

Land Auction

ACREAGE:

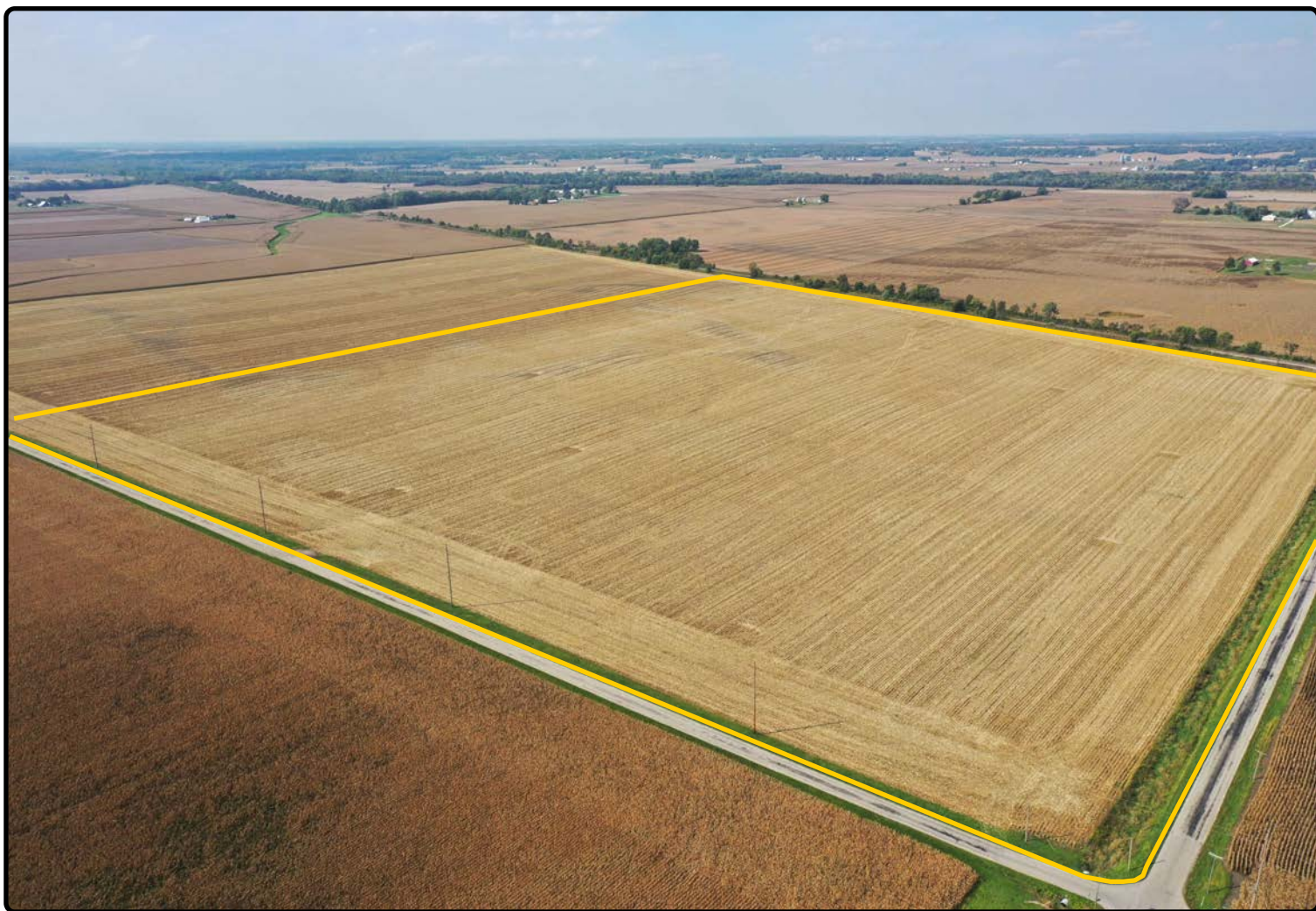
90.00 Acres, m/l
Henry County, IL

DATE:

