

Land Auction

ACREAGE:

40.00 Acres, m/l
Tazewell County, IL

DATE:

Tuesday
April 2, 2024
1:00 p.m.

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

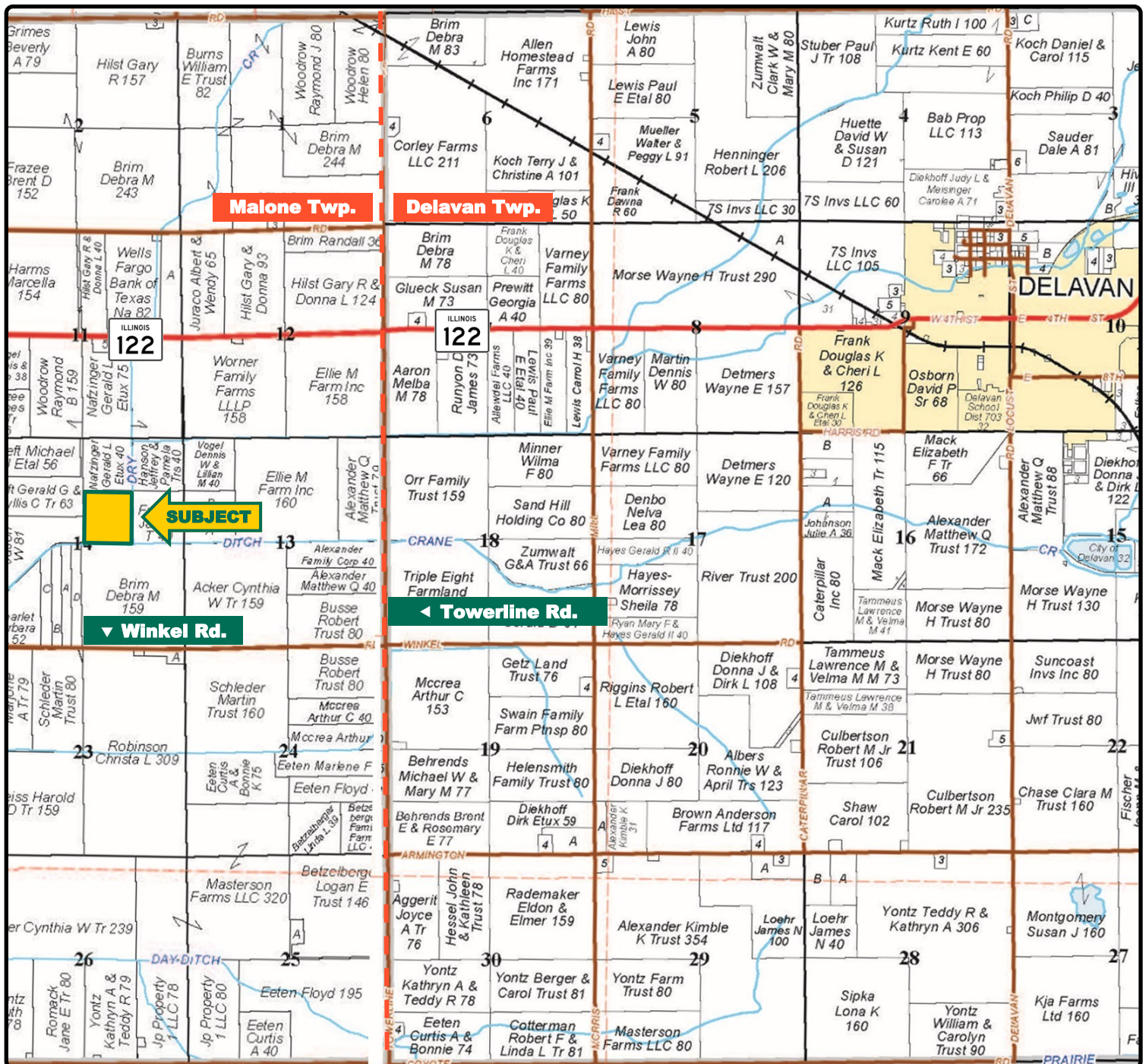
309-826-7736

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217-762-9881

700 W. Bridge St./P.O. Box 467
Monticello, IL 61856

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Map reproduced with permission of Rockford Map Publishers

