

ACREAGE:

154.107 Acres, m/l
Grundy County, IL

DATE:

Bid Deadline:
January 31, 2024
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate
Services
DeKalb, IL



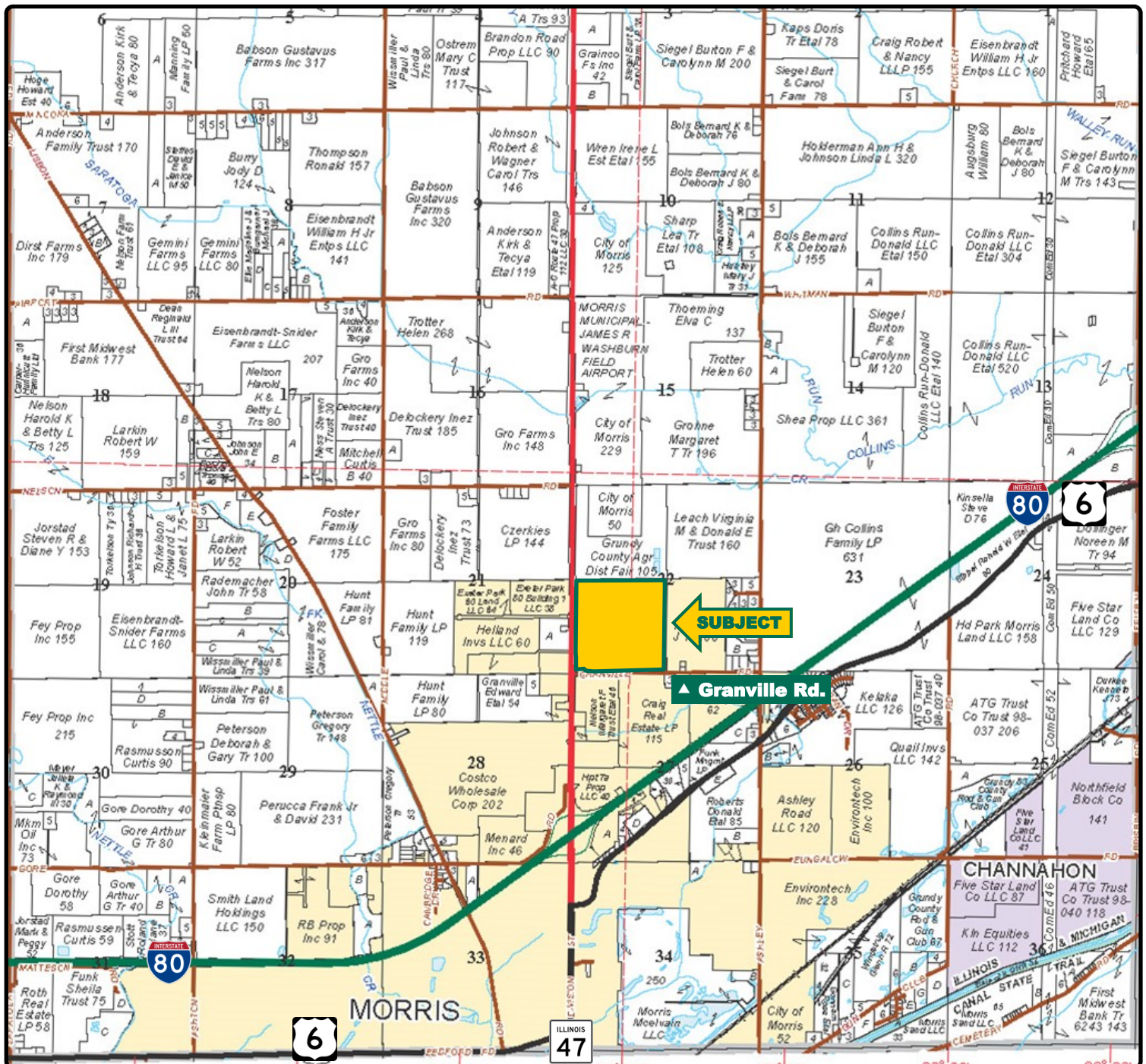
Property Key Features

- Productive Grundy County Farm with Development Potential
- Located on Route 47, One Mile North of I-80 Exit
- Parcel is in a Fast-Developing Area with Road Access on Two Sides

