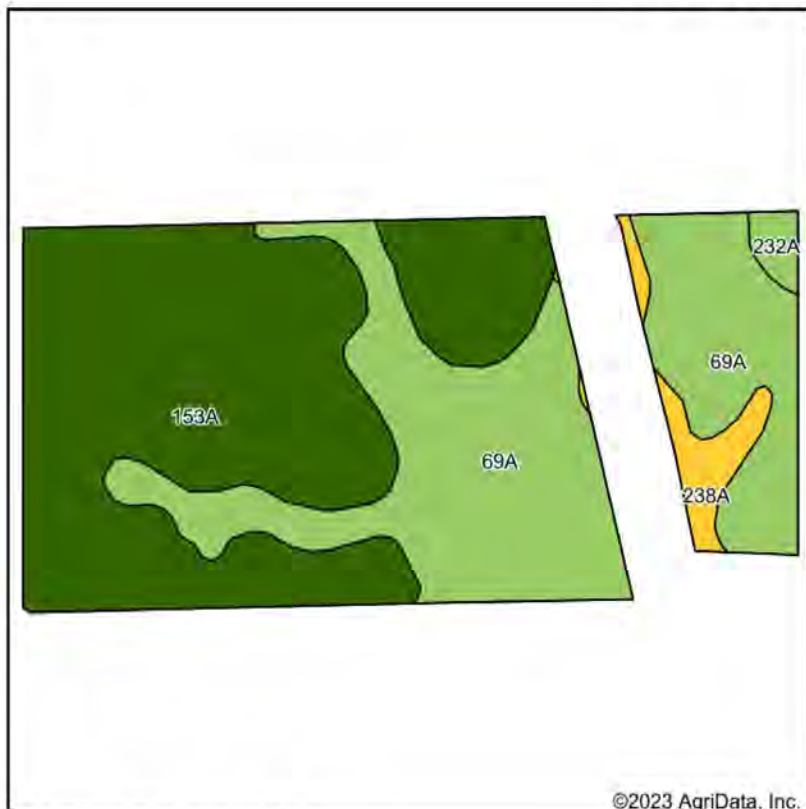
### Land Description

Nearly level, 0% to 2% slope.

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State: **Illinois**  
County: **Iroquois**  
Location: **12-28N-10E**  
Township: **Milks Grove**  
Acres: **71.55**  
Date: **8/3/2023**



Maps Provided By:  
  
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 |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| 153A             | Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes | 38.25 | 53.5%            |                                     | 183       | 60            | 136  |
| 69A              | Milford silty clay loam, 0 to 2 percent slopes               | 29.90 | 41.8%            |                                     | 171       | 57            | 128  |
| 238A             | Rantoul silty clay, 0 to 2 percent slopes                    | 2.53  | 3.5%             |                                     | 144       | 49            | 109  |
| 232A             | Ashkum silty clay loam, 0 to 2 percent slopes                | 0.87  | 1.2%             |                                     | 170       | 56            | 127  |
| Weighted Average |  |       |                  |                                     | 176.4     | 58.3          | 131.6  |

## Drainage

Natural with tile. Maps available. Property is part of Milks Grove Special Drainage District #1.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Field Access

There is access north and east of the drainage district ditch by a railroad tank car.

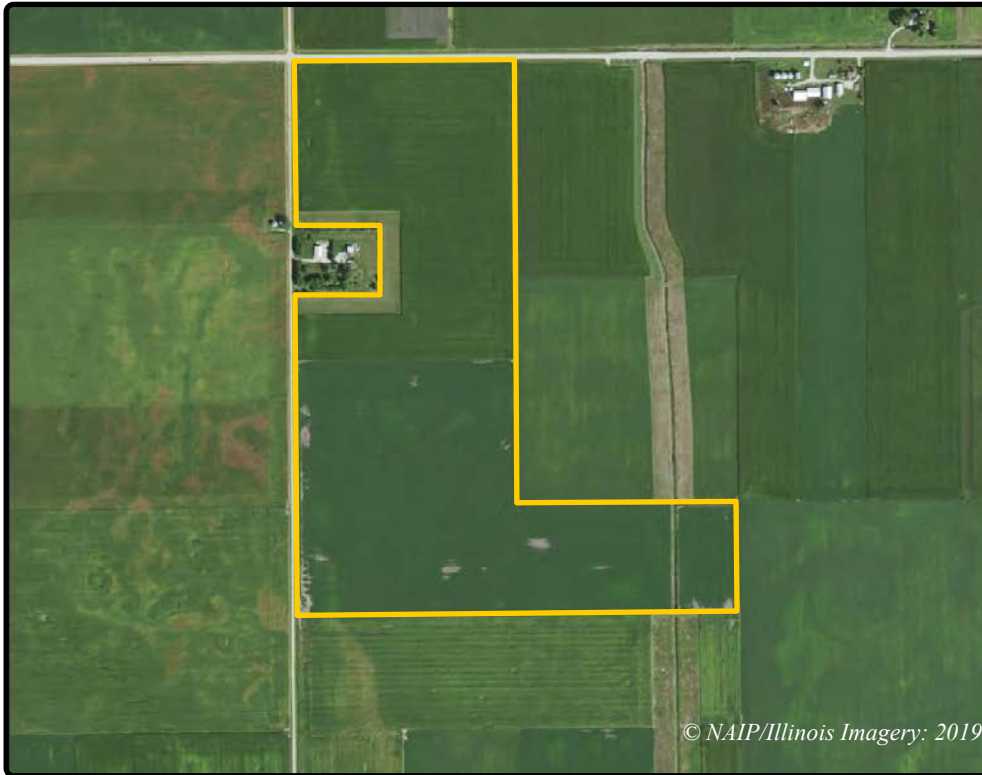
## Pipeline

A buried pipeline crosses the property near the middle from north to south. Contact agent for details.

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## Parcel 6

|                      |             |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 112.06      |
| Corn Base Acres:     | 84.60       |
| Bean Base Acres:     | 21.50       |
| Soil Productivity:   | 127.70 P.I. |

## Parcel 6 Property Information 115.88 Acres, m/l

### Location

From Ashkum: Go west on IL-116 for 8½ miles. Property is on the south side of the road.

### Legal Description

Part of the N 55 acres of the W½ of the NW¼, and the W½, except the N 55 acres of the NW¼, and the NW¼ and the N½ of the N½ of the SW¼, Section 29, Township 28 North, Range 10 East of the 3rd P.M., Iroquois Co., IL. Survey legal to govern.