Tuesday
November 7, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

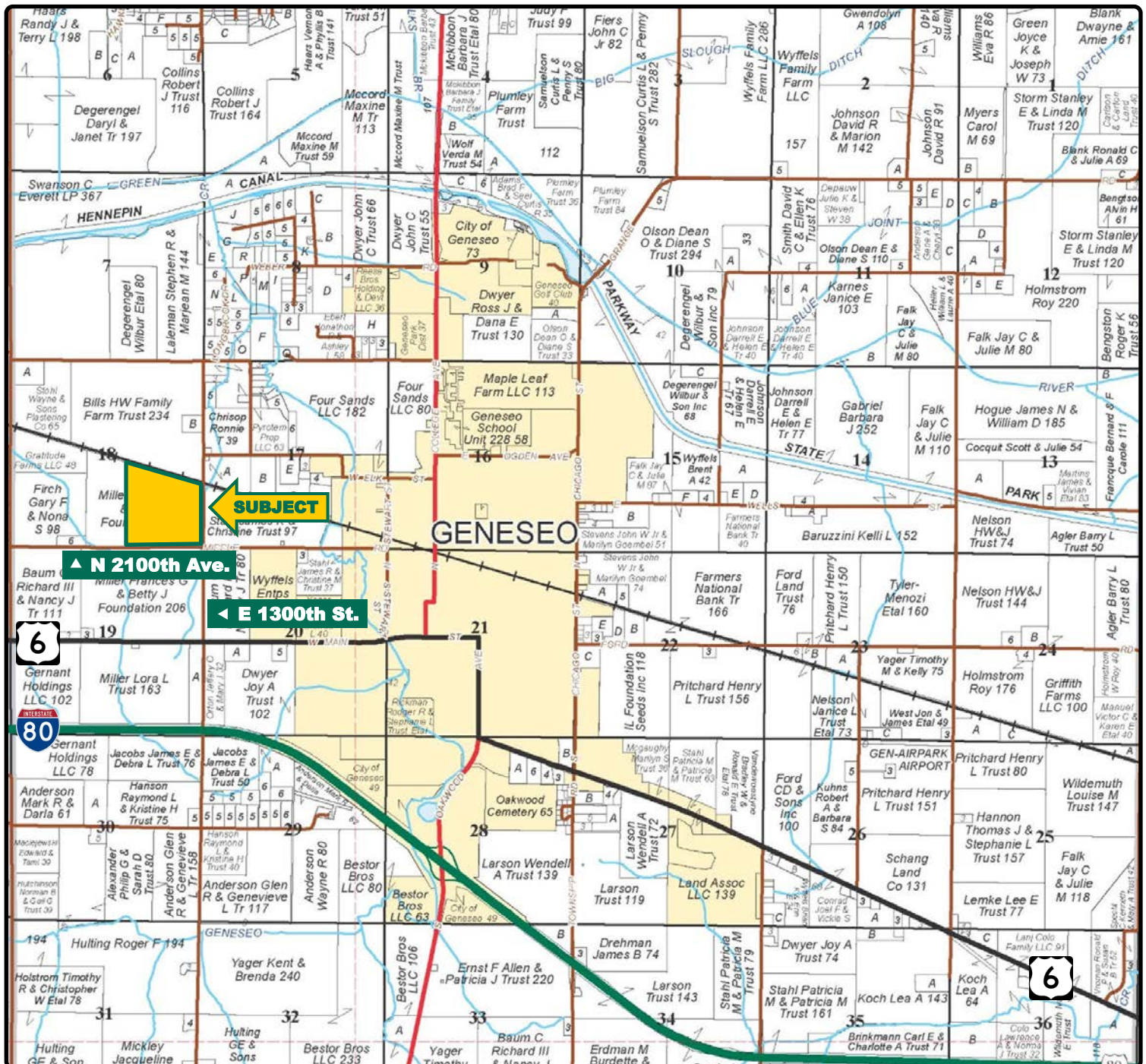


Property Key Features

- Located Near Geneseo, IL
- Highly Productive Henry County Farm with a 140.60 P.I.
- Opportunity to Invest in Quality Farmland

