

ACREAGE:

52.00 Acres, m/l
Macon County, IL

DATE:

Bid Deadline:
August 14, 2024
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Monticello, IL



Property Key Features

- Potential Development Property Near Decatur, Illinois
- Located Just Off I-72 & Hwy 121
- Excellent-Quality Farmland

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

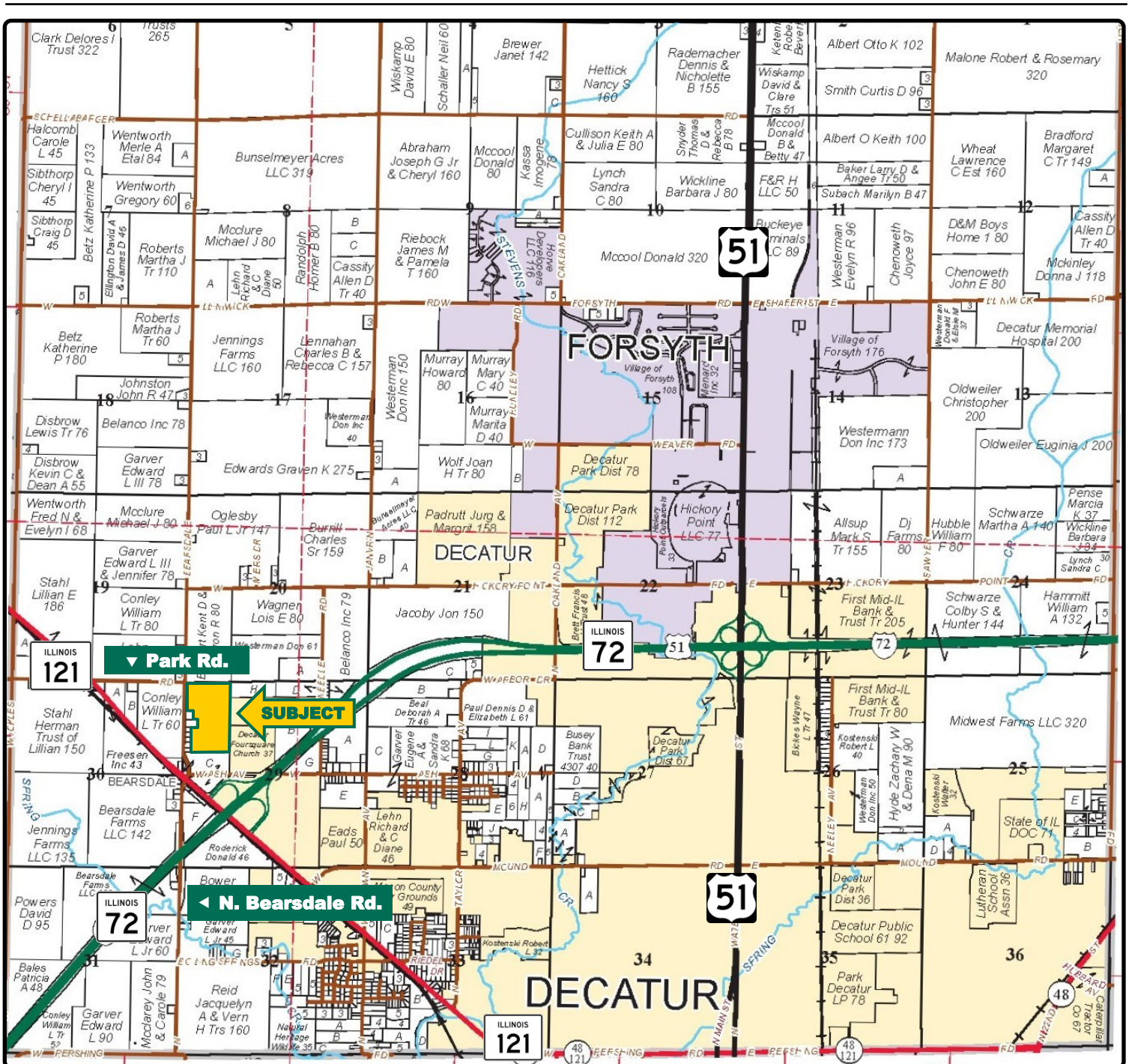
309-826-7736

SpencerS@Hertz.ag

217-762-9881

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

www.Hertz.ag



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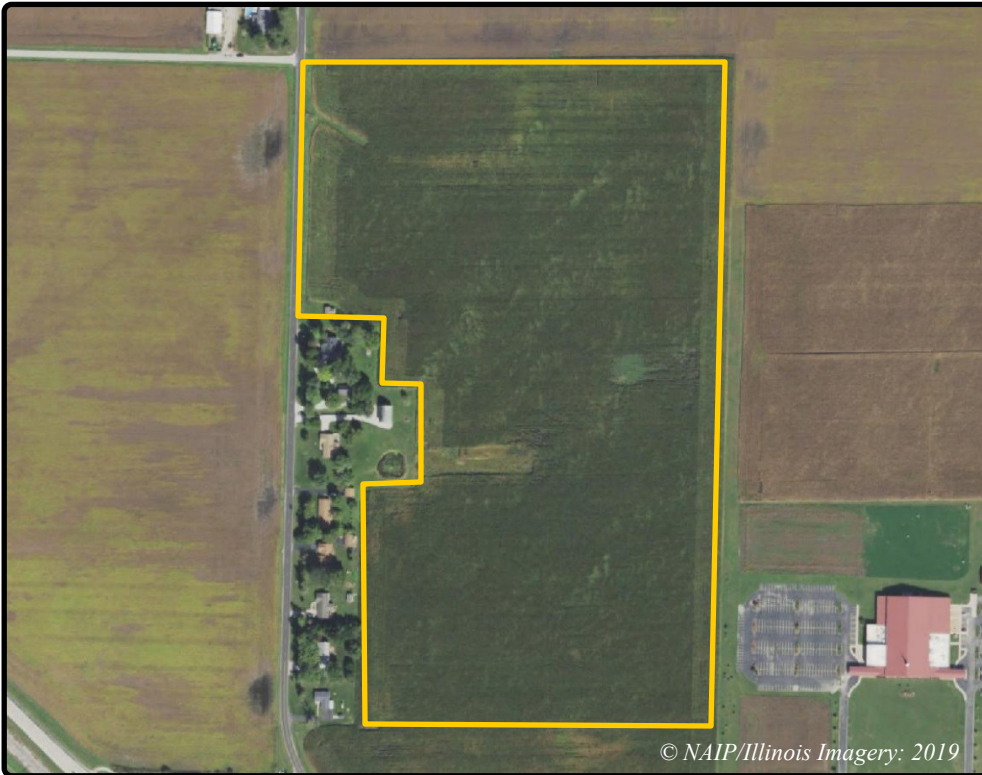
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FSA/Eff. Crop Acres:	52.02
Corn Base Acres:	25.60
Bean Base Acres:	25.60
Soil Productivity:	141.20 P.I.

Property Information

52.00 Acres, m/l

Location

Located ¼ mile north of the I-72 & Hwy 121 interchange on the east side of N. Bearsdale Rd. in Decatur, IL.

Address

4520 N. Bearsdale Rd.
Decatur, IL 62526

Real Estate Tax

2023 Taxes Payable 2024: \$3,103.62
Taxable Acres: 52.00
Tax Parcel ID #: 07-07-29-101-003

Lease Status

Leased through the 2024 crop year.

FSA Data

Farm Number 568, Tract 2260
FSA/Eff. Crop Acres: 52.02
Corn Base Acres: 25.60
Corn PLC Yield: 160 Bu.
Bean Base Acres: 25.60
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Main soil types are Elburn, Drummer and Hartsburg. Productivity Index (PI) on the FSA/Eff. Crop acres is 141.20. 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

Some tile. No maps available.