### Real Estate Tax

2022 Taxes Payable 2023: \$3,870.68\*  
 Surveyed Acres: 115.88  
 Taxable Acres: 115.00\*  
 Tax per Taxable Acre: \$33.66\*  
 Tax Parcel ID #: 08-29-300-001, 08-29-100-005, & 08-29-100-007  
*\*Taxes estimated due to 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 14792  
 Tracts 5797 & 5799  
 FSA/Eff. Crop Acres: 112.06  
 Corn Base Acres: 84.60  
 Corn PLC Yield: 180 Bu.

Bean Base Acres: 21.50  
 Bean PLC Yield: 44 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil type is Selma. Productivity Index (PI) on the FSA/Eff. Crop acres is 127.70. See soil map for details.

### Mineral Rights

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

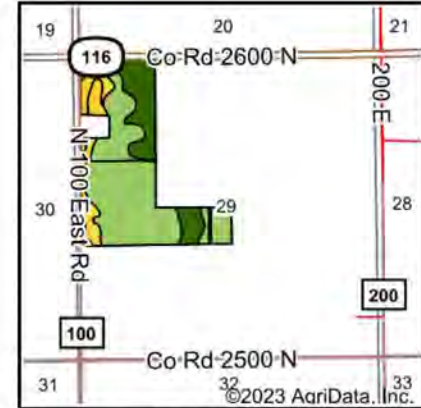
### Land Description

Level to gently sloping, 0% to 5% slope.

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**Eric Wilkinson, AFM**  
 Designated Managing Broker in IL  
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**EricW@Hertz.ag**



State: **Illinois**  
County: **Iroquois**  
Location: **29-28N-10E**  
Township: **Ashkum**  
Acres: **112.06**  
Date: **8/3/2023**



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                            | 63.28 | 56.5%            |                                     | 176       | 57            | 129  |
| 153A             | Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes | 24.41 | 21.8%            |                                     | 183       | 60            | 136  |
| **150B           | Onarga fine sandy loam, 2 to 5 percent slopes                | 10.31 | 9.2%             |                                     | **147     | **48          | **109  |
| 69A              | Milford silty clay loam, 0 to 2 percent slopes               | 7.04  | 6.3%             |                                     | 171       | 57            | 128  |
| 151A             | Ridgeville fine sandy loam, 0 to 2 percent slopes            | 7.02  | 6.3%             |                                     | 151       | 51            | 114  |
| Weighted Average |  |       |                  |                                     | 173       | 56.4          | 127.7  |

## Drainage

Natural with tile. Maps available. Property is part of the Ashkum and Danforth Drainage District #1.

## Buildings/Improvements

None.

## Water & Well Information

None.

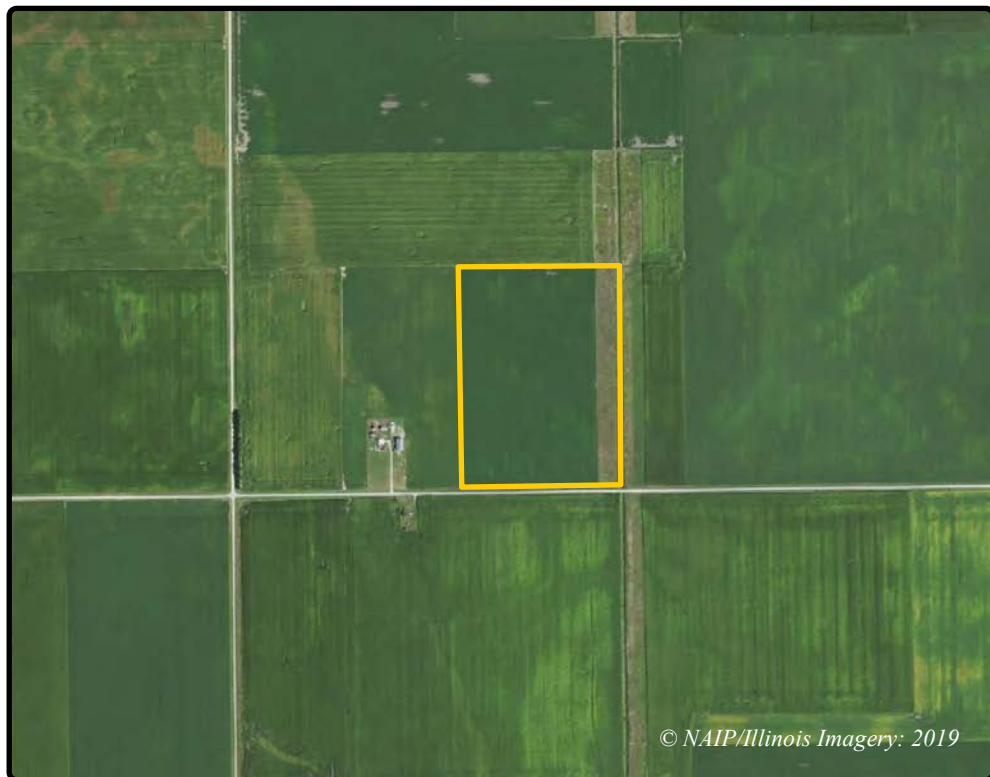
## Field Access

There is access east of the drainage ditch by a railroad tank car.

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## Parcel 7

|                      |             |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 24.66       |
| CRP Acres:           | 3.56        |
| Corn Base Acres:     | 13.70       |
| Bean Base Acres:     | 10.40       |
| Soil Productivity:   | 130.90 P.I. |

## Parcel 7 Property Information 28.94 Acres, m/l

### Location

From Ashkum: Go west on IL-116 for 8 miles to 200 E Rd., then south for 1 mile to 2500 N Rd., then west for ¾ mile. Property is on the north side of the road.

### Legal Description

SE¼ of the SW¼, Section 29, except that party lying east of the center of Union Drainage Ditch No. 1, all in Township 28 North, Range 10 East of the 3rd P.M., Iroquois Co., IL. Survey legal to govern.

### Real Estate Tax

2022 Taxes Payable 2023: \$847.92\*  
Surveyed Acres: 28.94

Taxable Acres: 28.18\*

Tax per Taxable Acre: \$30.09\*

Tax Parcel ID #: 08-29-300-004

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

### Lease Status

Open lease for 2024 crop year.

