

Land Auction

ACREAGE:

109.99 Acres, m/l
In 2 parcels
Piatt County, IL

DATE:

Tuesday
September 24, 2024
10:00 a.m.

AUCTION TYPE:

Hybrid
Monticello, IL &
bid.hertz.ag



Property Key Features

- High-Quality Piatt County Farmland
- Great Addition to Existing Farm Operation or Investment Portfolio
- Located in a Strong Agricultural Area

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

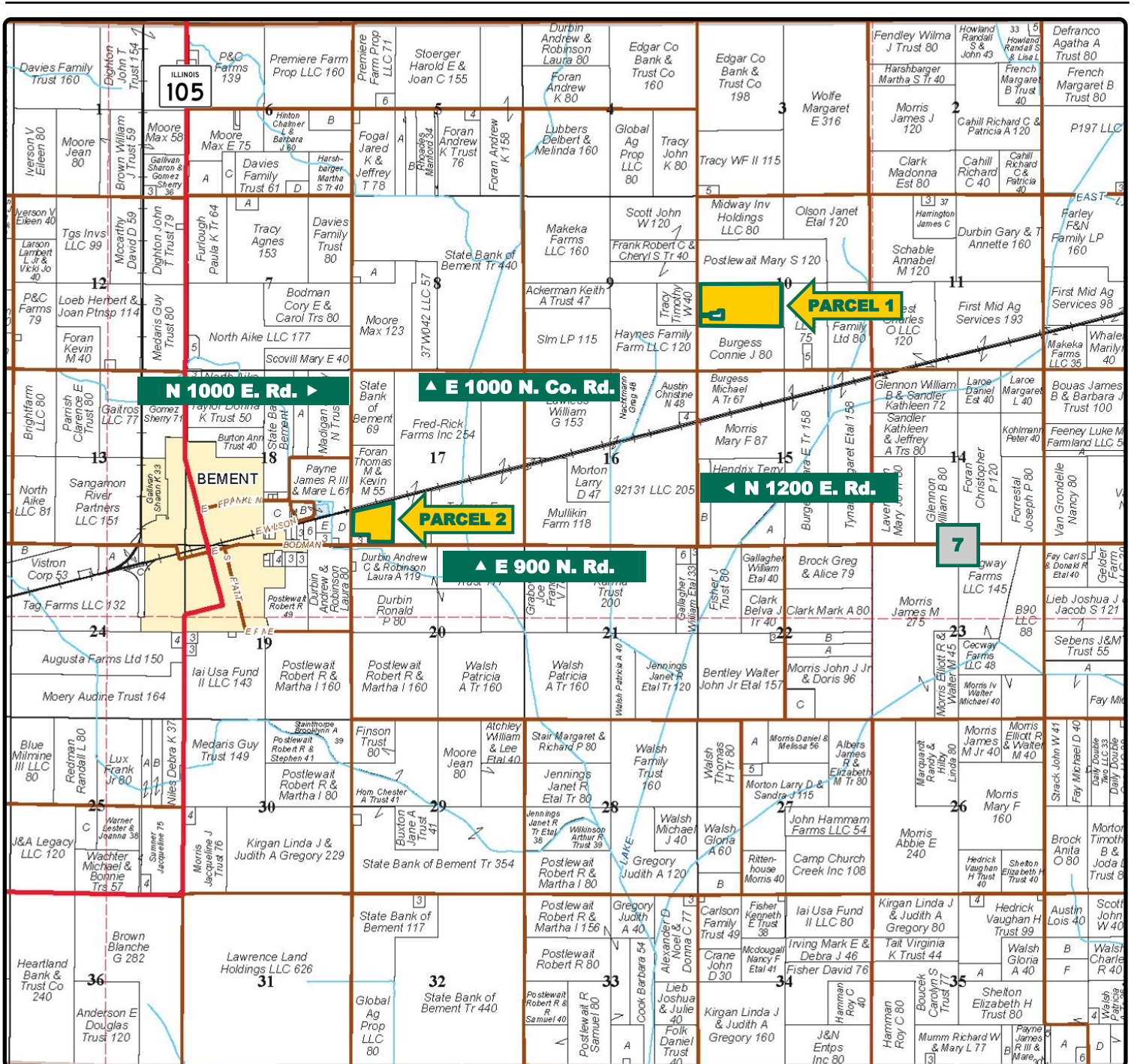
309-826-7736

Spencers@Hertz.ag

217-762-9881

