

# Land Auction

**ACREAGE:**

**223.03 Acres, m/l**

In 4 parcels

Marshall County, IL

**DATE:**

Thursday

**September 26, 2024**

**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**

Washburn, IL &  
bid.hertz.ag



## Property Key Features

- Quality Farmland in a Strong Agricultural Area
- Nice Mixture of Pasture & Tillable Acres
- Rural Acreage Opportunity

**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**

**Brian Massey, AFM, CCA**

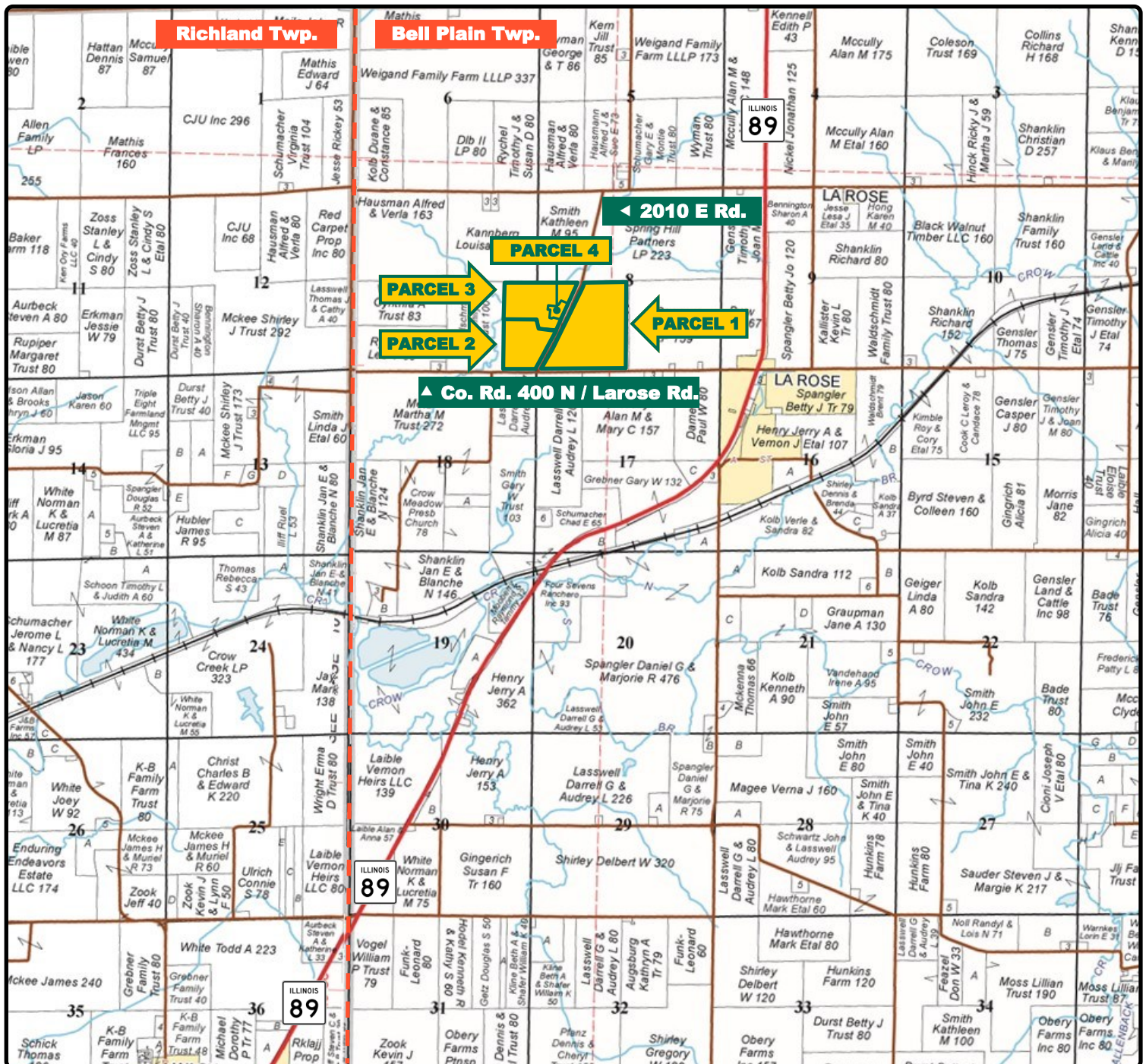
Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**