### FSA Data

Part of Farm Number 14792, Tract 5652

FSA/Eff. Crop Acres: 24.66

CRP Acres: 3.56

Corn Base Acres: 13.70

Corn PLC Yield: 169 Bu.

Bean Base Acres: 10.40

Bean PLC Yield: 47 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### CRP Contracts

There are 3.56 acres enrolled in a CP-21 contract that pays \$192.00/acre - or \$684.00 annually - and expires 9/30/2029.

### Soil Types/Productivity

Main soil type is Selma. Productivity Index (PI) on the FSA/Eff. Crop acres is 130.90. 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

Nearly level, 0% to 2% slope.

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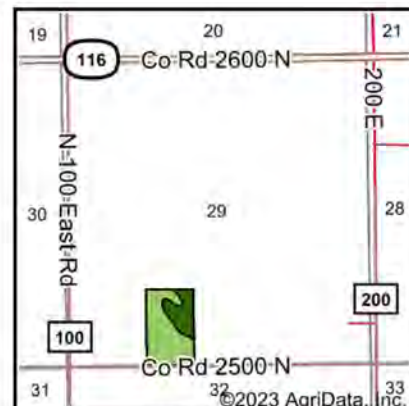
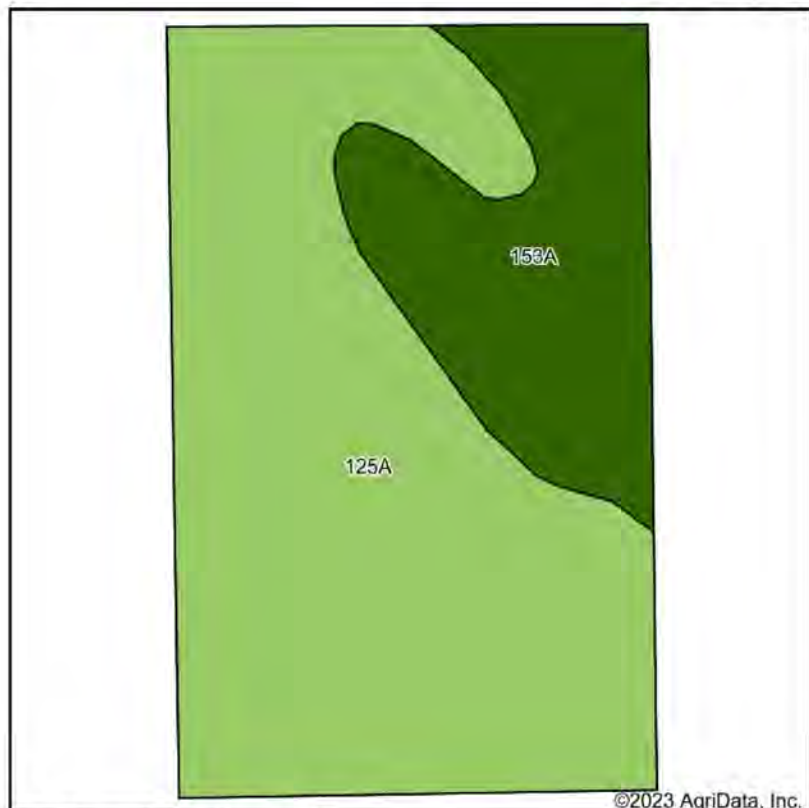
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State: **Illinois**  
County: **Iroquois**  
Location: **29-28N-10E**  
Township: **Ashkum**  
Acres: **24.66**  
Date: **8/3/2023**



Maps Provided By:  
  
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                            | 18.06 | 73.2%            |                                     | 176       | 57            | 129  |
| 153A             | Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes | 6.60  | 26.8%            |                                     | 183       | 60            | 136  |
| Weighted Average |  |       |                  |                                     | 177.9     | 57.8          | 130.9  |

## Drainage

Natural with tile. Maps available. Property is part of the Ashkum and Danforth Drainage District #1.

## Buildings/Improvements

None.

## Water & Well Information

None.

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## Parcel 8

**FSA/Eff. Crop Acres:** 82.87\*  
**Corn Base Acres:** 39.54\*  
**Bean Base Acres:** 40.36\*  
**Soil Productivity:** 134.80 P.I.

*\*Acres are estimated.*

### Parcel 8 Property Information 82.01 Acres, m/l

#### Location

From Ashkum: Go west on IL-116 for 4½ miles. Property is on the north side of the road.

#### Legal Description

W½ of the SW¼, Section 24, Township 28 North, Range 10 East of the 3rd P.M., Iroquois Co., IL. Survey legal to govern.

#### Real Estate Tax

2022 Taxes Payable 2023 \$3,053.15\*  
 Surveyed Acres: 82.01\*  
 Taxable Acres: 79.60\*  
 Tax per Taxable Acre: \$38.36\*  
 Tax Parcel ID #: Part of 08-24-300-002  
*\*Taxes estimated due to recent survey of*

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

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 14792  
 Part of Tract 2069  
 FSA/Eff. Crop Acres: 82.87\*  
 Corn Base Acres: 39.54\*  
 Corn PLC Yield: 169 Bu.  
 Bean Base Acres: 40.36\*  
 Bean PLC Yield: 47 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 type is Pella. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 134.80. 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

Nearly level, 0% to 2% slope.

#### Drainage

Natural with tile. Maps available. Property is part of the Ashkum and Danforth Drainage District #1.

