

Land Auction

ACREAGE:

100.00 Acres, m/l Piatt County, IL

DATE:

Tuesday November 21, 2023 10:00 a.m.

AUCTION TYPE:

Hybrid Monticello, IL & bid.hertz.ag



Property Key Features

- Excellent Quality Piatt County Farmland
- Nearly 100% Tillable
- Located in a Strong Agricultural Area

Spencer Smith, AFM, ALC Licensed Broker in IL Licensed Salesperson in IA 309-826-7736 SpencerS@Hertz.ag

217-762-9881 700 W. Bridge St. / PO Box 467 Monticello, IL 61856 **www.Hertz.ag** Brian Massey, AFM, CCA Designated Managing Broker in IL Licensed Broker in IN 217-519-1543 BrianM@Hertz.ag

REID: 030-0480-01



Plat Map

Unity Township, Piatt County, IL

Linville John A & Jane S 641	Bartram Mary L Trust 80 Babacca M 80 Rebecca	5 Rosenwinkel Howard W & Rebecca Tr 155	Larson Larson John 0 Henry B Larry Trs 147 173	Day Jack House Charles B 70 USA	Schwanz E Richard 160 Marie E Tr 80	Abrone Samit A B Margaret B A Trust 156 Z Trust 156 Z Terry L &	B A Morgan Larry & Jumper Gretchen 98 Han Larson Heatland Gioria Prop III E 38 Inc 40 M 60
HAMMOND	Medans Medans Puane E 40 Mary L 3 Mary L 3 Mary L 3 00 00 00	Hendrix Roger A doug 88 & Diane K 70 State K 70 State K 70 State R HIES A	6 Arnold Family LP Etal 237 Global Ag. Prop Usa LLC 80	Day Ronald Family A Etux 80 Fam Physe 60 Larson J&N Entp Larty R 80 Jnc 100	1 Govers Muck Doris Norman Norman S H Norma P 74 Norma P 74 Norman P 74	Baker Donna & North Marie E Tr 220	Clinic 37 A 1r 50 Bryson Hofsas A Martha J & Brocht
remiere Farm Trop LLC 159	Day Clark Charkes D M& Jeamela K Rebecca Etail 40 999 Unicoure 3 1	کی کے کہ کے کہ	Larson Henry 89 Kyle F Bryson Cheryl M Trust 103	A Larson Farmily John & Pinsp Larsy 77 Trs 67	Laky Bowers John T Dons 69 8 Million Babbara 1 10 1 Lake 1 1 United Church 4 1 40		Larson Gloria E C Gloria E 78 Lewis Lawa O Suellen 80 Lewis Lawa O 118 4
Morris Abbie E 80 Lurry tricia Tr 39	Morgan Family Farm	Alice 135 Roche TA 80	Kratsch King y and Kin	Pope Ruth E 160	Patricia Chark Robert Daw Wignia AC This ifform Christopher Carlother Christopher Carlother Christopher Carlother Christopher Carlother Christopher Carlother Christopher Christopher Christopher Carlother Christopher Christ	Schable Farms LLC 517 Schable Loren 80 Trust 4	Corrits <u>A</u> Donald II Eta 40 Cundiff Ralph D Clark
Howland Dlaire Y 157	Arnold Mildred 80 Carter Thelma 5 R 75	Krause Farms Harold & Curths 53 Albright Mary H 72	Larson Larmbert L Jr & Vicki Jo 147	Curry Patricia J Tr 80 Kenney Family 240	Curry Patricia A J Tr 100 1 Bames Kevin Z & Lynn M80	Bartram Larry Lo Bartram Larry 40 Jones E Sondra 80 Muck Norman H &	1 A A Chib 20
Harris Vearl M & Jeannette Tr 160	Carter Thelma R 80 Roots Run Deep Farm LP 80	08 Albright James W & Helen E Trust 87	Short Televen Short Sho	Armstrong Farmland	Pickrell	B // Nelson Garda 30 A Eades Richard 30 A Schable Farms LLC 240 Betty A Trust 6	0 F 4 Richard
nder Boylan seph Robert 80 F 79	Roots SUI Farm LP 320		Daugherty James R 140 Jagy	Parmistr Local Joanne Lic 7 Lic 7 Li		Schable Farms-LLC 170 Maudu Est 40 V Separate Schable Farms-LLC 170 A Schable	Williams A GE D A47
Boylan Alice 160	75 Boylan Robert 51 F Etal	Gyorr P LLC 8 P Kems Chr	A Kratsch begen Alice S Trust 60	Wolfe Margaret E Etal 320	Gingerich Farms 93 Kresin Tamara J & Freeman Kendra L 67 J & Todd C 80	Mare Do Mare Do	Iai Usa Fund II LLC 80 B A 400 B A 400 A 401 A 63 C
Ponder oseph 240	Boylan Robert F Etal 160		Lust Leland T & Ponder Jon 60 Dolores 120 Lust Herbert F & Jon W 100 Frances A 39 30	Wolfe Margaret E Eta/480 29	Malacarne Doris A & Bennett Leona M Michael Trs 80 Dukeman Dukeman Russell & Franks 40 Etardo 28	Image: Second state	Reference to the second
	Ponder Jon W 154	Learmonth David Etal 160	Smith Kenneth W & Prances A 80 A 76 A 76 A 76 A 76 A 76 A 76 A 76 A 76	Daughetty James R 70 Burns Mary D Tr 90	Bragg Betty A Trust 80 Franks Cheryl 4t Dukerman Joseph 40 96L 277 96L 277 97 97 97 97 97 97 97 97 97 97 97 97 9	Bright Steve & Kather Ray W Steve & Kather Trust Vicky 40 State & Keather Trust Vicky 40 State & Stump Caroly L 39	Shamrock Farms LLC 125
nder eph 80	10-2-01-14-14-14-14-14-14-14-14-14-14-14-14-14	Ponder Jacqueline A 100 Corman Robert I Jr 60	Co. Rd. 100 N Lewis Estelle N Est 240 Etal 80	Burns Mary D Tr 160 Wilough By Floyd M & Arny L Trs	Parker Family Trust Etai 77 NORTH & Softward NORTH & SOft	A B Poynter Ray W A B & Heather Truss Bright Steve & Stal 105 & Vicky 78	
Jr 150	S BCNDRVAN	Ponder James R & Joshua R Etal 156	Christman H Fred & Catherine M 145 A	Fulton Dale RTr 77 236 Yoder Meece Elmer R Trust Etal Levi E 115	PIERSON Emaple Jurgens PIERSON D A Trust 39 Farmland Reserve Christ Walter Inc 143 V Trust 76	Scheffer A Scheffer A Scheffer J 106 Lanice A 80 Lanice A 80 Lanice A 80	Fred-Aig Rick Trust Farms Co Inc 79 Trust 99 Cates Cifford & Trust 99 Lavonne Tra 99