Rich Grever, AFM, CCA
Designated Managing Broker in IL
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RichG@Hertz.ag

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143 N. 2nd St.
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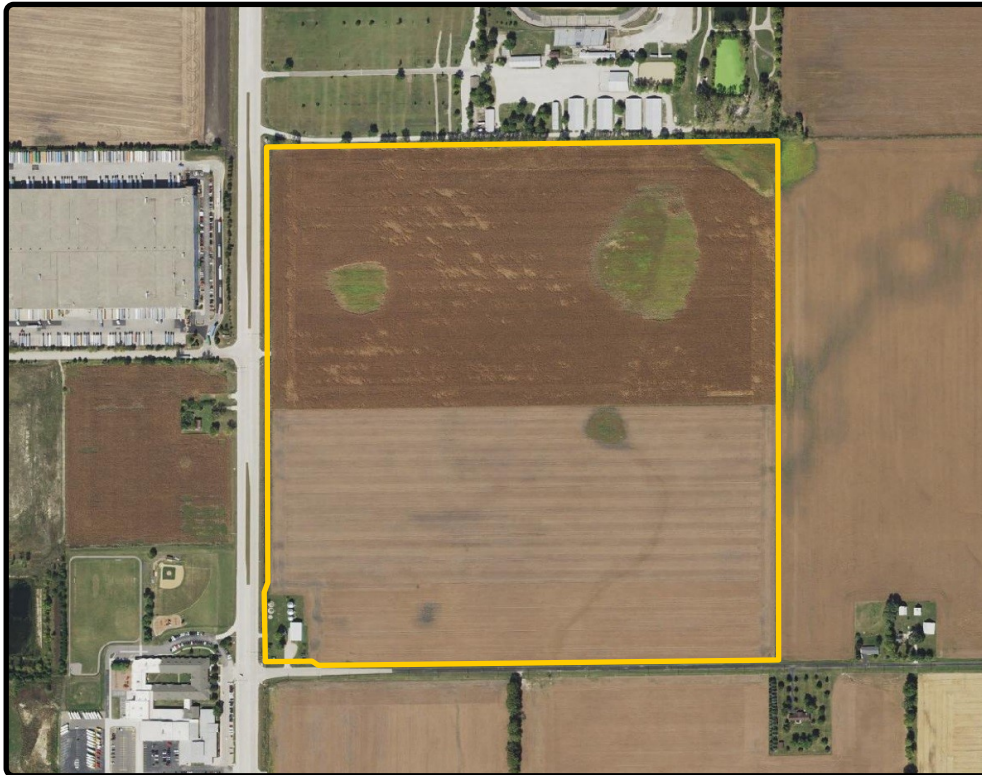


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FSA/Eff. Crop Acres:	152.63
Corn Base Acres:	77.90
Bean Base Acres:	74.70
Soil Productivity:	130.30 P.I.

Property Information

154.107 Acres, m/l

Location

From Morris: go 1 mile north of I-80 and Route 47 interchange. Property is located on the east side of Route 47.

Legal Description

SW¼, excluding that part conveyed to the People of the State of Illinois, Department of Transportation, Section 22, Township 34 North, Range 7 East of the 3rd P.M., Grundy Co., IL.

Real Estate Tax

2022 Taxes Payable 2023: \$5,477.58
Surveyed Acres: 154.107
Taxable Acres: 152.80
Tax Parcel ID #s: 02-22-300-001 & 02-22-300-002

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 61, Tract 225
FSA/Eff. Crop Acres: 152.63
Corn Base Acres: 77.90
Corn PLC Yield: 134 Bu.
Bean Base Acres: 74.70
Bean PLC Yield: 42 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil type is Milford. Productivity Index (PI) on the FSA/Eff. Crop acres is 130.30. 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