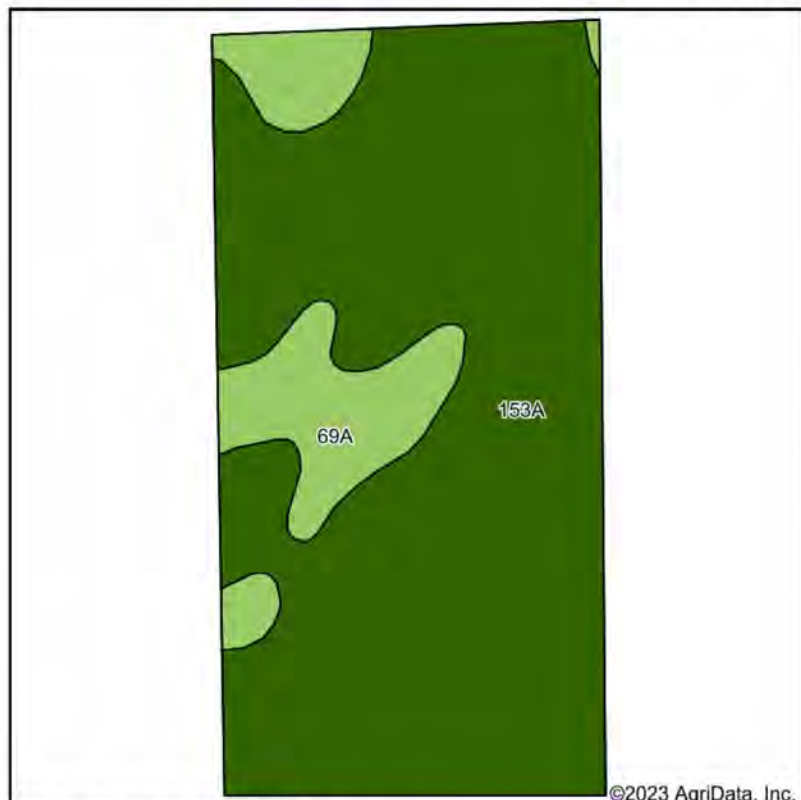
#### Buildings/Improvements

None.

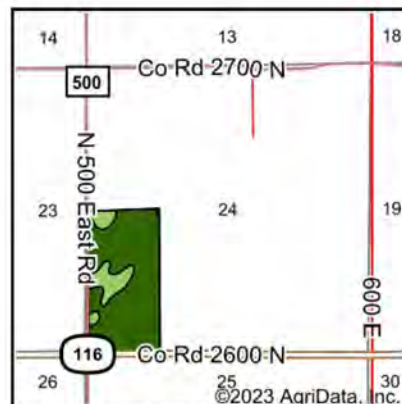
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Iroquois**  
Location: **24-28N-10E**  
Township: **Ashkum**  
Acres: **82.87**  
Date: **8/4/2023**



Maps Provided By:  
  
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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 |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| 153A             | Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes | 70.41 | 85.0%            |                                     | 183       | 60            | 136  |
| 69A              | Milford silty clay loam, 0 to 2 percent slopes               | 12.46 | 15.0%            |                                     | 171       | 57            | 128  |
| Weighted Average |  |       |                  |                                     | 181.2     | 59.5          | 134.8  |

## Water & Well Information

None.

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## Parcel 9

**FSA/Eff. Crop Acres:** 77.15\*  
**Corn Base Acres:** 36.81\*  
**Bean Base Acres:** 37.58\*  
**Soil Productivity:** 134.00 P.I.

*\*Acres are estimated.*

### Parcel 9 Property Information 77.69 Acres, m/l

#### Location

From Ashkum: Go west on IL-116 for 4¼ miles. Property is on the north side of the road.

#### Legal Description

Part of the E½ of the SW¼, excluding the building site, Section 24, Township 28 North, Range 10 East of the 3rd P.M., Iroquois Co., IL. Survey legal to govern.

#### Real Estate Tax

2022 Taxes Payable 2023: \$2,892.33\*  
 Surveyed Acres: 77.69\*  
 Taxable Acres: 75.40\*  
 Tax per Taxable Acre: \$38.36\*  
 Tax Parcel ID #: Part of 08-24-300-002

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

#### Lease Status

Open lease for 2024 crop year.

#### FSA Data

Part of Farm Number 14792  
 Part of Tract 2069  
 FSA/Eff. Crop Acres: 77.15\*  
 Corn Base Acres: 36.81\*  
 Corn PLC Yield: 169 Bu.  
 Bean Base Acres: 37.58\*  
 Bean PLC Yield: 47 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 type is Pella. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 134.00. 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

Nearly level, 0% to 2% slope.

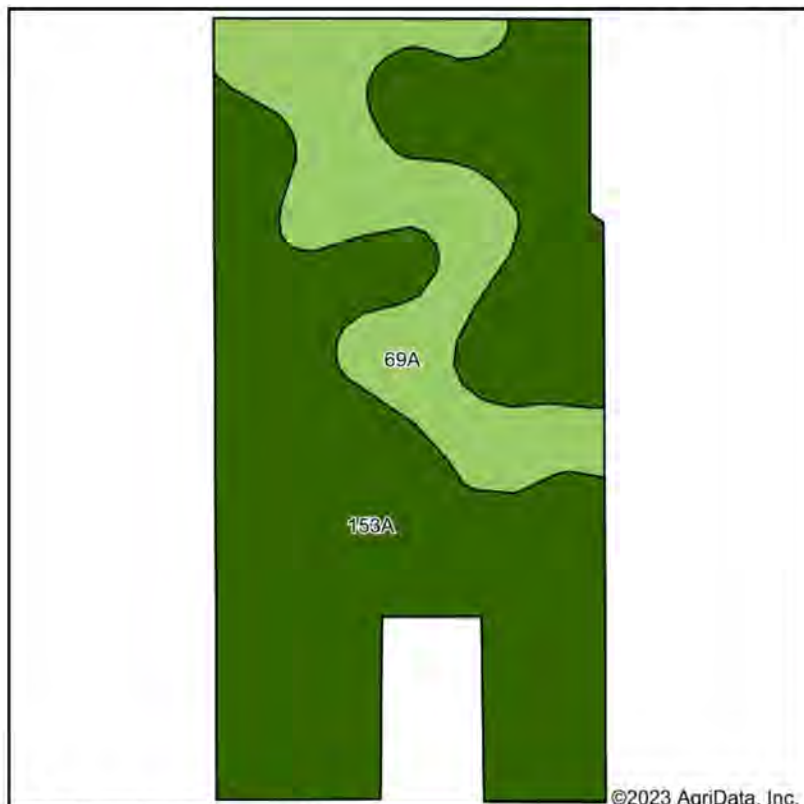
#### Drainage

Natural with tile. Maps available. Property is part of the Ashkum and Danforth Drainage District #1.

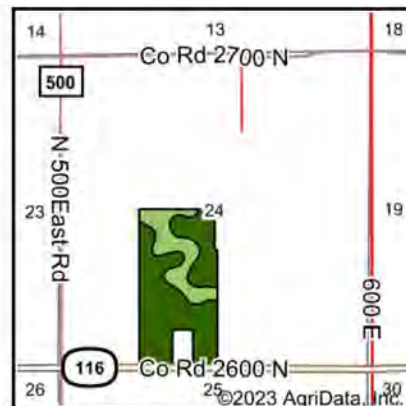
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Iroquois**  
Location: **24-28N-10E**  
Township: **Ashkum**  
Acres: **77.15**  
Date: **8/14/2023**



Maps Provided By:



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 |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| 153A             | Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes | 58.28 | 75.5%            |                                     | 183       | 60            | 136  |
| 69A              | Milford silty clay loam, 0 to 2 percent slopes               | 18.87 | 24.5%            |                                     | 171       | 57            | 128  |
| Weighted Average |  |       |                  |                                     | 180.1     | 59.3          | 134  |

## Buildings/Improvements

None.

