

Land Auction

ACREAGE:

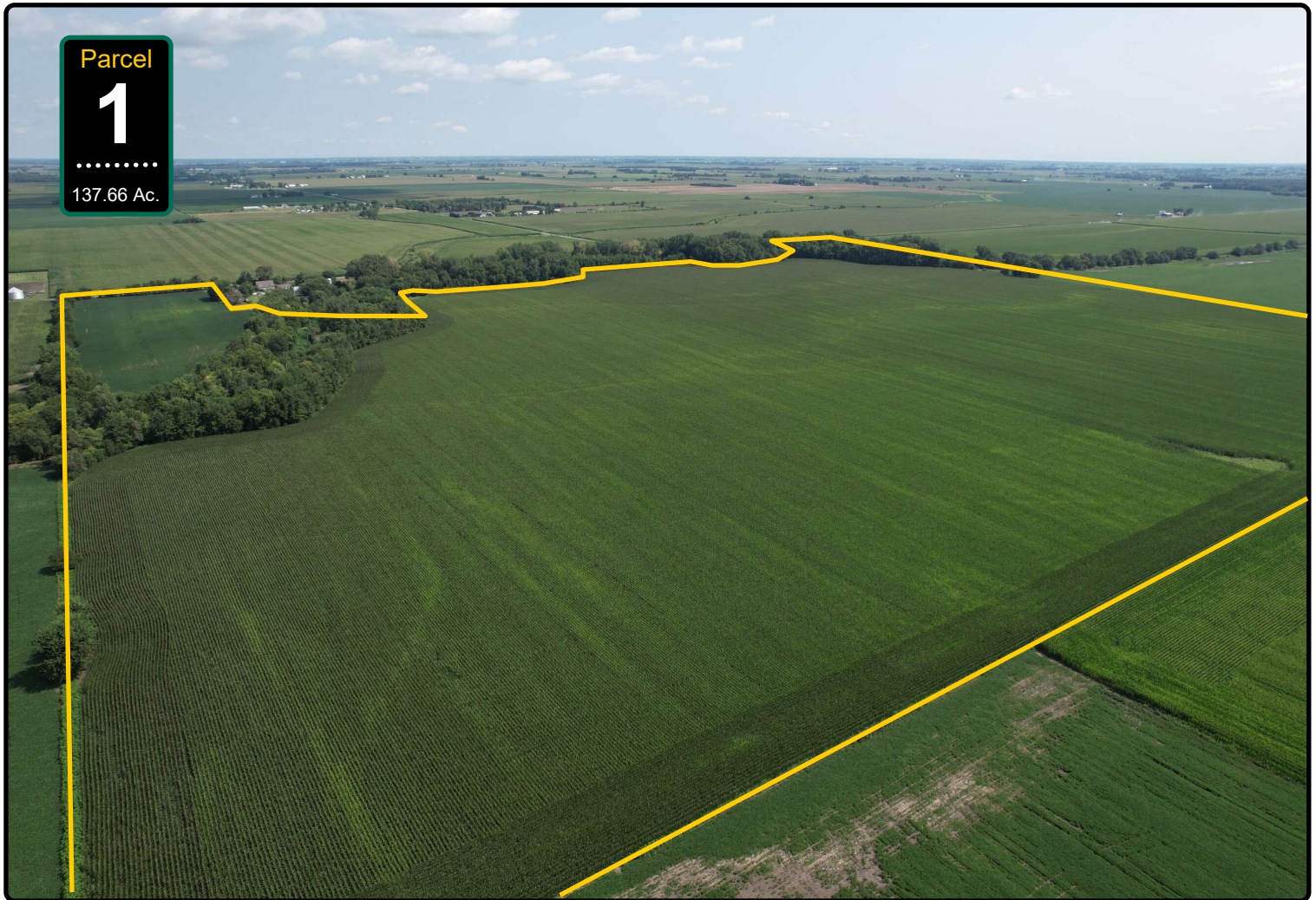
177.66 Acres, m/l
In 2 parcels
Kankakee & Will Co., IL

DATE:

Tuesday
August 27, 2024
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



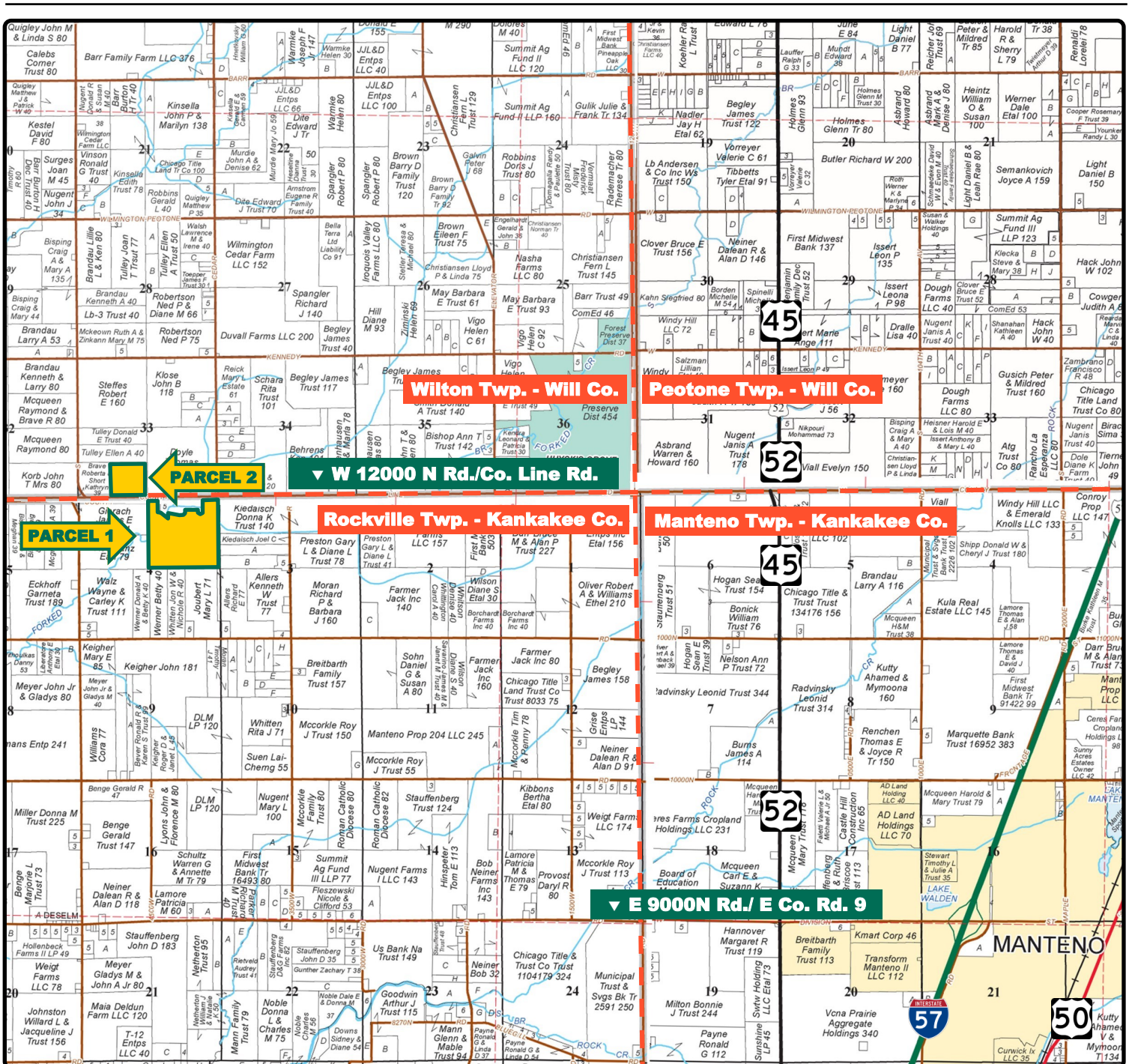
Property Key Features

- High-Quality Kankakee & Will County Farmland
- Located 5 Miles Northwest of Manteno, Illinois
- Mixture of Cropland and CRP Acres