Map reproduced with permission of Rockford Map Publishers

Spencer Smith, AFM, ALC

Licensed Broker in IL Licensed Salesperson in IA **309-826-7736 SpencerS@Hertz.ag** **217-762-9881** 700 W. Bridge St. / PO Box 467 Monticello, IL 61856 **www.Hertz.ag**



Aerial Photo

100.00 Acres, m/l



FSA/Eff. Crop Acre	s: 95.99	
Corn Base Acres:	46.10	
Bean Base Acres:	37.50	
Soil Productivity:	142.40 P.I.	

Property Information 100.00 Acres, m/l

Location

From Hammond: head north on N Don Ryan St. to Co. Rd. 100 N, then east for 0.70 miles to N 900 East Rd., then north for 2 miles to E 300 North Rd. The property is on the east side of the road.

Legal Description

West 100 acres in the NW¹/₄, Section 19, Township 16 North, Range 6 East of the 4th P.M., Piatt Co., IL.

Real Estate Tax

2022 Taxes Payable 2023: \$5,492.28 Taxable Acres: 100.00 Tax per Taxable Acre: \$54.92 Tax Parcel ID#: 07-19-16-006-003-01

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 3867, Tract 3721 FSA/Eff. Crop Acres: 95.99 Corn Base Acres: 46.10 Corn PLC Yield: 149 Bu. Bean Base Acres: 37.50 Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Flanagan and Drummer. Productivity Index (PI) on the FSA/Eff. Crop acres is 142.40. See soil map for details.

Mineral Rights

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

Fertility Data

Soil tests completed in 2020 by United Prairie. P: 76 K: 354 pH: 6.0

Yield History (Bu./Ac.)

Year	Corn	Beans
2022	225	-
2021	-	77
2020	210	-
2019	-	66
2018	251	-
Yield	information is reported	by crop

insurance records.

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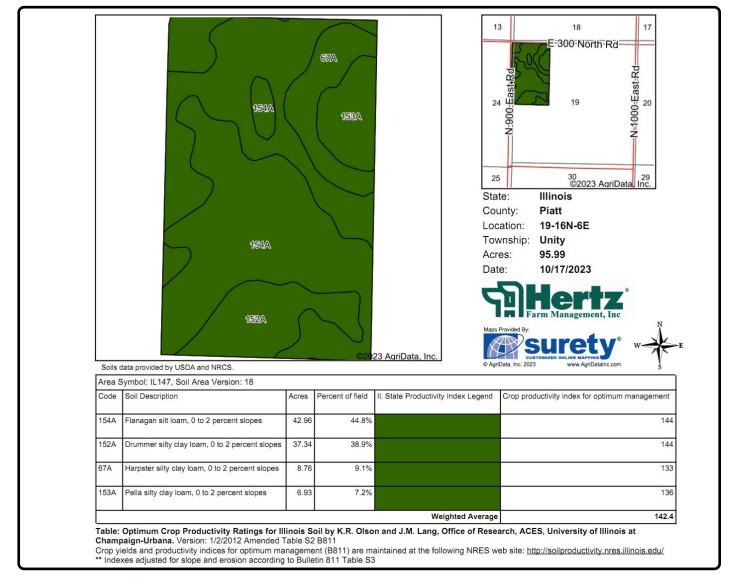
BrianM@Hertz.ag

3



Soil Map

95.99 FSA/Eff. Crop Acres



Land Description

Some tile. No maps available.

Buildings/Improvements

Nearly level.

Drainage

None.

Water & Well Information

None.

Comments

High-quality Piatt County farm located in a strong agricultural area.

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.

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Looking Southwest



Looking Northwest



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Auction Information

Date: **Tues., Nov., 21, 2023**

Time: 10:00 a.m.

Site: Best Western Monticello Gateway Inn 805 Iron Horse PI. Monticello, IL 61856

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, Spencer Smith at 309-826-7736 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

Helen J. Short Trust

Agency

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

Auctioneer

Spencer Smith, License No. 441.002375

Attorney

Erik Hyam Silver Lake Group, Ltd.

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 19, 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 successful bidder 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.

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