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

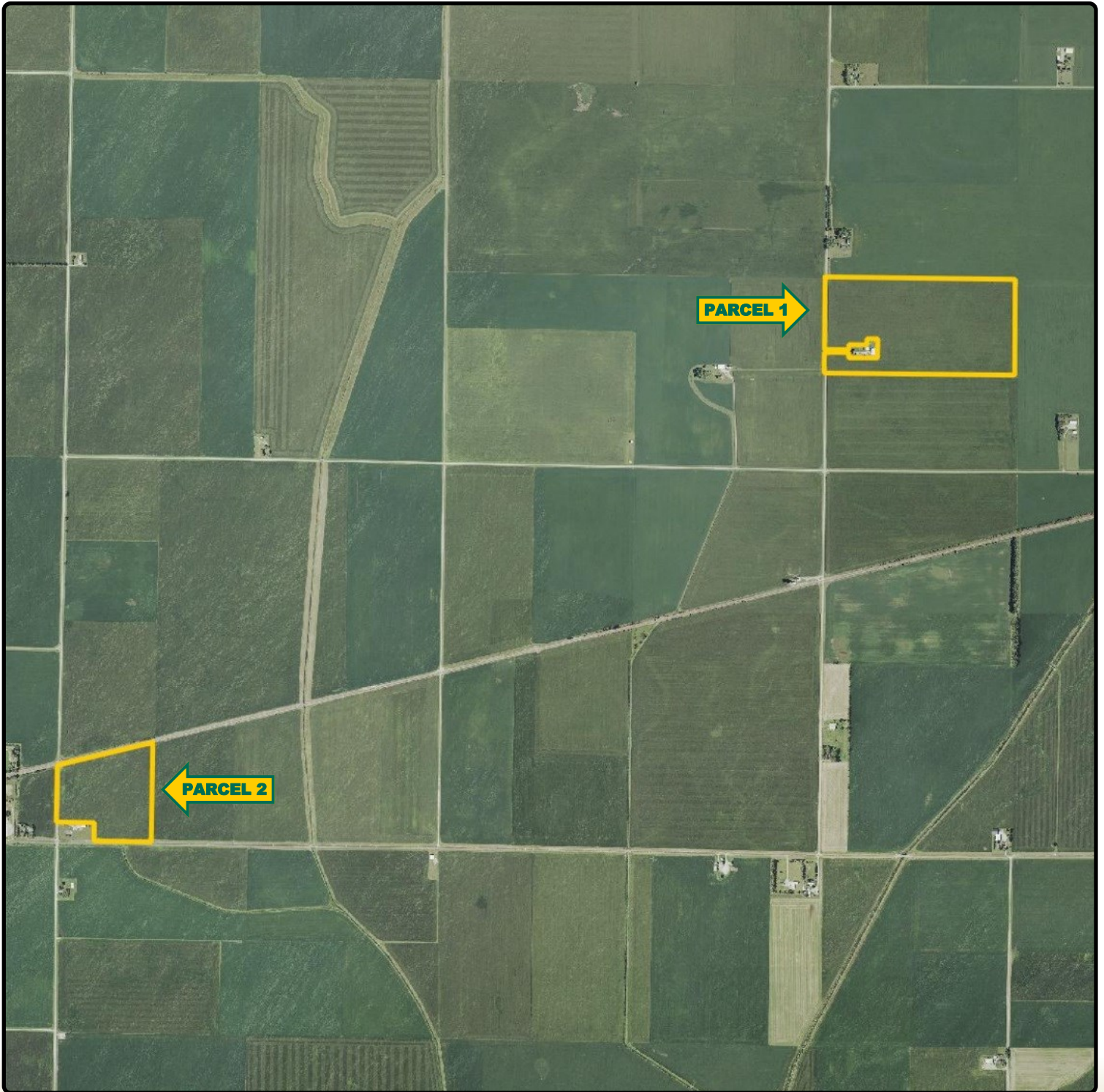
www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers

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



Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencersS@Hertz.ag

217-762-9881

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

www.Hertz.ag



Parcel 1

FSA/Eff. Crop Acres:	78.13
Corn Base Acres:	64.97
Bean Base Acres:	13.07
Soil Productivity:	136.70 P.I.

