

# Land Auction

ACREAGE:

176.493 Acres, m/l  
In 2 parcels  
Piatt County, IL

DATE:

Wednesday  
December 20, 2023  
10:00 a.m.

AUCTION TYPE:

Hybrid  
Monticello, IL &  
bid.hertz.ag



## Property *Key Features*

- **Excellent Quality Farmland**
- **Nearly 100% Tillable Tracts**
- **Offered in Two Parcels via Choice and Privilege**

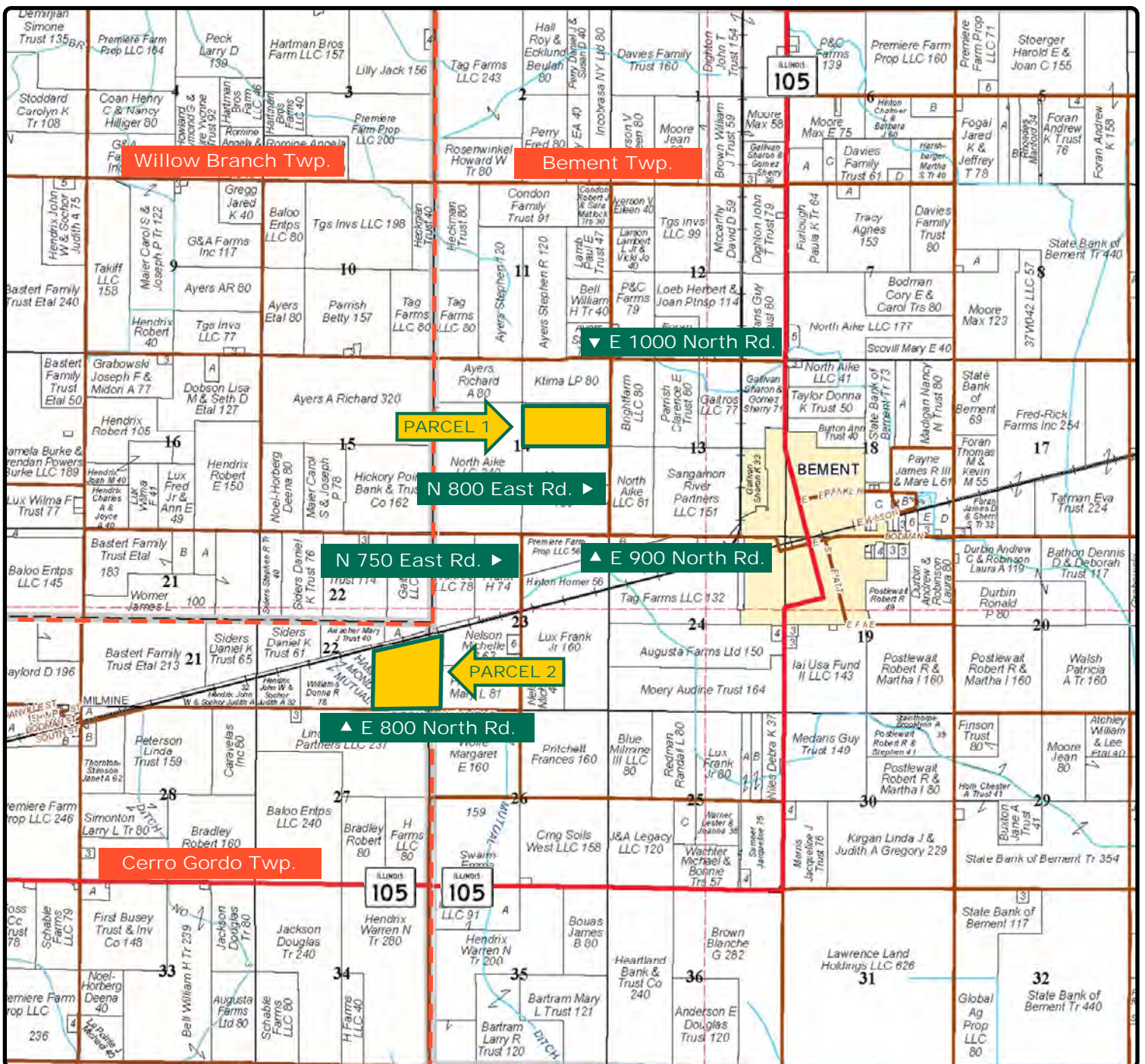
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REID: 030-0473





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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>79.72</b>
<b>Corn Base Acres:</b>	<b>75.02</b>
<b>Bean Base Acres:</b>	<b>4.67</b>
<b>Soil Productivity:</b>	<b>142.90 P.I.</b>

### Parcel 1 Property Information 80.00 Acres, m/l

#### Location

From Bement: go north on IL-105 E/S Macon St. for 1.1 miles, then west on E 1000 North Rd. for 1 mile, at the first cross street head south onto N 800 East Rd. for 0.4 miles. Property is located on the west side of the road.