Dakota Behrends
Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag

815-935-9878
200 E. Court St., Ste 600
Kankakee, IL 60901
www.Hertz.ag

Rockville Township, Kankakee County, IL
Wilton Township, Will County, IL

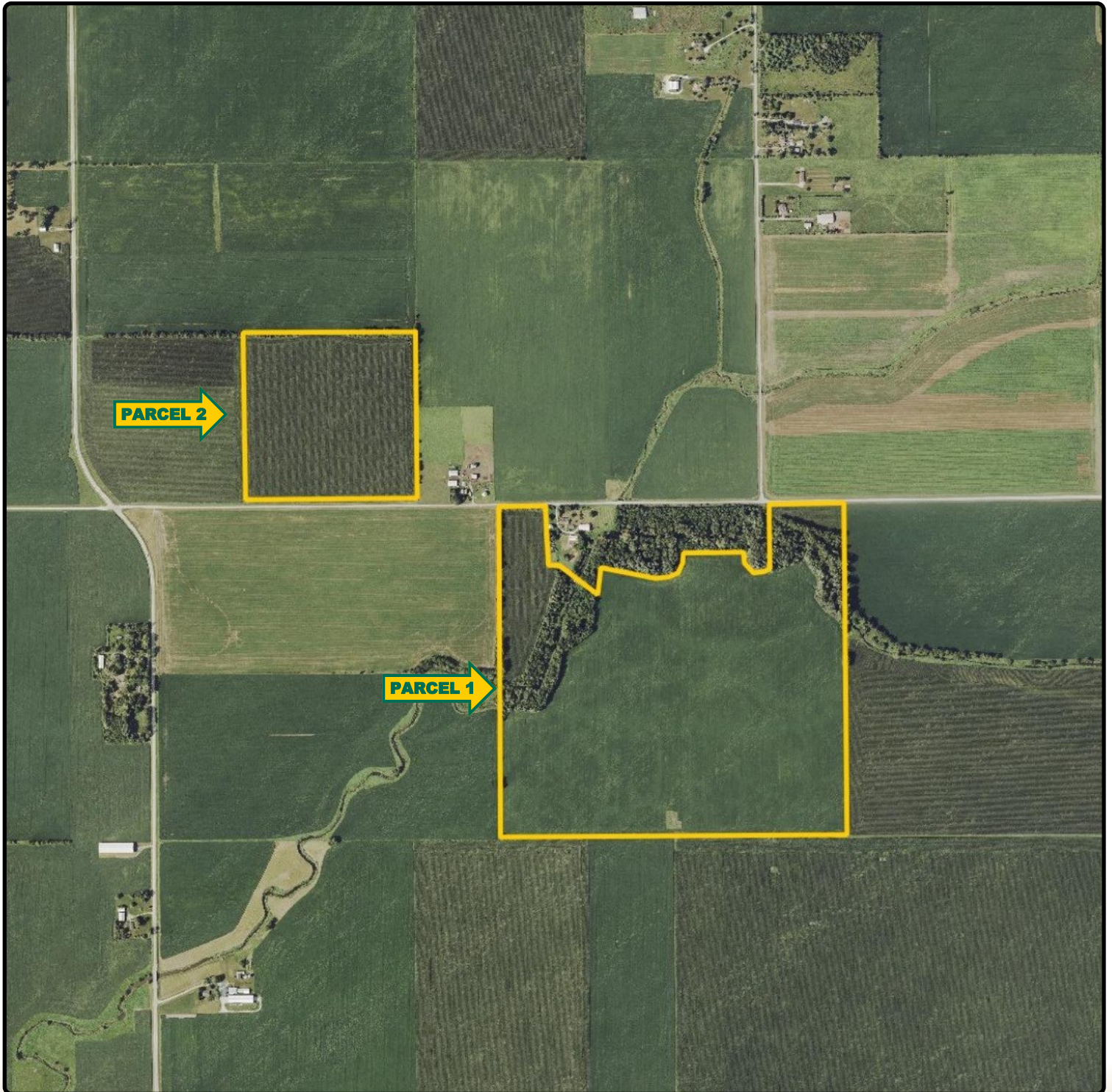


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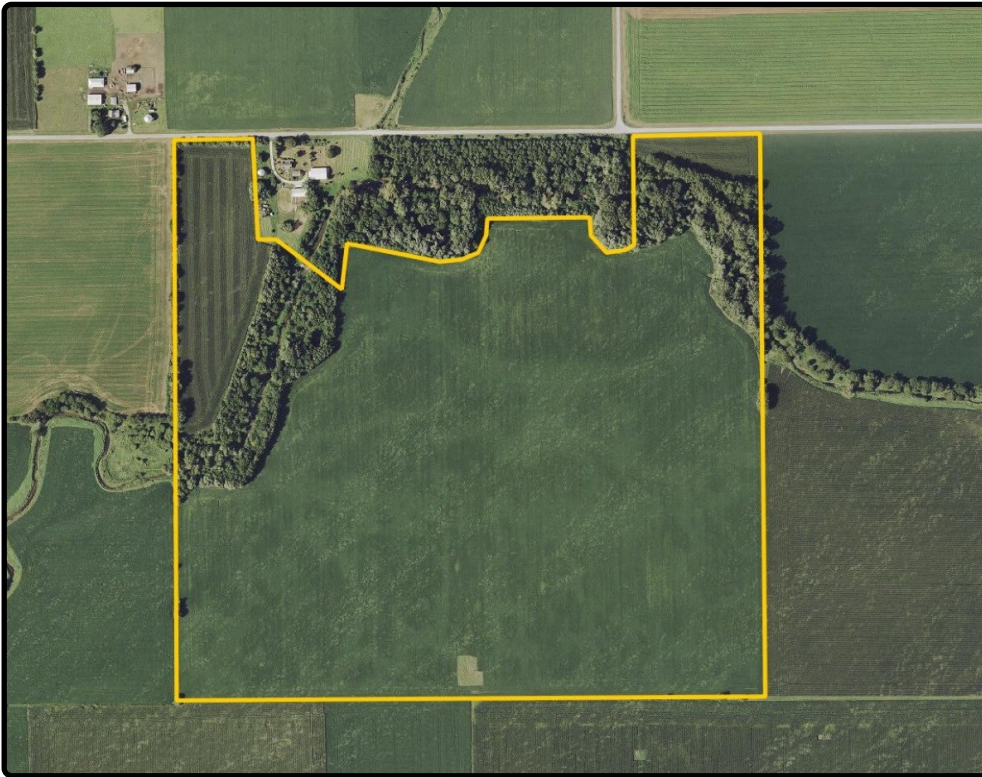
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Parcel 1 - Kankakee Co.

FSA/Eff. Crop Acres:	123.95
CRP Acres:	10.77*
Corn Base Acres:	60.89
Bean Base Acres:	61.52
Soil Productivity:	135.90 P.I.

**Acres are estimated.*

Parcel 1 - Kankakee Co. Property Information 137.66 Acres, m/l

Location

From Manteno: Go west on E 9000N Rd./ E Co. Rd. 9 for 1 mile, then north on US-52/ US-45 for 3 miles, and then west on W 12000 N Rd./Co. Line Rd. for 4½ miles. Property is located on the south side of the road.

Legal Description

Part of the NW¼ of Section 4, Township 32 North, Range 11 East of the 3rd P.M., Kankakee Co., IL.

Real Estate Tax

2023 Taxes Payable 2024: \$6,344.54*
Taxable Acres: 137.66*

Tax per Taxable Acre: \$46.09*
Tax Parcel ID#: 04-01-04-200-003
**Taxes estimated due to recent sale of some timber land and recent survey of property. Kankakee County Assessor/ Treasurer will determine final tax figures.*

Lease Status

Leased through the 2024 crop year.

FSA Data

Part of Farm Number 1591, Tract 20
FSA/Eff. Crop Acres: 123.95
CRP Acres: 10.77*
Corn Base Acres: 60.89
Corn PLC Yield: 164 Bu.
Bean Base Acres: 61.52
Bean PLC Yield: 48 Bu.