Relatively level.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

- Wood-pole constructed machine shed
- Three grain bins

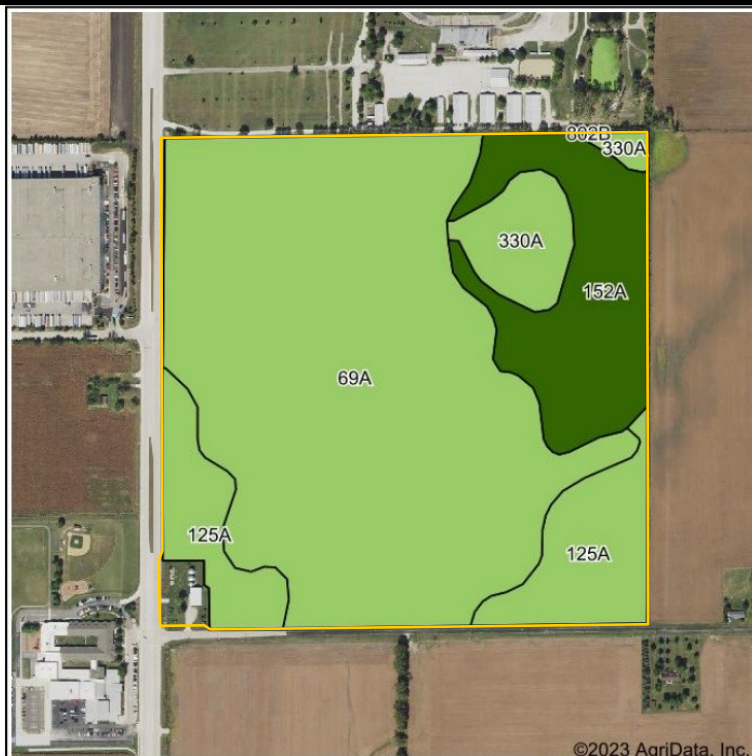
Water & Well Information

None.

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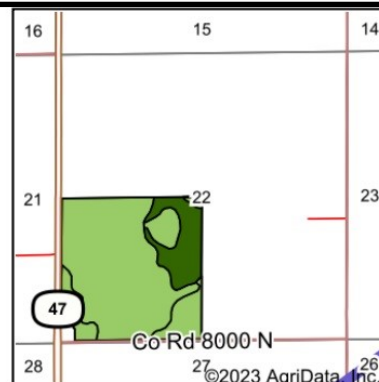
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Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Grundy**
Location: **22-34N-7E**
Township: **Saratoga**
Acres: **152.63**
Date: **12/6/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL063, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Crop productivity index for optimum management
**69A	Milford silty clay loam, 0 to 2 percent slopes	99.22	65.0%		**128
**152A	Drummer silty clay loam, 0 to 2 percent slopes	23.38	15.3%		**144
**125A	Selma loam, 0 to 2 percent slopes	21.28	13.9%		**129
**330A	Peotone silty clay loam, 0 to 2 percent slopes	8.75	5.7%		**123
Weighted Average					130.3