Chad Kies, AFM
Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

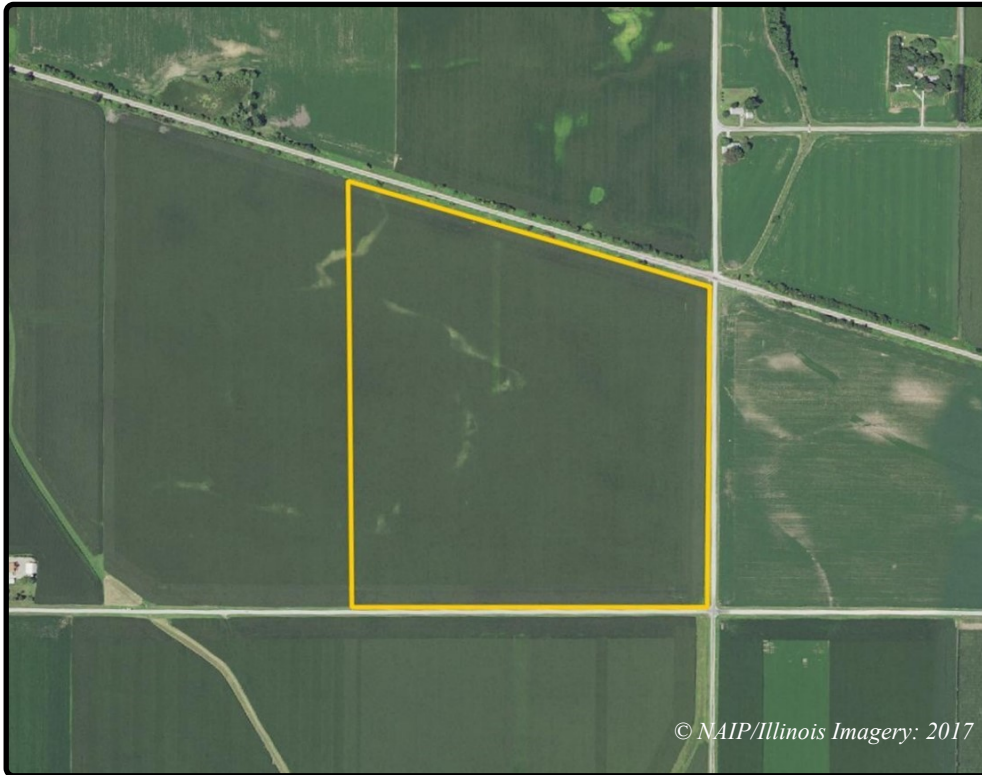
309-944-2184
613 E. Ogden Ave.
Geneseo, IL 61254
www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Chad Kies, AFM
Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
613 E. Ogden Ave.
Geneseo, IL 61254
www.Hertz.ag



FSA/Eff. Crop Acres: 87.08*

Corn Base Acres: 84.24*

Soil Productivity: 140.60 P.I.

**Acres are estimated.*

Property Information

90.00 Acres, m/l

Location

From Geneseo: go west on Route 6 for 1½ miles, then north on E 1300th St. for ½ mile. Property is located on the west side of E 1300th St. at N 2100th Ave.

Legal Description

Southeast 90 acres, lying and being south of Chicago, Rock Island, and Pacific Railway Company ROW, Section 18, Township 17 North, Range 3 East of the 4th P.M., Henry Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$4,365.18
Taxable Acres: 90.00
Tax per Taxable Acre: \$48.50

Tax Parcel ID#: 08-18-400-002

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 1164
Part of Tract 810
FSA/Eff. Crop Acres: 87.08*
Corn Base Acres: 84.24*
Corn PLC Yield: 194 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil type is Plano. Productivity Index (PI) on the estimated 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