Parcel 1 Property Information 77.67 Acres, m/l

Location

From Macon Street in Bement: Go east on E 900 N. Rd. / Co. Rd. 7 for 2.3 miles and then north on N 1200 E. Rd. for 1.3 miles. Property is located on the east side of the road.

Legal Description

N½ of the SW¼, excluding the building site, all in Section 10, Township 17 North, Range 6 East of the 3rd P.M., Piatt Co., IL.

Real Estate Tax

2023 Taxes Payable 2024: \$4,350.78
Taxable Acres: 77.67
Tax per Taxable Acre: \$56.02
Tax Parcel ID#: 01-10-17-006-006-00

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 4208, Tract 2865
FSA/Eff. Crop Acres: 78.13
Corn Base Acres: 64.97
Corn PLC Yield: 190 Bu.
Bean Base Acres: 13.07
Bean PLC Yield: 61 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Harpster, Drummer, and Flanagan. Productivity Index (PI) on the FSA/Eff. Crop acres is 136.70. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

Year	Corn	Beans
2023	255	-
2022	-	79
2021	258	-
2020	-	69
2019	254	-

Yield information is reported by crop insurance documents.

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencersS@Hertz.ag

217-762-9881

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

www.Hertz.ag



©2024 AgriData, Inc.



©2024 AgriData, Inc.

State: **Illinois**
 County: **Piatt**
 Location: **10-17N-6E**
 Township: **Bement**
 Acres: **78.13**
 Date: **8/19/2024**





Soils data provided by USDA and NRCS.

Area Symbol: IL147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**67A	Harpster silty clay loam, 0 to 2 percent slopes	32.04	41.0%	1	**133
**722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	25.62	32.8%	2	**136
154A	Flanagan silt loam, 0 to 2 percent slopes	18.69	23.9%	3	144
**171B	Catlin silt loam, 2 to 5 percent slopes	1.78	2.3%	4	**137
Weighted Average					136.7

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

Land Description

Level.

Buildings/Improvements

None.

Drainage

Natural with some tile. No tile maps available.

Water & Well Information

None.

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



Parcel 2

FSA/Eff. Crop Acres: 32.38*
Corn Base Acres: 24.22
Bean Base Acres: 8.07*
Soil Productivity: 138.80 P.I.

**Acres are estimated.*

Parcel 2 Property Information 32.32 Acres, m/l

Location

From Macon Street in Bement: Go east on E 900 N. Rd. / Co. Rd. 7 for 1 mile. Property is located on the north side of the road.

Legal Description

32.32 acres, m/l in the S½ of the W½ of the SW¼ in Section 17, Township 17 North, Range 6 East of the 3rd P.M., Piatt Co., IL.

Real Estate Tax

2023 Taxes Payable 2024: \$1,773.78
 Taxable Acres: 32.32
 Tax per Taxable Acre: \$54.88
 Tax Parcel ID#: 01-17-17-006-007-02

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 108, Part of Tract 1431
 FSA/Eff. Crop Acres: 32.38*
 Corn Base Acres: 24.22*
 Corn PLC Yield: 177 Bu.
 Bean Base Acres: 8.07*
 Bean PLC Yield: 63 Bu.
**Acres are estimated pending reconstitution of farm by the Piatt County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Drummer. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 138.80. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

Year	Corn	Beans
2023	239	-
2022	-	74
2021	258	-
2020	-	75
2019	240	-

Yield information is reported by crop insurance documents.

Land Description

Level.

Drainage

Natural with some tile. No tile maps available.

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
 Licensed Salesperson in IA

