

Land Auction

ACREAGE:

40.00 Acres, m/l
LaSalle County, IL

DATE:

Tuesday
December 19, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



Property Key Features

- Investor Quality Farmland
- Nearly 100% Tillable Tract
- High-Quality Farm Located in a Strong Area

Spencer Smith, AFM, ALC

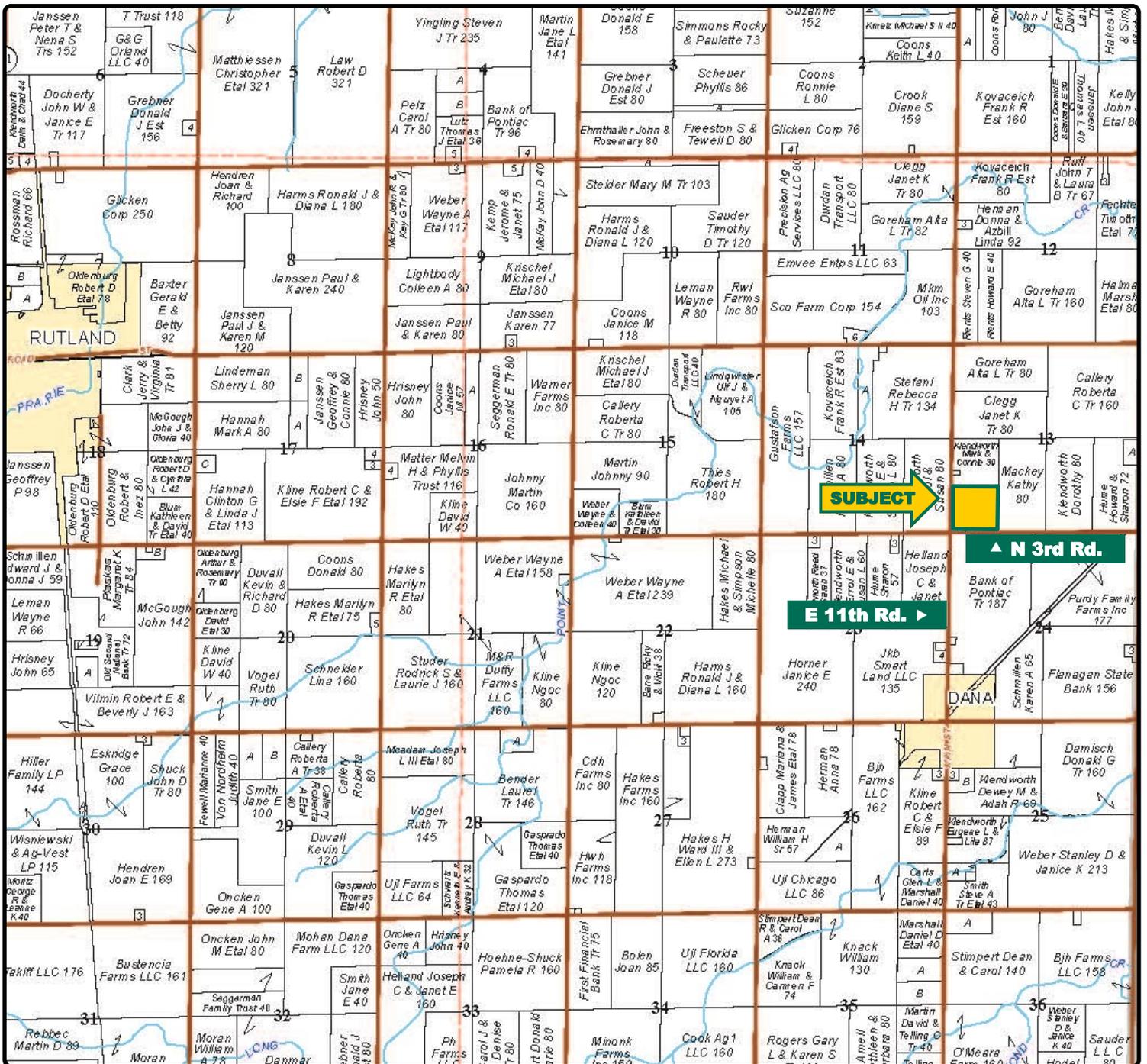
Licensed Broker in IL
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309-826-7736
SpencersS@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856
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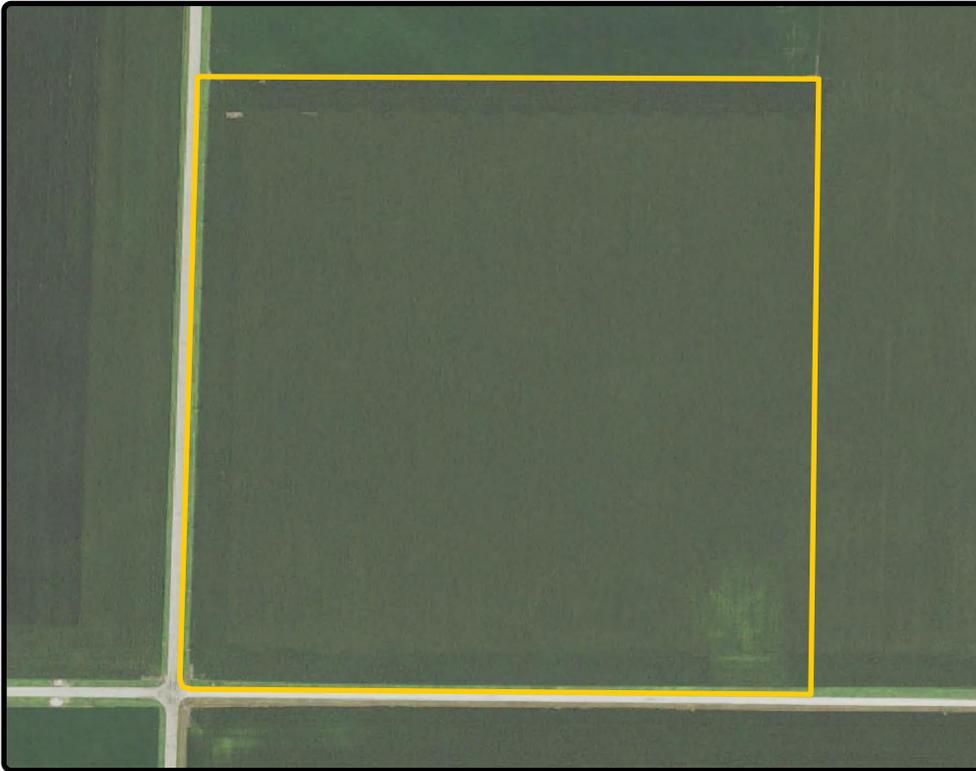
Brian Massey, AFM, CCA