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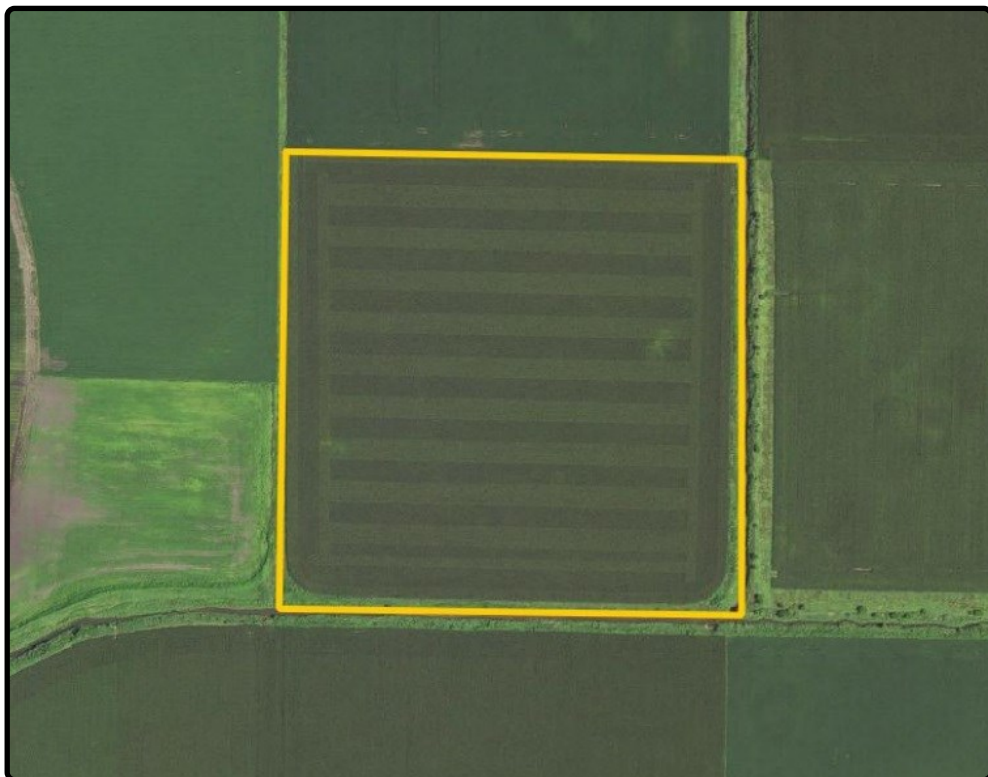
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FSA/Eff. Crop Acres:	37.32
Corn Base Acres:	18.90
Bean Base Acres:	18.40
Soil Productivity:	129.00 P.I.

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

SW¼ of the NE¼, 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.

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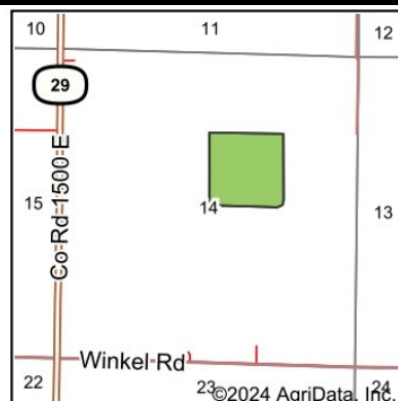
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State: **Illinois**
County: **Tazewell**
Location: **14-22N-5W**
Township: **Malone**
Acres: **37.32**
Date: **2/21/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL179, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**125A	Selma loam, 0 to 2 percent slopes	37.32	100.0%		**129
Weighted Average					129

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: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Fall Inputs

