

# 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**

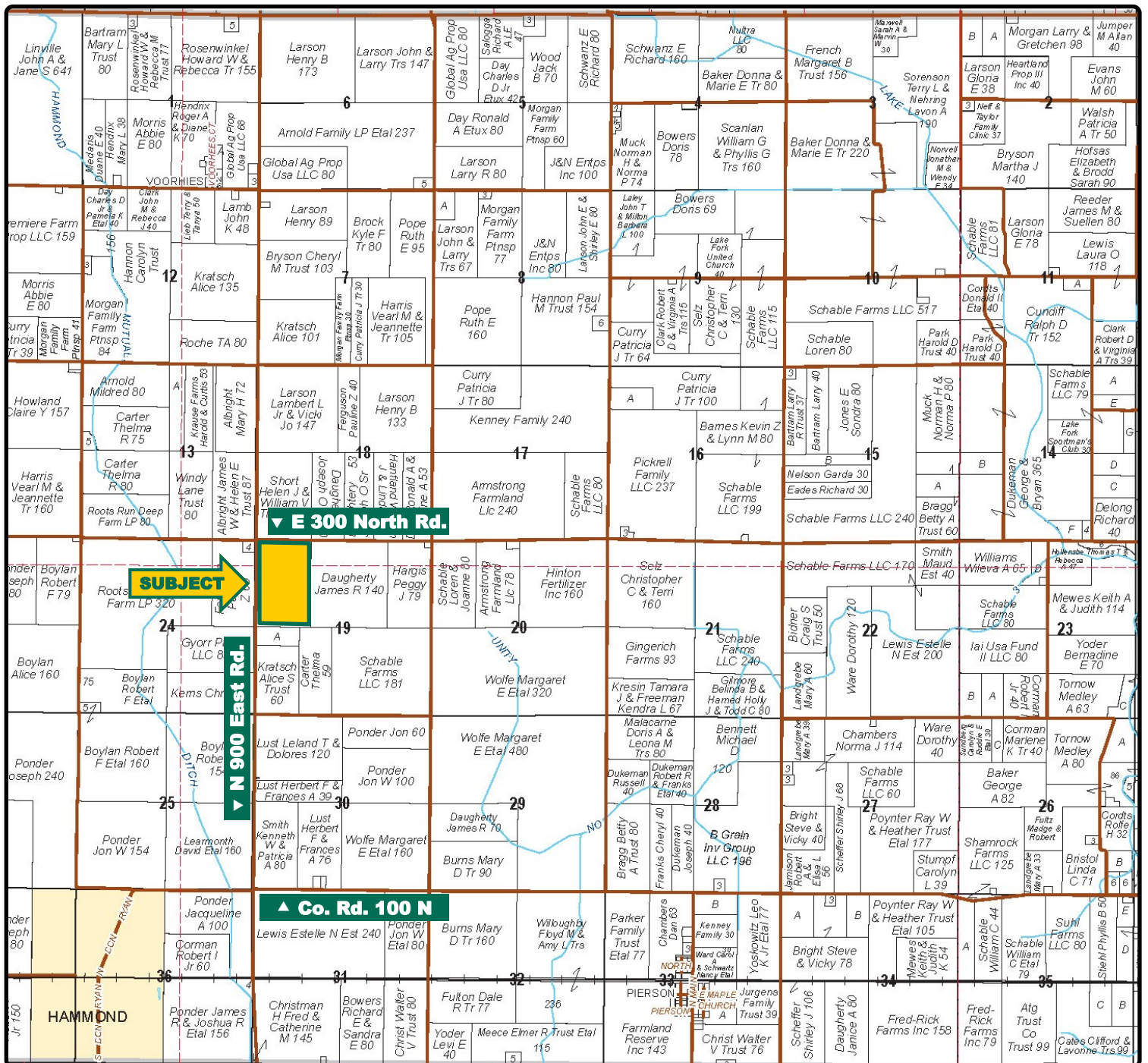
Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
**Spencers@Hertz.ag**

**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**



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**

**Brian Massey, AFM, CCA**

Designated Managing Broker in IL

Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**



<b>FSA/Eff. Crop Acres:</b>	<b>95.99</b>
<b>Corn Base Acres:</b>	<b>46.10</b>
<b>Bean Base Acres:</b>	<b>37.50</b>
<b>Soil Productivity:</b>	<b>142.40 P.I.</b>

## 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 NW¼, 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.

### Spencer Smith, AFM, ALC

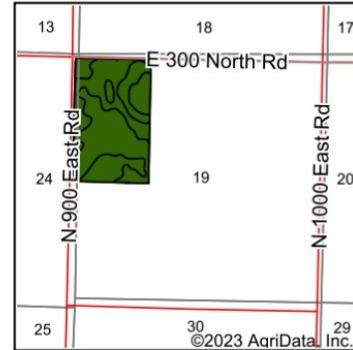
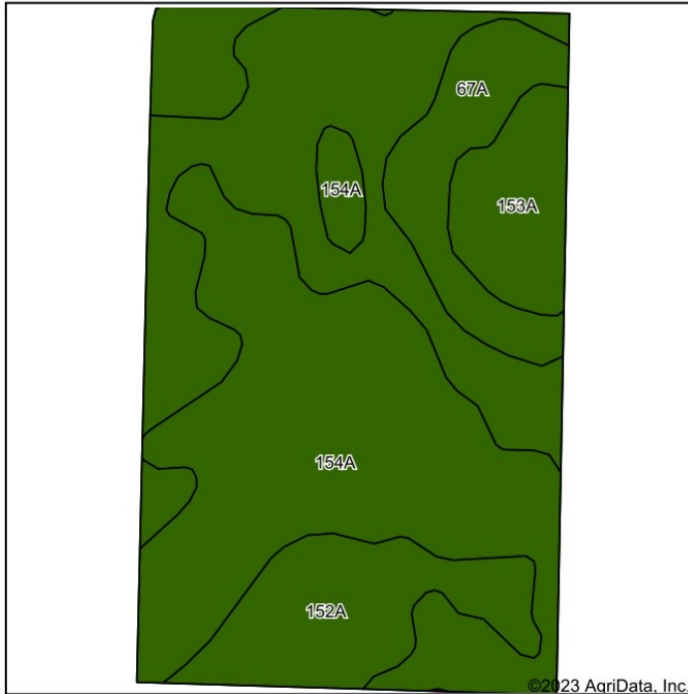
Licensed Broker in IL  
Licensed Salesperson in IA  
**309-826-7736**  
**Spencers@Hertz.ag**

**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**



State: **Illinois**  
 County: **Piatt**  
 Location: **19-16N-6E**  
 Township: **Unity**  
 Acres: **95.99**  
 Date: **10/17/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IL147, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	42.96	44.8%		144
152A	Drummer silty clay loam, 0 to 2 percent slopes	37.34	38.9%		144
67A	Harpster silty clay loam, 0 to 2 percent slopes	8.76	9.1%		133
153A	Pella silty clay loam, 0 to 2 percent slopes	6.93	7.2%		136
<b>Weighted Average</b>					<b>142.4</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
 \*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

### Land Description

Nearly level.

### Drainage

Some tile. No maps available.

### Buildings/Improvements

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.*

### 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**

Looking Southwest



Looking Northwest



**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**

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

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

Site: **Best Western Monticello  
Gateway Inn  
805 Iron Horse Pl.  
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.

### 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**