Buildings/Improvements

There is a 596 sq. ft. garage located on this property.

Water & Well Information

None.

Comments

This is excellent-quality farmland that is currently zoned as Ag Land with the potential for development just off I-72 & Hwy 121.

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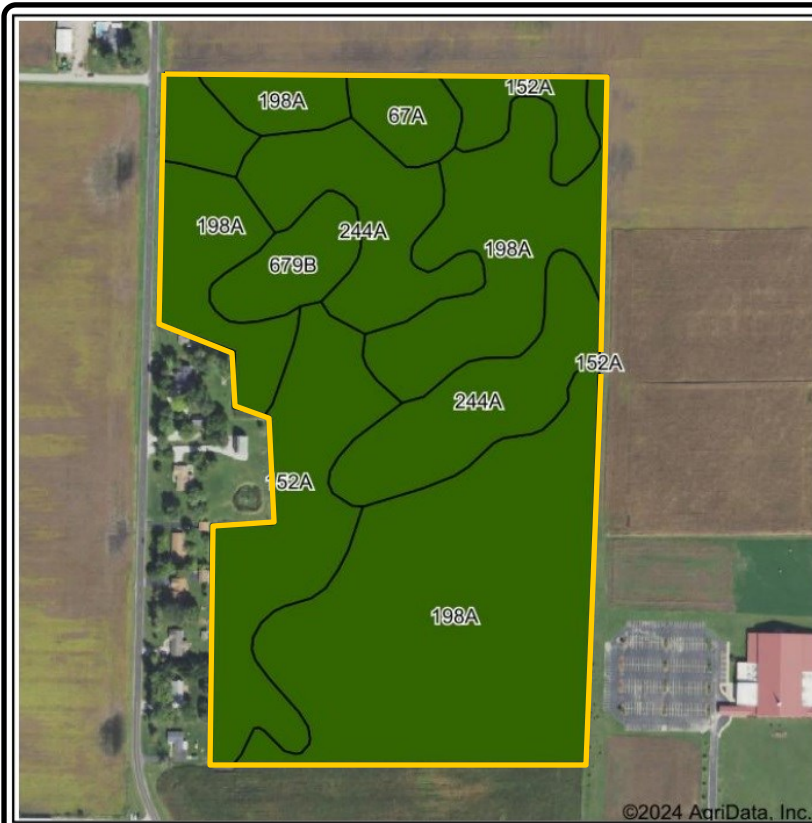
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State: **Illinois**
 County: **Macon**
 Location: **29-17N-2E**
 Township: **Hickory Point**
 Acres: **52.02**
 Date: **6/19/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL115, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	28.73	55.2%		143
**152A	Drummer silty clay loam, 0 to 2 percent slopes	10.06	19.3%		**144
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	9.52	18.3%		**134
**679B	Blackberry silt loam, 2 to 5 percent slopes	2.16	4.2%		**141
**67A	Harpster silty clay loam, 0 to 2 percent slopes	1.55	3.0%		**133
Weighted Average					141.2

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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Northeast Looking Southwest



Southeast Looking Northwest



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Bid Deadline: Wed., Aug. 14, 2024

Time: 12:00 Noon, CST

Mail To:

**Hertz Real Estate Services
Attn: Spencer Smith
P.O. Box 467
Monticello, IL 61856**

Seller

John C. and Beverly Kleiss Trust

Agency

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

Attorney

Carl J. Tenney
Hughes, Tenney, Postlewait & Coale, LLC

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, Spencer Smith at 217-762-9881.

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 Monticello, IL Hertz office, on or before Wed., August 14, 2024, by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Fri., August 16, 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 September 30, 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, subject to the existing lease which expires February 28, 2025. Seller will pay real estate taxes due and payable in 2024; Buyer will pay real estate taxes due and payable in 2025 and beyond.

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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