

Land Auction

ACREAGE:

40.00 Acres, m/l Tazewell County, IL

DATE:

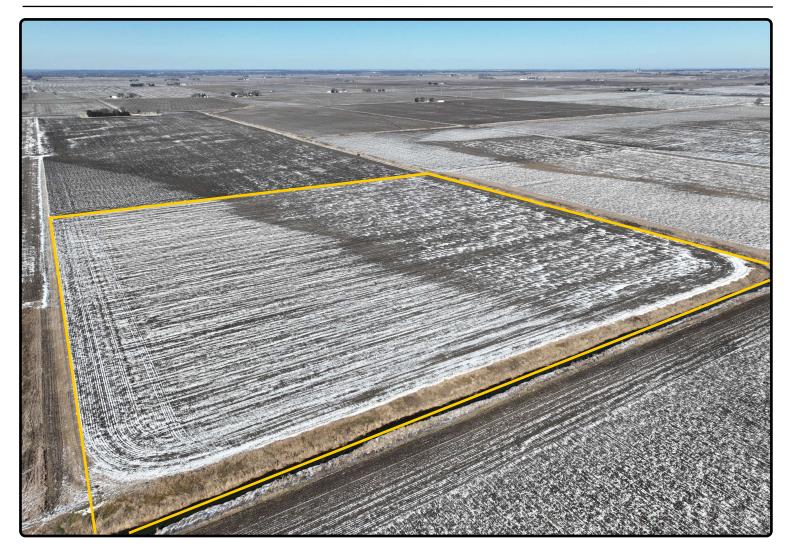
Tuesday

1:00 p.m.

April 2, 2024

AUCTION TYPE:

Virtual-Online Only bid.hertz.ag



Property Key Features

- Good Tazewell County Farm
- Nearly 100% Tillable Acres
- Direct Access to Drainage Ditch

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

217-762-9881 700 W. Bridge St./P.O. Box 467 Monticello, IL 61856 **www.Hertz.ag**

REID: 030-0488-01



Plat Map

Malone Township, Tazewell County, IL

						-Hest			100	1
Grimes Beverly A 79	R 157	Burns William E Trust 82	Woodrow Raymond J 80 Woodrow Helen 80	Brim Debra M 83	Allen Homestead Farms Inc 171	Lewis John A 80 Lewis Paul E Etal 80	Zumwait Clark W & Mary M 80	Stuber Paul J Tr 108	urtz Kent E 60	g C Koch Daniel & Carol 115 Koch Philip D 40
Frazee Brent D 152	2 W Debra M 243	Malon	Brim Debra M 244	4 Corley Farms LLC 211 Delavan	- 50	4 Walter & Peggy L 91 Frank Dawna R 60	Henninger Robert L 206 7S Invs LLC 30	Huette David W & Susan D 121 7S Invs LLC 60	LLC 113 Diekhoff Judy L& Meisinger Carolee A 71	Sauder Dale A 81
Harms Iarcella 154	Wells Fargo Bank of Texas Na 82 ILLINOIS	Juraco Albert & Wendy 65 Hilst Gary & Donna 93	Brim Randall 36 Hilst Gary R & Donna L 124	Brim Debra M 78 Glueck Susan M 73	Frank Douglas K & Cheri L 40 Prewitt Georgia A 40		A H Trust 290	7S Invs LLC 105	y watrist	
Woodrow Raymond A B 159	Natzinger C	Worner Family Farms LLLP 158	Ellie M Farm Inc 158	Aaron Melba M 78	Allewdel Farms LLC 40 00 Filarg 3 Inte Siman Ellie M Farm Inc 39 Lewis Carrol H 38	Varney Martin Family Dennis Farms W 80 LLC 80	Detmers Wayne E 157	Frank Douglas K & Cheri L 126 Frank Douglas K & Chen L Etai 300	Osborn David P Sr 68 Sr 68 Jr 1 Delavan School Distros	E BTH
eft Michael I Etal 56 It Gerald G & Illis C Tr 63		Vogel Dennis W & Lillian JBJECT - DITCH 1	Matthe 0	Orr Family Trust 159 — CRANE 1	Minner Wilma F 80 Sand Hill Holding Co 80 8 Zumwalt	Varney Family Farms LLC 80 Denbo Nelva Lea 80 Hayes Geraid & 1 40	Detmers Wayne E 120		Mack Elizabeth F Tr 66 Alexander 6 Matthew Q Trust 172	Alexander Matthew Q Trust 88 157 17 125 17 125 125
c A L rariet rbara B	Brim DebraM 159 ▼ Winke	Acker Cynthia W Tr 159 Rd.	Family Com 40 Alexander Matthew Q 40 Busse Robert Trust 80	Triple Eight Farmland	G&A Trust 66	Hayes- Morrissey Sheila 78 Ryán Mary F& Hayes Gerald II 40	River Trust 200	Caterpillar Inc 80 Inc 80 Mack Mack	Morse Wayne	CR Cty ar Delavan 32 Morse Wayne H Trust 130
A Tr 79 A Tr 79 Schleder Martin Trust 80		Schleder Martin Trust 160	Busse Robert Trust 80 Mccrea Arthur C 40 Mccrea Arthur	Mccrea Arthur C 153	Getz Land Trust 76 4 Swain Family Farm Ptnsp 80	L Etal 160		Tammeus Lawrence M & Velma M M 73 Tammeus Lawrence M & Velma M 38 Culbertson Robert M Jr 2	Morse Wayne H Trust 80	Suncoast Invs Inc 80 Jwf Trust 80
eiss Harold D Tr 159	23 Robinson Christa L 309		eten Markene F Eeten Floyd Betze Fami Fami Fami Fami Fami Fami Fami Fami	Behrends Michael W & Mary M 77 Behrends Brent E & Rosemary E 77	Helensmith Family Trust 80 Diekhoff Dirk Etux 59	Diekhoff Donna J 80	Ronnie W & April Trs 123 wn Anderson arms Ltd 117	Shaw Carol 102	Culbertson Robert M Jr 235	Chase Clara M
er Cynthia	00000		Betzelbergi Logan E Trust 146	Armington Aggerit Joyce A Tr 76	Rademaker Eldon & Elmer 159	Alexander K K Trust 3	54 100	James Ka N 40	3 ntz Teddy R & athryn A 306	Montgomery Susan J 160
Romack Jane E Tr 80	Vontz Kathnyn A & Teddy R 79 Jp Property V	Atadout 4 Atadout 4 Curtis A 40	m Floyd 195	Yontz Kathryn A & Teddy R 78 4) Eeten Gurtis A & Bonnie 74	O Yontz Berger & Carol Trust 81 Cotterman Robert F & Linda L Tr 81	Yontz Farm Trust 80 Masterson Farms LLC 80	29	Sipka Lona K 160	Yontz William & Carolyn Trust 90	Kja Farms Ltd 160 PRAIRIE