#### Legal Description

S½ of the NE¼, Section 14, Township 17 North, Range 5 East of the 3rd P.M., Piatt Co., IL.

#### Real Estate Tax

2023 Taxes Payable 2024: \$4,850.46  
Taxable Acres: 80.00  
Tax per Taxable Acre: \$60.63  
Tax Parcel ID#: 01-14-17-005-001-00

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Farm Number 5729, Tract 1099  
FSA/Eff. Crop Acres: 79.72  
Corn Base Acres: 75.02  
Corn PLC Yield: 199 Bu.  
Bean Base Acres: 4.67  
Bean PLC Yield: 61 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil type is Drummer. Productivity Index (PI) on the FSA/Eff. Crop acres is 142.90. See soil map for details.

#### Yield History (Bu./Ac.)

Year	Corn	Beans
2022	-	74
2021	247	-
2020	-	78
2019	231	-
2018	-	84

Yield information is reported by crop insurance records.

#### Land Description

Level.

#### Drainage

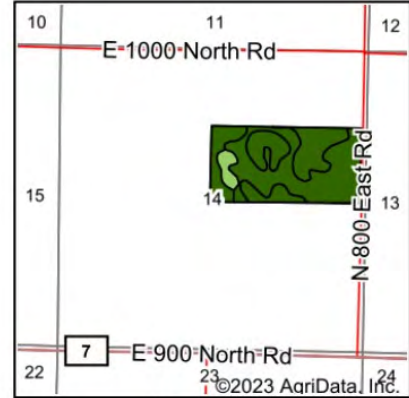
Natural.

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State: **Illinois**  
 County: **Piatt**  
 Location: **14-17N-5E**  
 Township: **Bement**  
 Acres: **79.72**  
 Date: **11/27/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	39.52	49.6%		**144
154A	Flanagan silt loam, 0 to 2 percent slopes	18.75	23.5%		144
198A	Elburn silt loam, 0 to 2 percent slopes	17.49	21.9%		143
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	3.89	4.9%		**127
**67A	Harpster silty clay loam, 0 to 2 percent slopes	0.07	0.1%		**133
<b>Weighted Average</b>					<b>142.9</b>

### Buildings/Improvements

None.