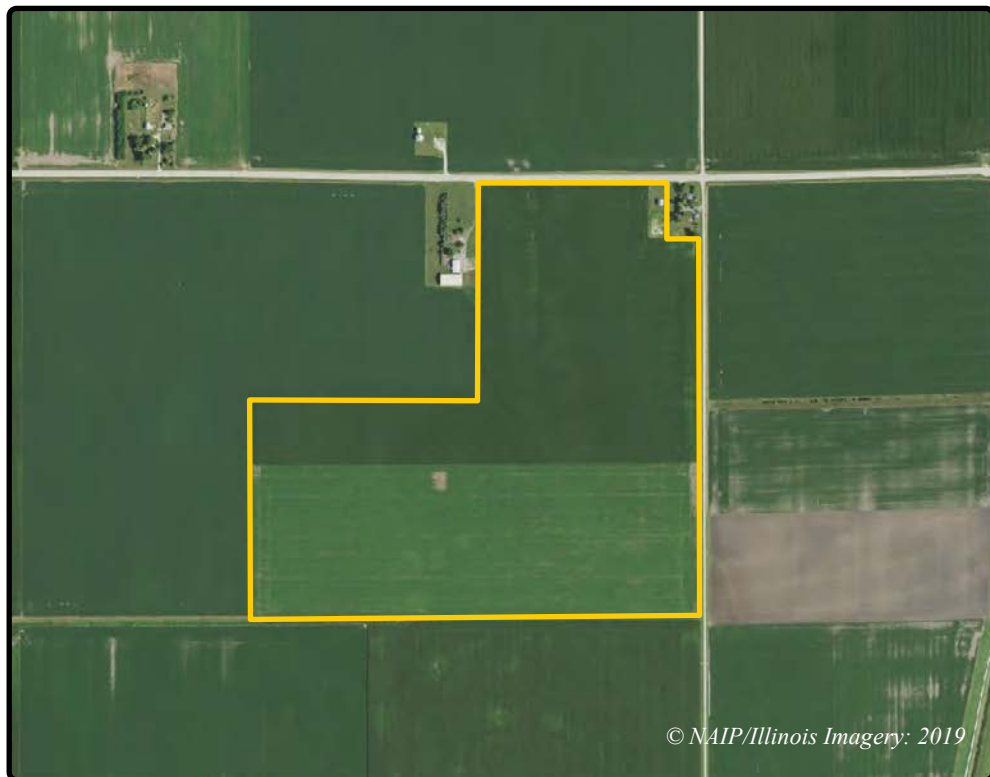
## Water & Well Information

None.

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## Parcel 10

|                      |             |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 116.43      |
| Corn Base Acres:     | 56.60       |
| Bean Base Acres:     | 57.90       |
| Soil Productivity:   | 130.50 P.I. |

### Parcel 10 Property Information 119.58 Acres, m/l

#### Location

From Ashkum : Ge west on IL-116 for 3½ miles. Property is on the south side of the road.

#### Legal Description

SW¼ of the NE¼ and part of the E½ of the NE¼, Section 25, Township 28 North, Range 10 East of the 3rd P.M., Iroquois Co., IL. Survey legal to govern.

#### Real Estate Tax

2022 Taxes Payable 2023: \$4,207.90\*

Surveyed Acres: 119.58

Taxable Acres: 118.79\*

Tax Parcel ID #: 08-25-200-002

\*Taxes estimated due to recent survey of

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

#### Lease Status

Open lease for 2024 crop year.

#### FSA Data

Part of Farm Number 14792, Tract 2149

FSA/Eff. Crop Acres: 116.43

Corn Base Acres: 56.60

Corn PLC Yield: 169 Bu.

Bean Base Acres: 57.90

Bean PLC Yield: 47 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Selma and Pella.  
Productivity Index (PI) on the FSA/Eff.  
Crop acres is 130.50. 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

Nearly level, 0% to 2% slope.

#### Drainage

Natural with tile. Maps available. Property  
is part of the Ashkum and Danforth  
Drainage District #1.

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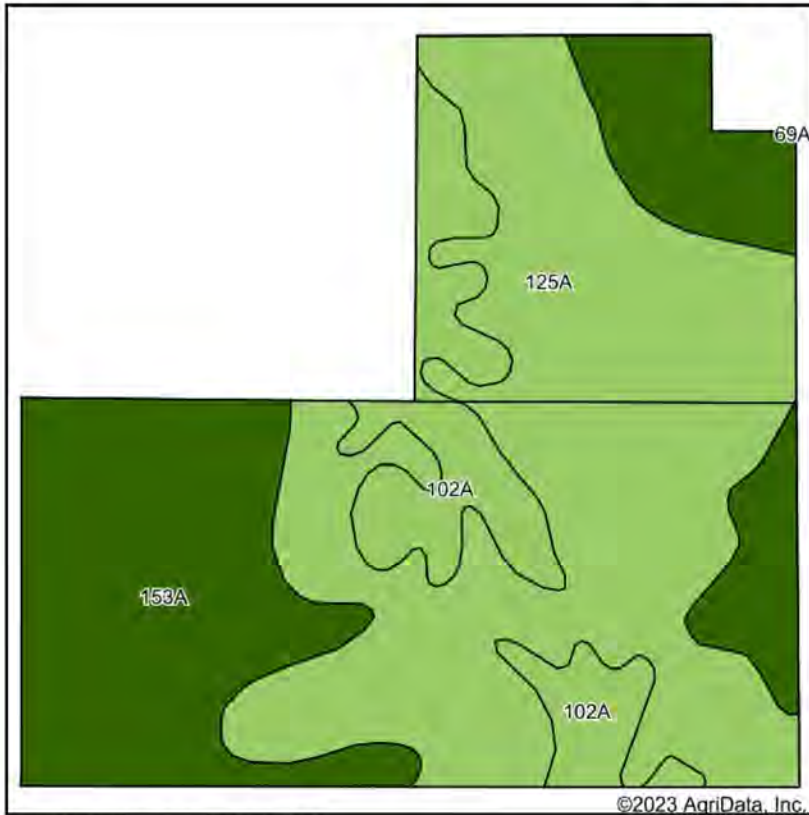
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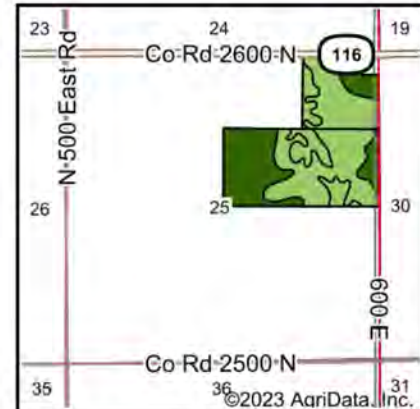
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**EricW@Hertz.ag**