REID: 030-0486





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**

**Brian Massey, AFM, CCA**

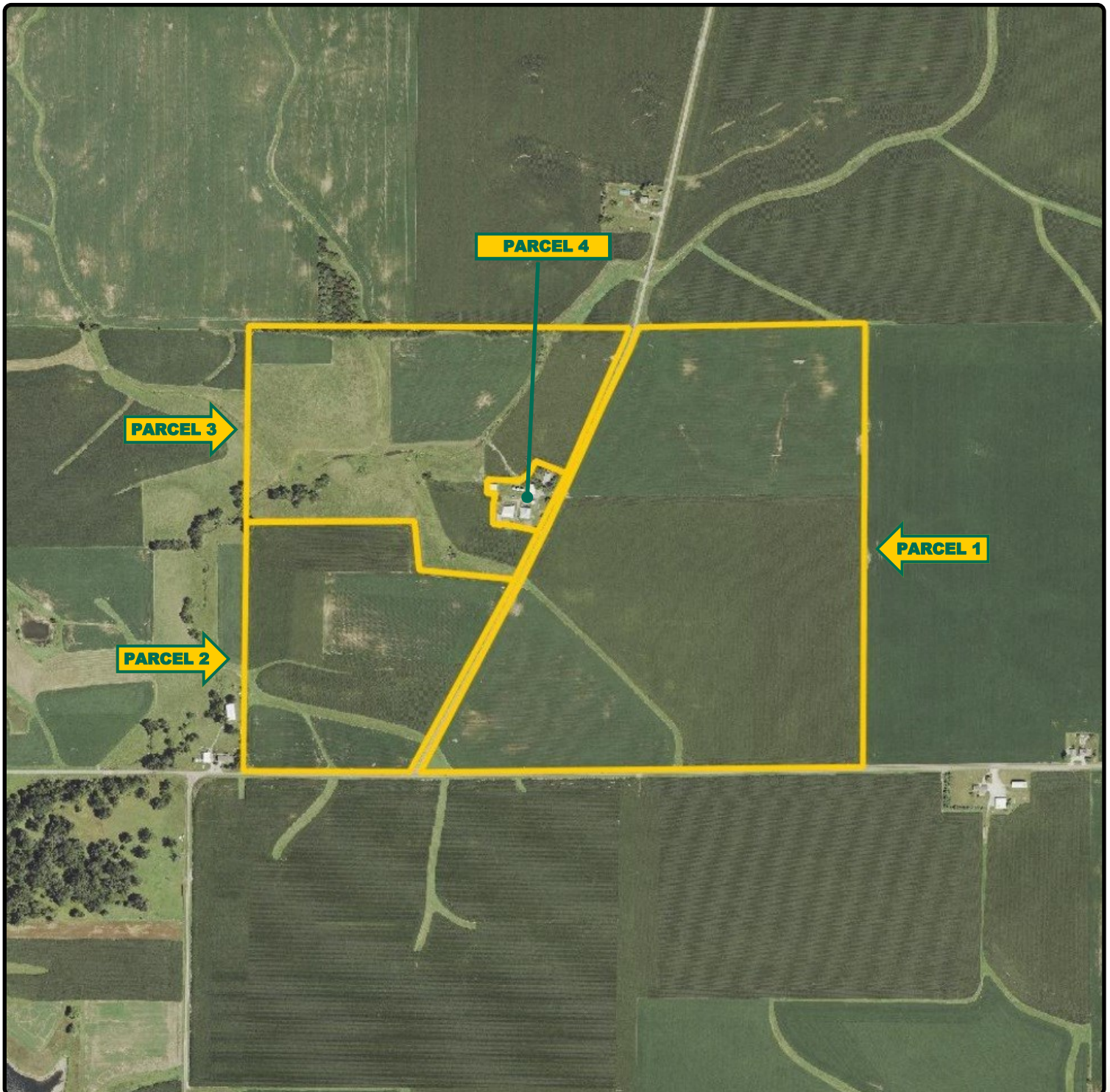
Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**