Comments

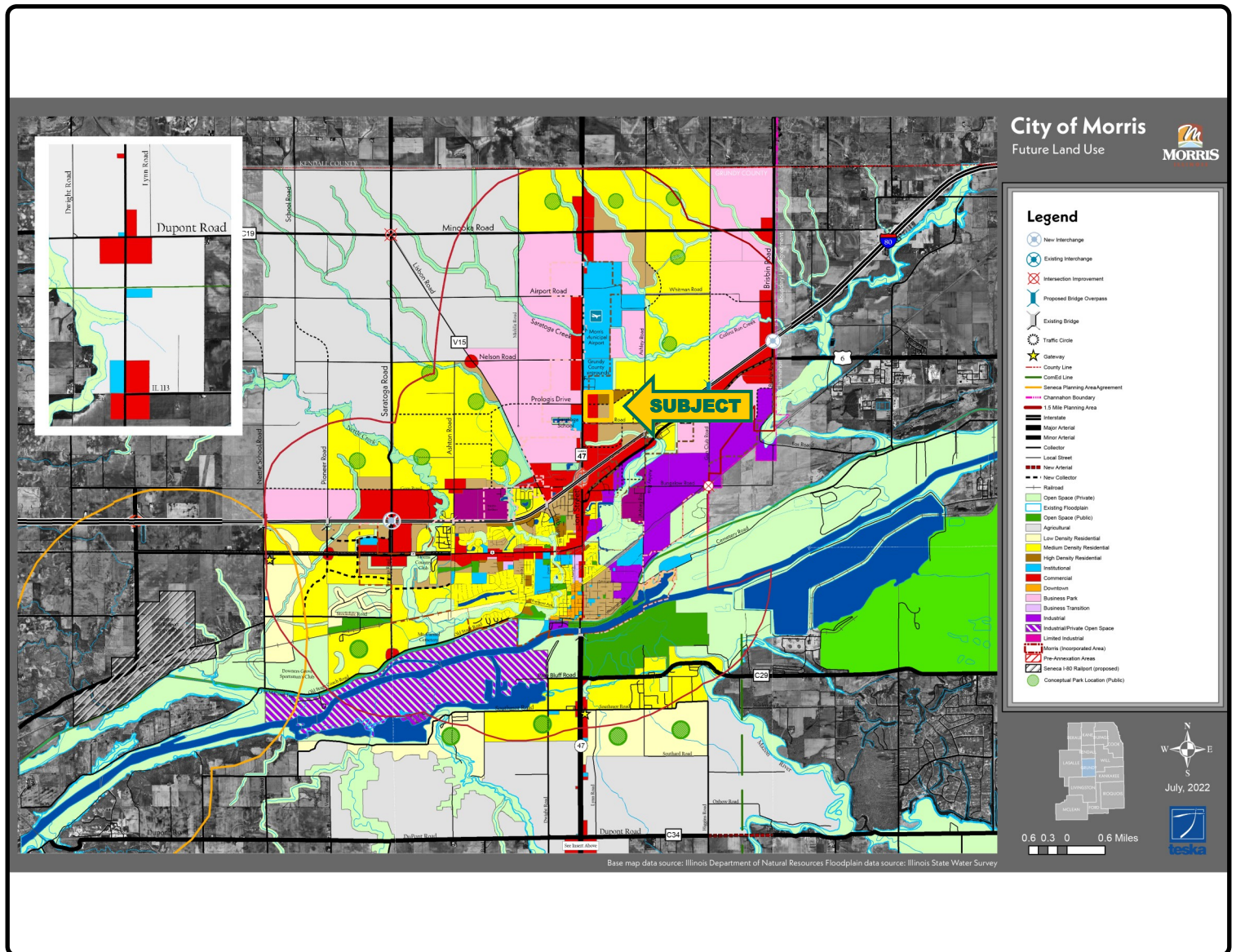
This property is located in a fast-growing commercial development area. It has an entrance with a turning lane and stop lights in place along Route 47. The City of Morris Future Land Use Map shows the property designated for commercial use and high density residential.

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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Map obtained from the City of Morris website.

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Looking Northwest



Looking Southeast



West Side of Property Stoplight looking Southeast



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Bid Deadline: **Wed., Jan. 31, 2024**

Time: **12:00 Noon, CST**

Mail To:

**Hertz Real Estate Services
Attn: Rich Grever
P.O. Box 907
DeKalb, IL 60115**

Seller

Ruth H. Baylor & Aaron Hexdall as
Co-Trustees under the provisions of a trust
agreement dated November 15, 2002 and
known as Granville-Hexdall Family Land
Trust No.1

Agency

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

Attorney

Frank J. Black
Black & Black Lawyers

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Rich Grever at 217-725-9881.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the DeKalb, IL Hertz office, on or before Wednesday, January 31, 2024 by 12:00 Noon C.S.T. The Seller will accept or reject all bids by 12:00 Noon C.S.T on Thursday, February 1, 2024, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 1, 2024, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will credit the Buyer at closing for the 2023 real estate taxes due and payable in 2024.

Contract & Title

Upon acceptance of bid by Seller, the successful 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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