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Iroquois**  
Location: **25-28N-10E**  
Township: **Ashkum**  
Acres: **116.43**  
Date: **8/3/2023**



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 |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| 125A             | Selma loam, 0 to 2 percent slopes                            | 60.06 | 51.6%            |                                     | 176       | 57            | 129  |
| 153A             | Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes | 41.55 | 35.7%            |                                     | 183       | 60            | 136  |
| 102A             | La Hogue loam, 0 to 2 percent slopes                         | 14.82 | 12.7%            |                                     | 162       | 52            | 121  |
| Weighted Average |  |       |                  |                                     | 176.7     | 57.4          | 130.5  |

## Buildings/Improvements

There is a crib in the northeast corner of the property.

## Water & Well Information

None.

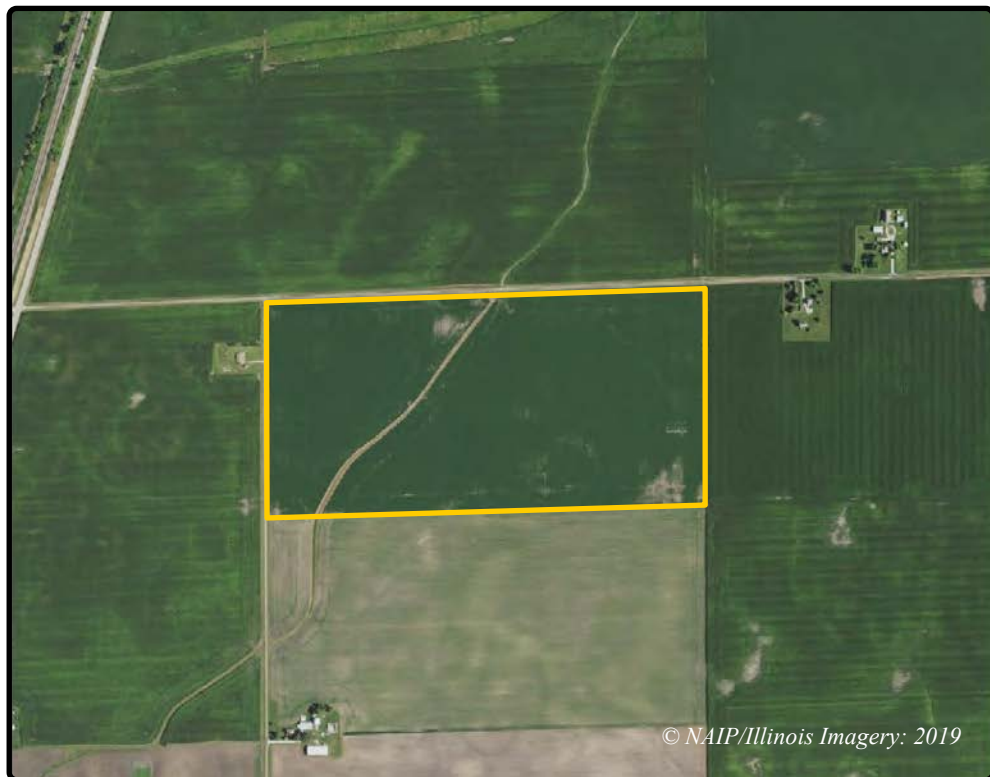
## Pipeline

A buried pipeline crosses the property through the middle from north to south. Contact agent for details.

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## Parcel 11

**FSA/Eff. Crop Acres:** 77.89\*  
**Corn Base Acres:** 38.28\*  
**Bean Base Acres:** 38.28\*  
**Soil Productivity:** 125.30 P.I.

*\*Acres are estimated.*

### Parcel 11 Property Information 79.76 Acres, m/l

#### Location

From Ashkum: Go north on Old Rte. 45 for 1 mile to 2700 N Rd., then east ½ mile. Property is on the south side of the road.

#### Legal Description

N½ of the NW¼, Section 22, Township 28 North, Range 14 West of the 2nd P.M., Iroquois Co., IL. Survey legal to govern.

#### Real Estate Tax

2022 Taxes Payable 2023: \$2,554.22\*  
 Surveyed Acres: 79.76\*  
 Taxable Acres: 79.93\*  
 Tax per Taxable Acre: \$31.96\*  
 Tax Parcel ID #s: 10-22-100-001 & part of 10-22-100-002

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

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 627  
 Part of Tract 2204  
 FSA/Eff. Crop Acres: 77.89\*  
 Corn Base Acres: 38.28\*  
 Corn PLC Yield: 149 Bu.  
 Bean Base Acres: 38.28\*  
 Bean PLC Yield: 47 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 type is Milford. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 125.30. 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, 0% to 4% slope.