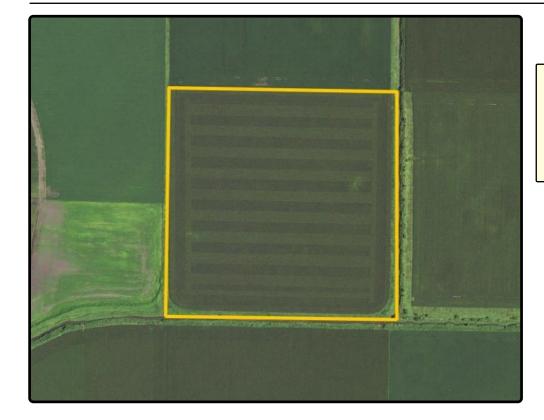
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Aerial Photo

40.00 Acres, m/l



FSA/Eff. Crop Acres	s: 37.32		
Corn Base Acres:	18.90		
Bean Base Acres:	18.40		
Soil Productivity:	129.00 P.I.		

Property Information 40.00 Acres, m/l

Location

From Delavan: Go west on IL-122 for 4 miles. Property is located on the south side of IL-122 and is accessed by an easement.

Legal Description

SW¹/₄ of the NE¹/₄, Section 14, Township 22 North, Range 5 West of the 3rd P.M., Tazewell Co., IL.

Real Estate Tax

2022 Taxes Payable 2023: \$1,530.84 Taxable Acres: 40.00 Tax per Taxable Acre: \$38.27 Tax Parcel ID#: 20-20-14-200-001

Lease Status Open lease for the 2024 crop year.

FSA Data

Farm Number 2268, Tract 2551 FSA/Eff. Crop Acres: 37.32 Corn Base Acres: 18.90 Corn PLC Yield: 168 Bu. Bean Base Acres: 18.40 Bean PLC Yield: 48 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil type is Selma. Productivity Index (PI) on the FSA/Eff. Crop acres is 129.00. 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.

Easement

Property is accessed by an easement from IL-122. See map. Contact agent for details.

Spencer Smith, AFM, ALC

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Soil Map 37.32 FSA/Eff. Crop Acres



Fall Inputs

At closing, Buyer will credit Seller for fall anhydrous ammonia application. Contact agent for details.

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Easement Map

40.00 Acres, m/l



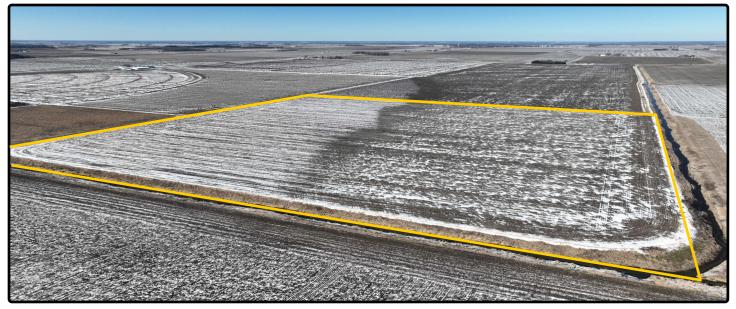
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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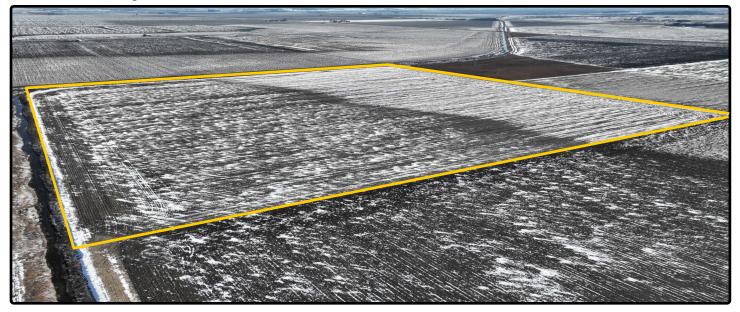


Property Photos

Southeast looking Northwest



Northeast looking Southwest



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Auction Information

Date: **Tues., April 2, 2024**

Time: 1:00 p.m.

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

Online Bidding Information

- To bid on these properties, 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 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.

Sellers

Benjamin Tieszen & Hope Moore

Agency

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

Auctioneer

Spencer Smith, AFM, ALC License No: 441.002375

Attorney

Brandon Sarff Hayes & Sarff, 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 May 7, 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. The Seller will credit Buyer at closing for the 2023 real estate taxes, payable in 2024.

Fall Inputs

At closing, Buyer will credit Seller for fall anhydrous ammonia application. Contact agent for details.

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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