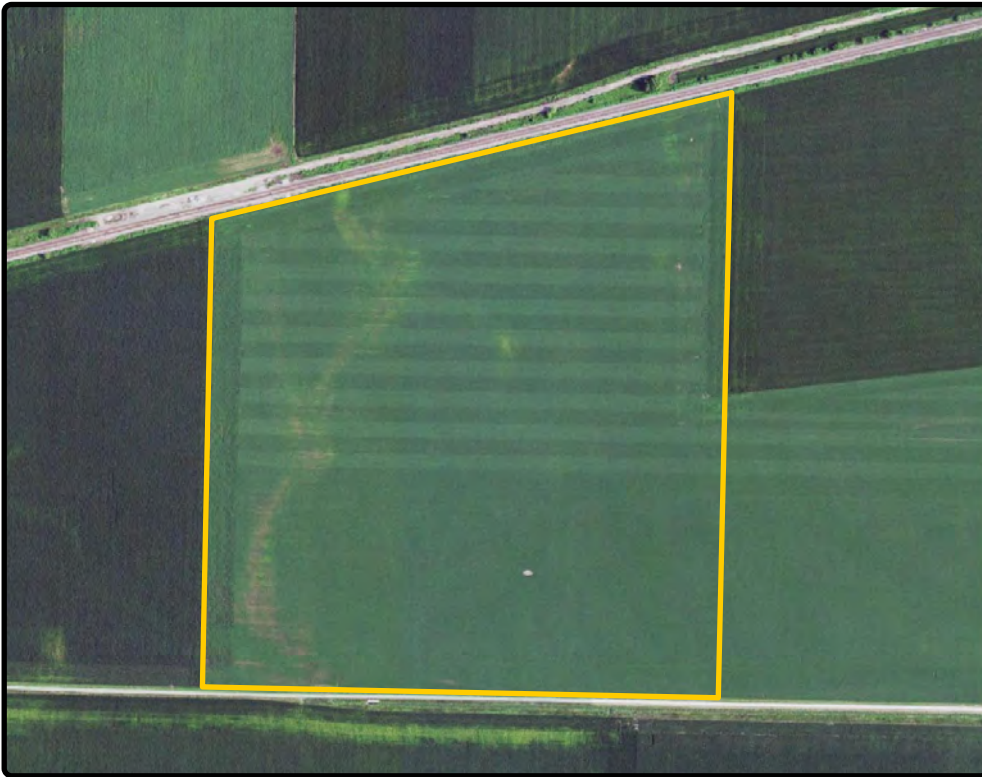
### Water & Well Information

None.

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## Parcel 2

**FSA/Eff. Crop Acres:** 95.37\*  
**Corn Base Acres:** 89.74\*  
**Bean Base Acres:** 5.63\*  
**Soil Productivity:** 144.00 P.I.

*\*Acres are estimated.*

### Parcel 2 Property Information 96.493 Acres, m/l

#### Location

From Bement: go west on E 900 North Rd. for ½ mile, then south on N 750 East Rd. for 1 mile, then west on E 800 North Rd. for 0.6 miles. Property is on the north side of the road.

#### Legal Description

95.37 acres, m/l in the SE¼, Section 22, Township 17 North, Range 5 East of the 3rd P.M., Piatt Co., IL. Survey legal to govern.

#### Real Estate Tax

2023 Taxes Payable 2024: \$6,040.06\*  
 Surveyed Acres: 96.493  
 Taxable Acres: 95.37\*

Tax per Taxable Acre: \$63.33\*  
 Tax Parcel ID#s: Part of 01-23-17-005-007-02, 01-23-17-005-007-03, 03-22-17-005-006-00 & 03-22-17-005-007-00

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

#### Lease Status

Open lease for 2024 crop year.

#### FSA Data

Farm Number 5729, Part of Tract 5220  
 FSA/Eff. Crop Acres: 95.37\*  
 Corn Base Acres: 89.74\*  
 Corn PLC Yield: 199 Bu.  
 Bean Base Acres: 5.63\*  
 Bean PLC Yield: 61 Bu.

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

#### NRCS Classification

Determinations not completed.

#### Soil Types/Productivity

Main soil types are Flanagan and Drummer. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 144.00. See soil map for details.

#### Yield History (Bu./Ac.)

Year	Corn	Beans
2022	253	-
2021	-	80
2020	238	-
2019	-	72
2018	271	-

Yield information is reported by crop insurance records.

#### Land Description

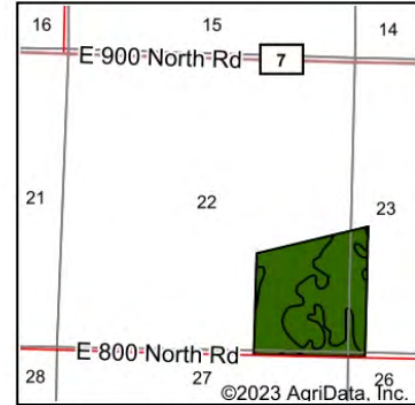
Level.

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State: **Illinois**  
 County: **Piatt**  
 Location: **22-17N-5E**  
 Township: **Cerro Gordo**  
 Acres: **95.37**  
 Date: **11/27/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL147, Soil Area Version: 19

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	47.93	50.3%		144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	47.44	49.7%		**144
<b>Weighted Average</b>					<b>144</b>

**Drainage**  
Natural.

**Survey**  
Property has recently been surveyed.

**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 - West looking East



Parcel 2 - South looking North



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Date: Wed., December 20, 2023

Time: 10:00 a.m.

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

Online: [bid.hertz.ag](http://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 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](http://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 one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Sellers

Cindy Lou Flenniken, Michelle Flenniken, Eric Flenniken, Amanda Flenniken, & Mara Flenniken

### Agency

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

### Auctioneer

Spencer Smith, AFM, ALC  
License No. 441.002375

### Attorney

Tim Jefferson  
O’Byrne, Stanko, Kepley, & Jefferson,  
P.C.

### 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 February 6, 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. Seller will credit 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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