**223.03 Acres, m/l, - In 4 Parcels**, Marshall County, IL



**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**

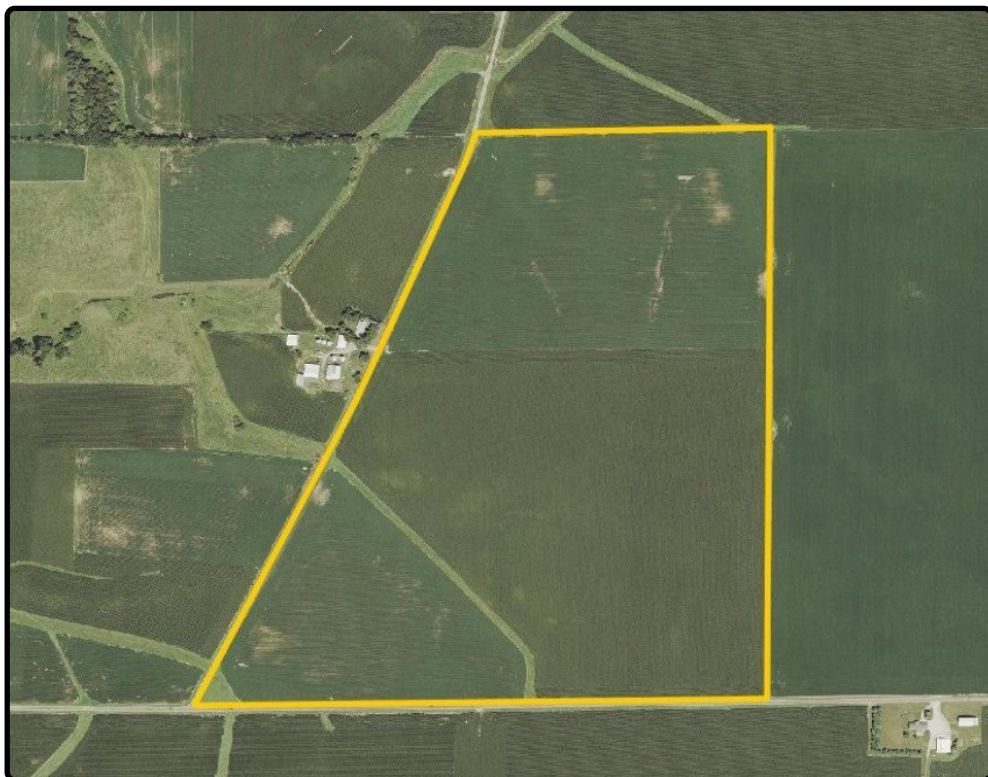
**Brian Massey, AFM, CCA**

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**





## Parcel 1

**FSA/Eff. Crop Acres:** 116.04  
**Corn Base Acres:** 55.66\*  
**Bean Base Acres:** 51.98\*  
**Soil Productivity:** 137.60 P.I.

*\*Acres are estimated.*

## Parcel 1 Property Information 121.39 Acres, m/l

### Location

From Route 89 in La Rose: Go west on Co. Rd. 400 N / Larose Rd. for 1 mile. Property is located on the north side of the road.

### Legal Description

Part of the NW¼ SW¼, E½ SW¼, part of the SW¼ SW¼ all in Section 8, Township 29 North, Range 1 West of the 3rd P.M., Marshall Co., IL. Survey legal to govern.