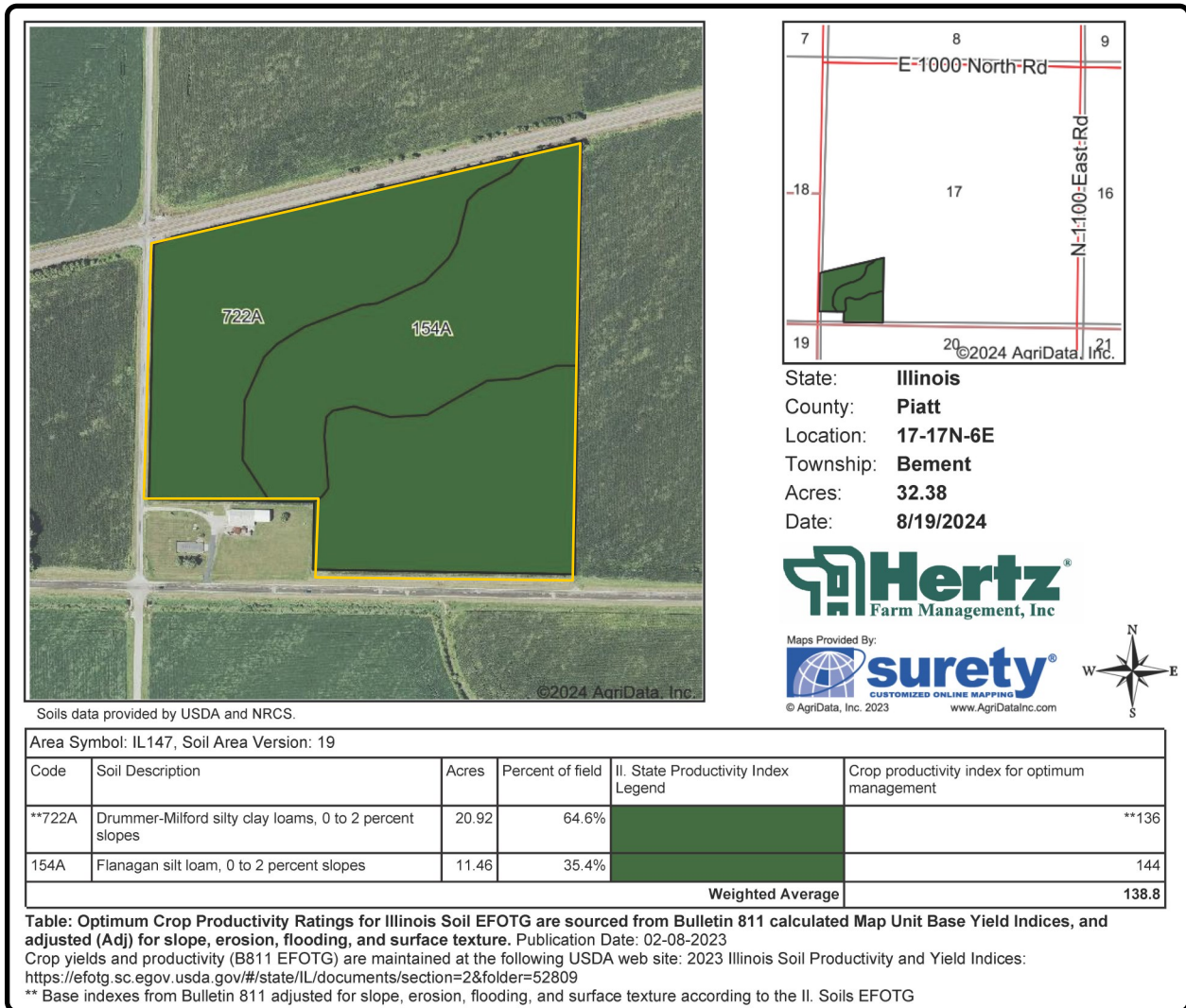
309-826-7736

Spencers@Hertz.ag

217-762-9881

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

www.Hertz.ag



Buildings/Improvements

None.

Water & Well Information

None.

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.

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

Parcel 1 - Southeast Corner looking Northwest



Parcel 2 - Southeast Corner looking Northwest



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

Date: **Tues., September 24, 2024**

Time: **10:00 a.m.**

Site: **Best Western Monticello
Gateway Inn
805 Iron Horse Pl.
Monticello, IL 61856**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team 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. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- 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, AFM, ALC 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

- 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 contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

James David Foran Trust & Sherry S. Foran Trust

Agency

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

Auctioneer

Spencer Smith, AFM, ALC
License Number: 441.002375

Attorney

Tim Jefferson
O’Byrne, Stanko & Jefferson, 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 October 29, 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 completion of the 2024 harvest. Contact agent for details. The Seller will pay real estate taxes due and payable in 2024; Buyer will pay real estate taxes due and payable in 2025.

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.

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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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