**Acres are estimated pending reconstitution of the CRP contracts by the*

Kankakee County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

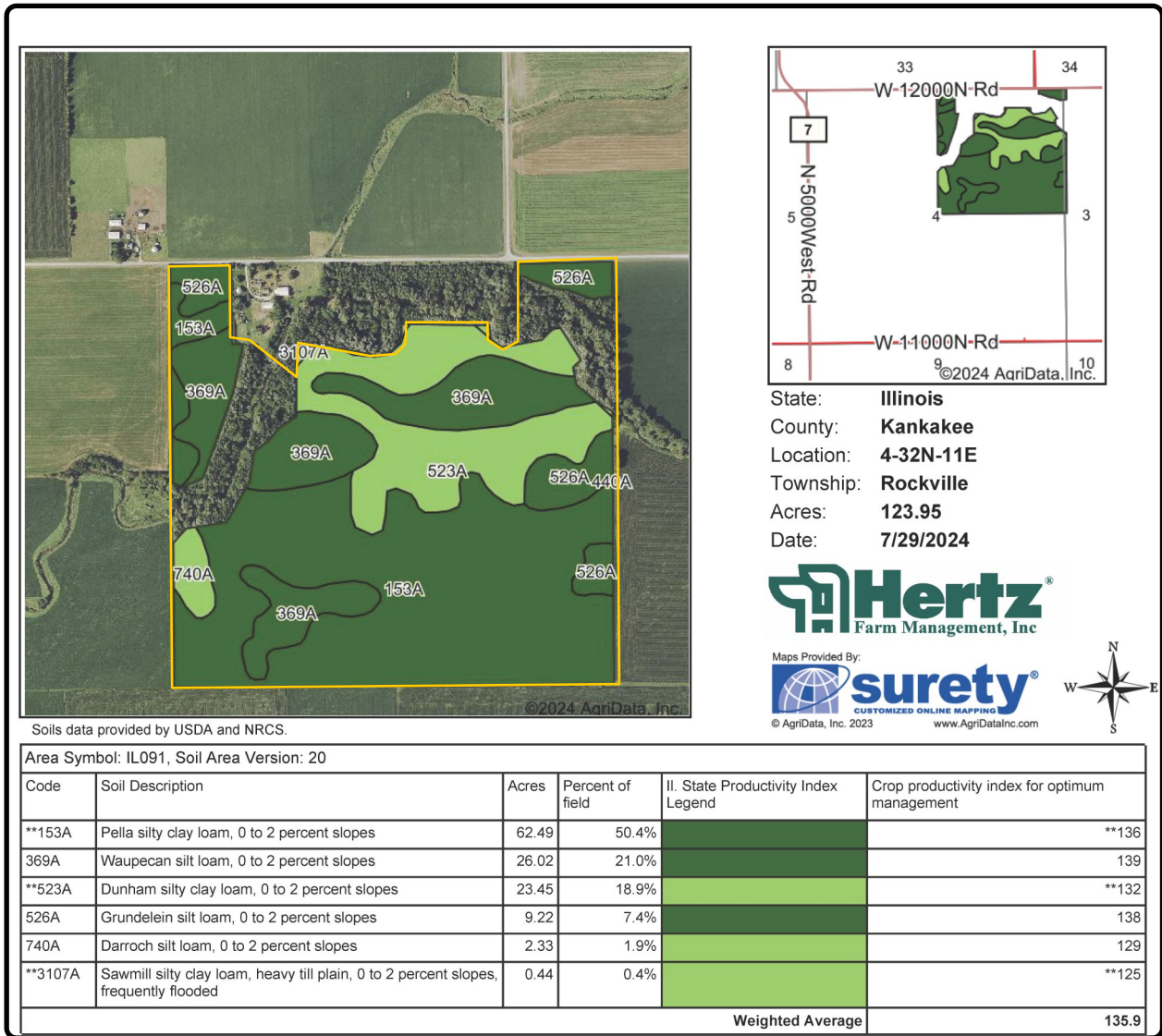
There are an estimated 10.77 acres enrolled in two CRP contracts.

- There are 3.58* acres enrolled in a CP-22 contract that pays \$325.89*/acre - or \$1,166.68* annually - and expires 9/30/2030.
- There are 7.19* acres enrolled in a CP-22 contract that pays \$81.20*/acre - or \$583.82* annually - and expires 9/30/2025.

**Acres and payments estimated pending reconstitution of CRP contracts.*

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Soil Types/Productivity

Main soil types are Pella, Waupecan, and Dunham. Productivity Index (PI) on the FSA/Eff. Crop acres is 135.90. 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 to gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Property Access

At the expense of the seller, access will be added to the western and southern portions of the property. Contact agent for details.

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Parcel 2 - Will Co.