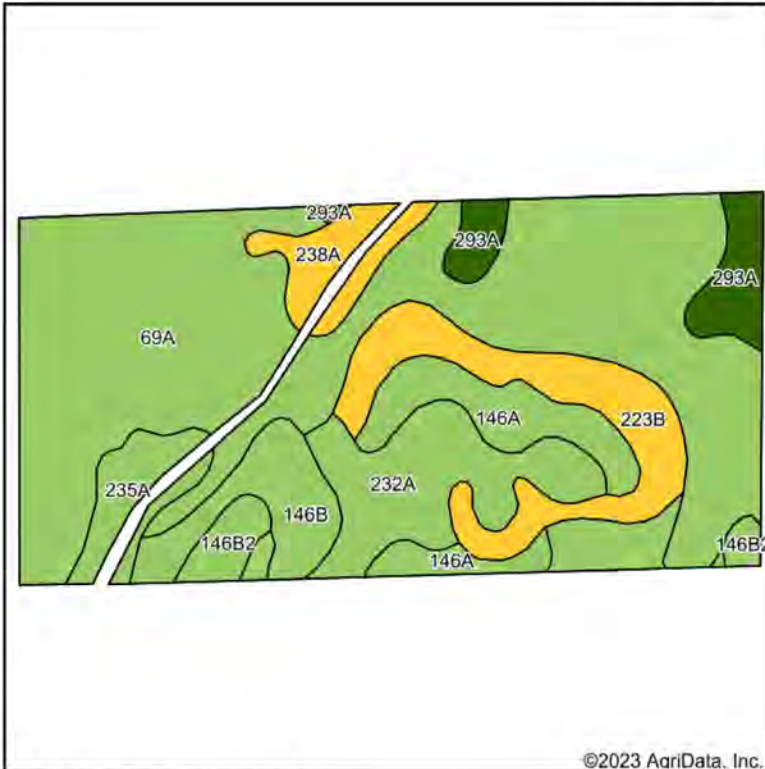
#### Drainage

Natural with tile. Maps available. Farm is part of Danforth/Ashkum Main Drainage District #2 and Sub14 Drainage District #2.

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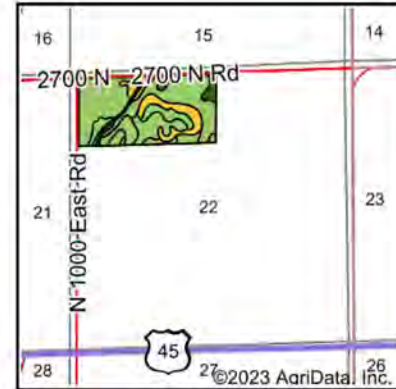


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Soils data provided by USDA and NRCS.

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 |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| 69A              | Milford silty clay loam, 0 to 2 percent slopes         | 39.87 | 51.2%            |                                     | 171       | 57            | 128  |
| 232A             | Ashkum silty clay loam, 0 to 2 percent slopes          | 9.66  | 12.4%            |                                     | 170       | 56            | 127  |
| **223B           | Varna silt loam, 2 to 4 percent slopes                 | 7.93  | 10.2%            |                                     | **156     | **50          | **115  |
| 146A             | Elliott silt loam, 0 to 2 percent slopes               | 5.50  | 7.1%             |                                     | 168       | 55            | 125  |
| **146B           | Elliott silt loam, 2 to 4 percent slopes               | 4.15  | 5.3%             |                                     | **166     | **54          | **124  |
| 293A             | Andres silt loam, 0 to 2 percent slopes                | 3.41  | 4.4%             |                                     | 184       | 59            | 135  |
| 238A             | Rantoul silty clay, 0 to 2 percent slopes              | 2.84  | 3.6%             |                                     | 144       | 49            | 109  |
| 235A             | Bryce silty clay, 0 to 2 percent slopes                | 2.71  | 3.5%             |                                     | 162       | 54            | 121  |
| **146B2          | Elliott silty clay loam, 2 to 4 percent slopes, eroded | 1.82  | 2.3%             |                                     | **160     | **52          | **119  |
| Weighted Average |  |       |                  |                                     | 167.9     | 55.4          | 125.3  |



State: **Illinois**  
County: **Iroquois**  
Location: **22-28N-14W**  
Township: **Ashkum**  
Acres: **77.89**  
Date: **8/4/2023**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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## Buildings/Improvements

None.

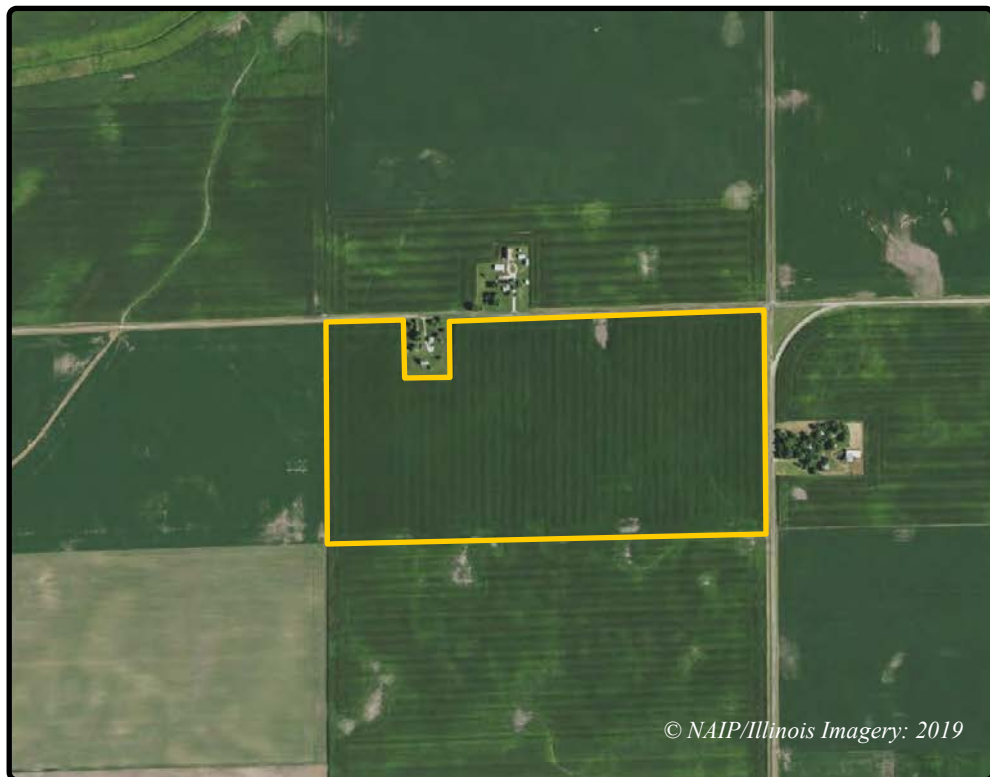
## Water & Well Information

None.

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## Parcel 12

**FSA/Eff. Crop Acres:** 75.94\*  
**Corn Base Acres:** 37.32\*  
**Bean Base Acres:** 37.32\*  
**Soil Productivity:** 126.50 P.I.

*\*Acres are estimated.*

### Parcel 12 Property Information 77.77 Acres, m/l

#### Location

From Ashkum: Go north on Old Rte. 45 for 1 mile to 2700 N Rd., then east 1¼ miles. Property is on the south side of the road.

#### Legal Description

Part of the N½ of the NE¼, excluding the building site, Section 22, Township 28 North, Range 14 West of the 2nd P.M., Iroquois Co., IL. Survey legal to govern.