Level to gently sloping.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

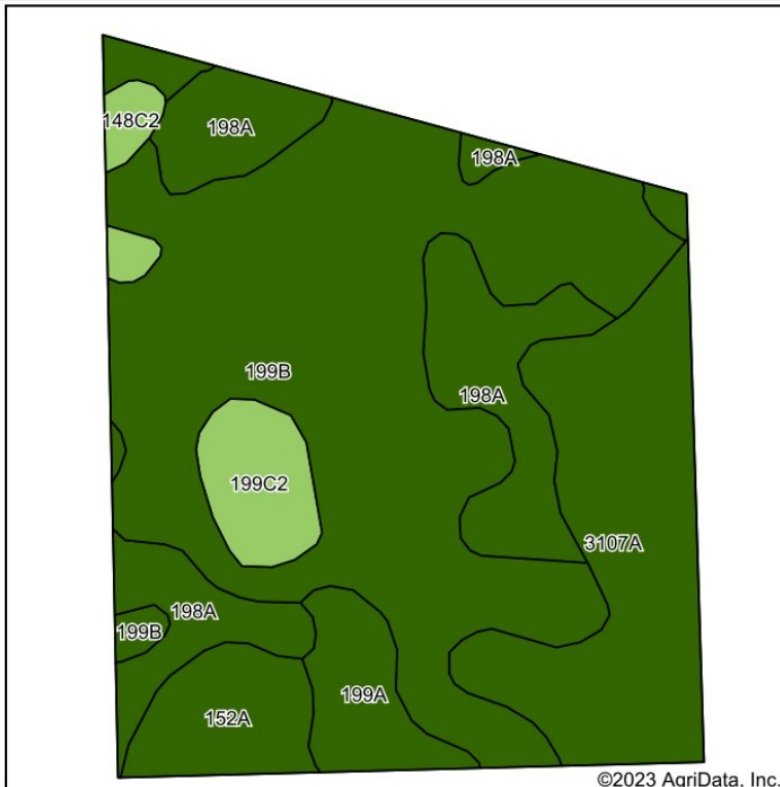
None.

Water & Well Information

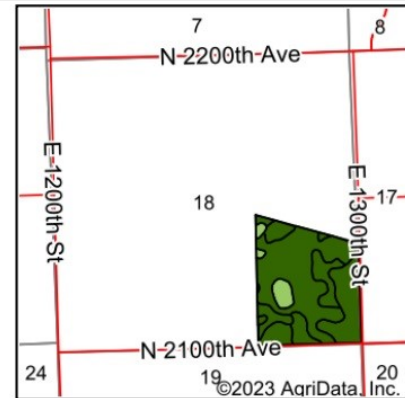
None.

Chad Kies, AFM
Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
613 E. Ogden Ave.
Geneseo, IL 61254
www.Hertz.ag



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Henry**
Location: **18-17N-3E**
Township: **Geneseo**
Acres: **87.08**
Date: **10/4/2023**



Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IL073, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	42.87	49.2%		**192	**59	**141
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	15.98	18.4%		189	60	139
198A	Elburn silt loam, 0 to 2 percent slopes	14.59	16.8%		197	61	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	4.60	5.3%		195	63	144
199A	Plano silt loam, 0 to 2 percent slopes	4.00	4.6%		194	60	142
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	3.63	4.2%		**180	**56	**132
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	1.41	1.6%		**172	**54	**126
Weighted Average					191.7	59.6	140.6

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.

Chad Kies, AFM
Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
613 E. Ogden Ave.
Geneseo, IL 61254
www.Hertz.ag

Southwest looking Northeast



Northwest looking Southeast



Northeast looking Southwest



Chad Kies, AFM
Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
613 E. Ogden Ave.
Geneseo, IL 61254
www.Hertz.ag

Date: **Tues., November 7, 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, Chad Kies at 309-944-7838 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

Francis G. & Betty J. Miller Foundation

Agency

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

Auctioneer

Eric Wilkinson, AFM
License Number: 441.02361

Attorney

Nadine Palmgren
Stone & Palmgren

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 December 6, 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.

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.