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

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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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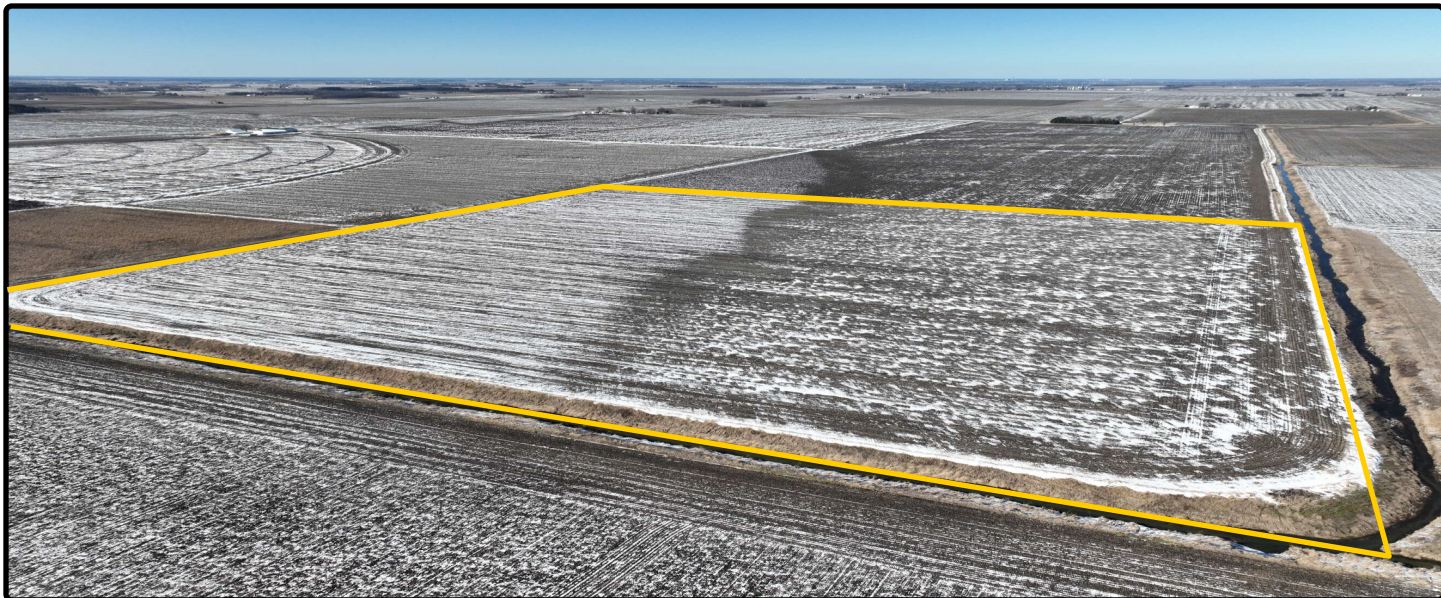
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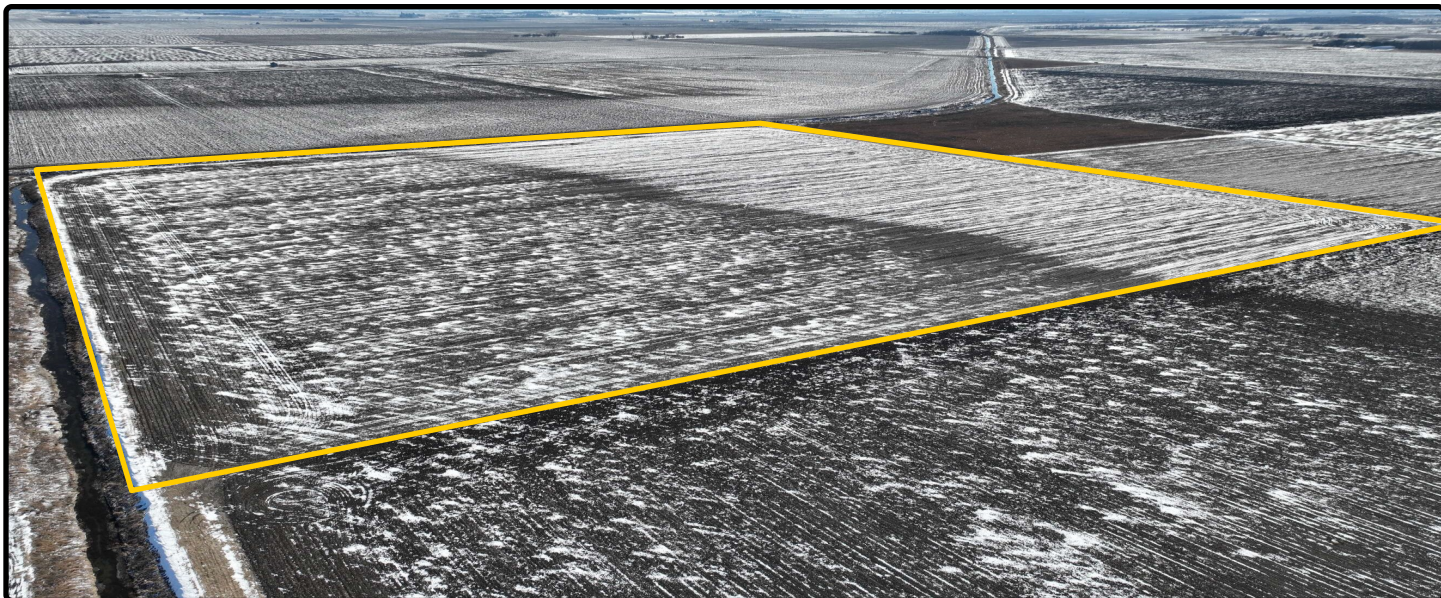
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Southeast looking Northwest



Northeast looking Southwest



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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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