Designated Managing Broker in IL
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Map reproduced with permission of Rockford Map Publishers

<p>Spencer Smith, AFM, ALC Licensed Broker in IL Licensed Salesperson in IA 309-826-7736 Spencers@Hertz.ag</p>	<p>217-762-9881 700 W. Bridge Street / P.O. Box 467 Monticello, IL 61856 www.Hertz.ag</p>	<p>Brian Massey, AFM, CCA Designated Managing Broker in IL Licensed Broker in IN 217-519-1543 BrianM@Hertz.ag</p>
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FSA/Eff. Crop Acres: 39.07

Corn Base Acres: 29.28

Bean Base Acres: 9.78

Soil Productivity: 134.50 P.I.

Property Information

40.00 Acres, m/l

Location

From Dana: go north on E 11th Rd. for 1.1 miles to the intersection of E 11th Rd. and N 3rd Rd. The property is located on the east side of E 11th Rd.

Legal Description

The SW¼ of the SW¼, Section 13, Township 29 North, Range 2 East of the 3rd P.M., LaSalle Co., IL

Real Estate Tax

2022 Taxes Payable 2023: \$1,733.22
Taxable Acres: 40.00
Tax per Taxable Acre: \$43.33
Tax Parcel ID#: 37-13-302-000

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 13959, Tract 49398
FSA/Eff. Crop Acres: 39.07
Corn Base Acres: 29.28
Corn PLC Yield: 167 Bu.
Bean Base Acres: 9.78
Bean PLC Yield: 49 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Wetlands determinations is not complete.

Soil Types/Productivity

Main soil type is Hartsburg. Productivity Index (PI) on the FSA/Eff. Crop acres is 134.50. 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.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

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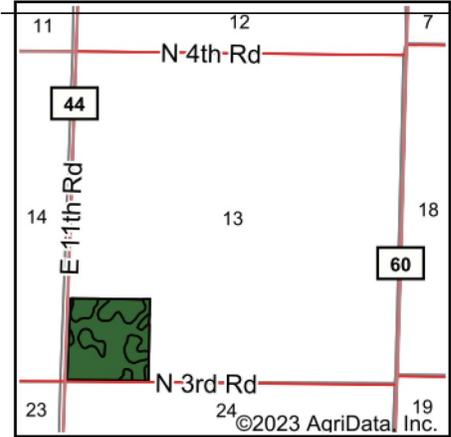
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State: **Illinois**
 County: **LaSalle**
 Location: **13-29N-2E**
 Township: **Groveland**
 Acres: **39.07**
 Date: **11/8/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IL099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	25.11	64.3%		**134
**542B	Rooks silty clay loam, 2 to 5 percent slopes	10.54	27.0%		**135
**542A	Rooks silty clay loam, 0 to 2 percent slopes	3.42	8.8%		**137
Weighted Average					134.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices

** Base indexes from Bulletin 811 adjusted for slope and erosion according to the II Soils EFOTG

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 Northwest



Looking Southeast



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Date: **Tues., December 19, 2023**

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

Site: **Virtual Live Auction
Online Only
bid.hertz.ag**

Online Bidding Information

- To bid on this property, 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, Spencer Smith at 309-826-7736 or Brian Massey at 217-519-1543 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

Mary E. Dermody

Agency

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

Auctioneer

Spencer Smith, AFM, ALC
License Number: 441.002375

Attorney

Thomas Jennings
Livingston, Barger, Brandt, & Schroeder,
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 January 23, 2024, 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 29, 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.

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