#### Real Estate Tax

2022 Taxes Payable 2023: \$2,530.84\*  
 Surveyed Acres: 77.77\*  
 Taxable Acres: 77.54\*  
 Tax per Taxable Acre: \$32.64\*

Tax Parcel ID #s: 10-22-200-002 & part of 10-22-100-002

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

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 627  
 Part of Tract 2204  
 FSA/Eff. Crop Acres: 75.94\*  
 Corn Base Acres: 37.32\*  
 Corn PLC Yield: 149 Bu.  
 Bean Base Acres: 37.32\*  
 Bean PLC Yield: 47 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 type is Ashkum. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 126.50. 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, 0% to 5% slope.

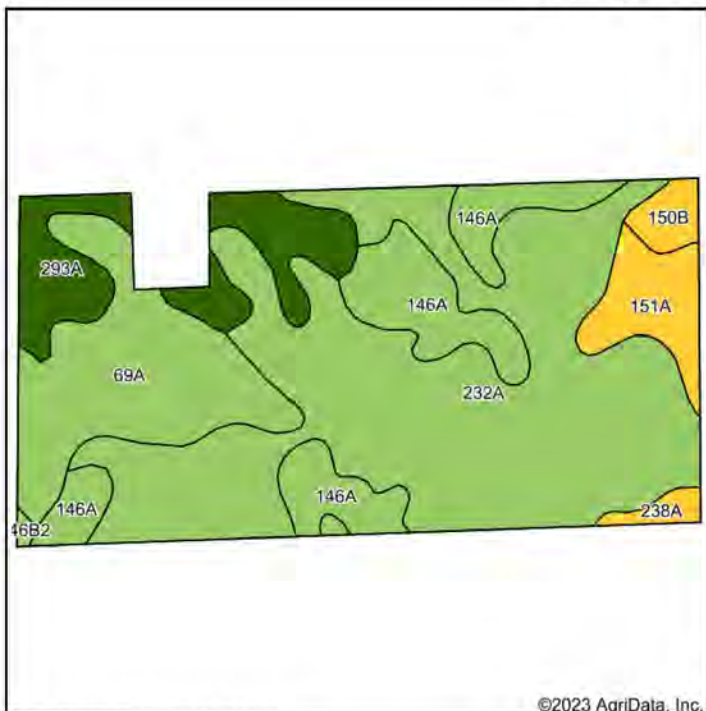
#### Drainage

Natural with tile. Maps available. Farm is part of Danforth/Ashkum Main Drainage District #2 and Sub14 Drainage District #2.

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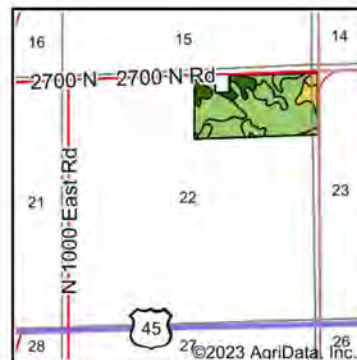
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Soils data provided by USDA and NRCS.

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State: **Illinois**  
County: **Iroquois**  
Location: **22-28N-14W**  
Township: **Ashkum**  
Acres: **75.94**  
Date: **8/4/2023**



Maps Provided By:  
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Area Symbol: IL075, Soil Area Version: 16

| Code             | Soil Description                                       | Acres | Percent of field | II. 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          | 39.11 | 51.5%            |                                     | 170       | 56            | 127  |
| 69A              | Milford silty clay loam, 0 to 2 percent slopes         | 12.32 | 16.2%            |                                     | 171       | 57            | 128  |
| 146A             | Elliott silt loam, 0 to 2 percent slopes               | 10.67 | 14.1%            |                                     | 168       | 55            | 125  |
| 293A             | Andres silt loam, 0 to 2 percent slopes                | 7.80  | 10.3%            |                                     | 184       | 59            | 135  |
| 151A             | Ridgeville fine sandy loam, 0 to 2 percent slopes      | 3.78  | 5.0%             |                                     | 151       | 51            | 114  |
| **150B           | Onarga fine sandy loam, 2 to 5 percent slopes          | 1.32  | 1.7%             |                                     | **147     | **48          | **109  |
| 238A             | Rantoul silty clay, 0 to 2 percent slopes              | 0.77  | 1.0%             |                                     | 144       | 49            | 109  |
| **146B2          | Elliott silty clay loam, 2 to 4 percent slopes, eroded | 0.17  | 0.2%             |                                     | **160     | **52          | **119  |
| Weighted Average |  |       |                  |                                     | 169.7     | 55.9          | 126.5  |

## Buildings/Improvements

None.

## 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** - Northeast Corner looking Southwest



**Parcel 2** - Northeast Corner looking Southwest



**Parcel 3** - Southwest Corner looking Northeast



**Parcel 4** - Northwest Corner looking Southeast



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**Parcel 5** - Northwest Corner looking Southeast



**Parcel 6** - Northwest Corner looking Southeast



**Parcel 7** - Southeast Corner looking Northwest



**Parcel 8** - Northwest Corner looking Southeast



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**Parcel 9** - Northeast Corner looking Southwest



**Parcel 10** - Southwest Corner looking Northeast



**Parcel 11** - Northwest Corner looking Southeast



**Parcel 12** - Southwest Corner looking Northeast



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Date: **Wed., October. 4, 2023**

Time: **9:00 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 Managers, Melissa Halpin at 815-228-0575 or 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 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

The Reed Trusts

### Agency

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

### Auctioneer

Eric Wilkinson, AFM  
License Number: 441.02361

### Attorney

Robert G. Davidson  
Harrison LLP

### 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 November 3, 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 the Buyer at closing for the 2023 real estate taxes payable in 2024.

### Survey

Parcels 1 through 7 and Parcel 10 have been surveyed and the brochure reflects the surveyed acres. Parcels 8 and 9 were surveyed together as one parcel. Brochure reflects the surveyed acres being split into two separate, estimated parcels. Parcels 11 and 12 were surveyed together as one parcel. Brochure reflects the surveyed acres being split into two separate, estimated parcels. If parcels 8 and 9 or 11 and 12 sell as separate parcels to different buyers, a survey will be conducted to divide each parcel. The final sale price will be adjusted up or down based on final surveyed acres. Contact agent for details.

### Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money by certified check or wire transfer with the Iroquois Title Company. 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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