FSA/Eff. Crop Acres:	40.89
Corn Base Acres:	20.09
Bean Base Acres:	20.30
Soil Productivity:	135.80 P.I.

Parcel 2 - Will Co. Property Information 40.00 Acres, m/l

Location

From Manteno: Go west on E 9000N Rd./E Co. Rd. 9 for 1 mile, then north on US-52/US-45 for 3 miles, and then west on W 12000 N Rd./Co. Line Rd. for 4¾ miles. Property is located on the north side of the road.

Legal Description

SE¼ of the SW¼ of Section 33, Township 33 North, Range 11 East of the 3rd P.M., Will Co., IL.

Real Estate Tax

2023 Taxes Payable 2024: \$1,385.58
Taxable Acres: 40.00
Tax per Taxable Acre: \$34.64
Tax Parcel ID#: 13-19-33-300-003-0000

Lease Status

Leased through the 2024 crop year.

FSA Data

Part of Farm Number 1591, Tract 21
FSA/Eff. Crop Acres: 40.89
Corn Base Acres: 20.09
Corn PLC Yield: 164 Bu.
Bean Base Acres: 20.30
Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Pella. Productivity Index (PI) on the FSA/Eff. Crop acres is 135.80. 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

Nearly level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

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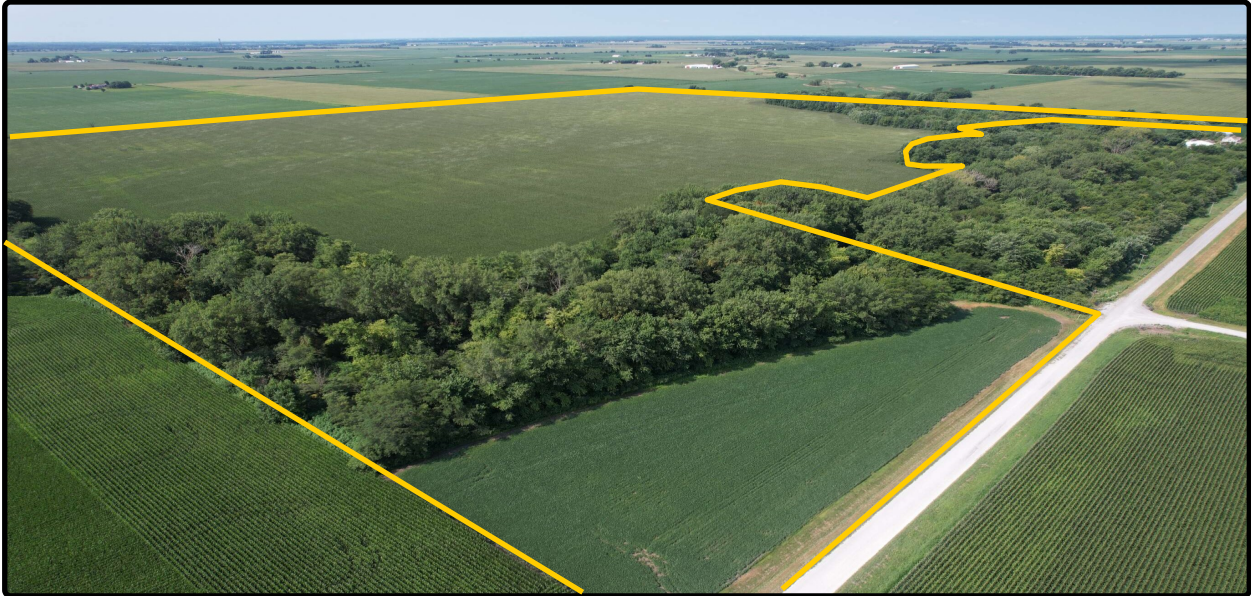


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information 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 - Northeast Corner looking Southwest



Parcel 2 - Northeast Corner looking Southwest



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Date: **Tues., August 27, 2024**

Time: **10:00 a.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, Dakota Behrends at Phone 815-768-6783 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

- 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.

Seller

Fred Meyer Trust

Agency

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

Auctioneer

Eric Wilkinson, AFM, ALC
License No. 441.02361

Attorney

Brian D. Scott
Barmann, Bohlen & Scott, 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 September 30, 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 25, 2025. The 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

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.

Make the Most of Your Farmland Investment

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