### Real Estate Tax

2023 Taxes Payable 2024: \$6,586.15\*  
 Surveyed Acres: 121.39  
 Taxable Acres: 119.00\*

Tax per Taxable Acre: \$55.34\*  
 Tax Parcel ID#: Part of 13-08-300-001  
*\*Taxes estimated due to recent survey and pending tax parcel split. Marshall County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 92, Part of Tract 84  
 FSA/Eff. Crop Acres: 116.04  
 Corn Base Acres: 55.66\*  
 Corn PLC Yield: 176 Bu.  
 Bean Base Acres: 51.98\*  
 Bean PLC Yield: 50 Bu.

*\*Acres are estimated pending reconstitution of farm by the Marshall County FSA office.*

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Catlin, Flanagan, and Graymont. Productivity Index (PI) on the FSA/Eff. Crop acres is 137.60. 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 rolling.

### 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**  
**SpencersS@Hertz.ag**

**217-762-9881**

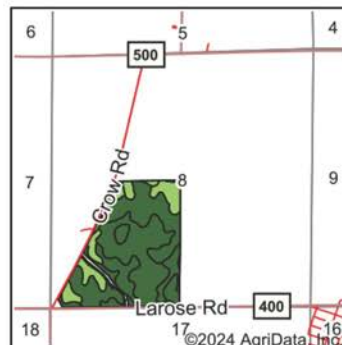
700 W. Bridge St./P.O. Box 467  
 Monticello, IL 61856  
**www.Hertz.ag**

### Brian Massey, AFM, CCA

Designated Managing Broker in IL  
 Licensed Broker in IN  
**217-519-1543**  
**BrianM@Hertz.ag**



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Marshall**  
Location: **8-29N-1W**  
Township: **Bell Plain**  
Acres: **116.04**  
Date: **8/19/2024**



Maps Provided By:  
  
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IL123, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**171B	Catlin silt loam, 2 to 5 percent slopes	49.28	42.5%		**137
154A	Flanagan silt loam, 0 to 2 percent slopes	36.35	31.3%		144
**541C2	Graymont silty clay loam, 5 to 10 percent slopes, eroded	11.51	9.9%		**125
**68A	Sable silty clay loam, 0 to 2 percent slopes	9.67	8.3%		**143
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	9.23	8.0%		**126
Weighted Average					137.6

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

## Buildings/Improvements

None.

## 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**

### Brian Massey, AFM, CCA

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**





## Parcel 2

**FSA/Eff. Crop Acres:** 40.14  
**Corn Base Acres:** 19.25\*  
**Bean Base Acres:** 17.98\*  
**Soil Productivity:** 124.70 P.I.

*\*Acres are estimated.*

## Parcel 2 Property Information 43.70 Acres, m/l

### Location

From Route 89 in La Rose: Go west on Co. Rd. 400 N / Larose Rd. for 1.4 miles to the intersection of Co. Rd. 400 N / Larose Rd. and 2010 E Rd. Property is located on the northwest side of the intersection.

### Legal Description

Part of the SW¼ of the SW½ of Section 8 and the SE¼ of the SE¼ of Section 7, all in Township 29 North, Range 1 West of the 3rd P.M., Marshall Co., IL. Survey legal to govern.

### Real Estate Tax

2023 Taxes Payable 2024: \$1,132.83\*  
 Surveyed Acres: 43.70  
 Taxable Acres: 43.00\*  
 Tax per Taxable Acre: \$26.34\*  
 Tax Parcel ID#s: Part of 13-07-400-002 & part of 13-08-300-001  
*\*Taxes estimated due to recent survey and pending tax parcel split. Marshall County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 92, Part of Tract 84  
 FSA/Eff. Crop Acres: 40.14  
 Corn Base Acres: 19.25\*  
 Corn PLC Yield: 176 Bu.

Bean Base Acres: 17.98\*

Bean PLC Yield: 50 Bu.

*\*Acres are estimated pending reconstitution of farm by the Marshall County FSA office.*

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Varna, Catlin, and Graymont. Productivity Index (PI) on the FSA/Eff. Crop acres is 124.70. See soil map for details.

### Mineral Rights

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

### Spencer Smith, AFM, ALC

Licensed Broker in IL & IN  
 Licensed Salesperson in IA  
**309-826-7736**  
**SpencerS@Hertz.ag**

**217-762-9881**

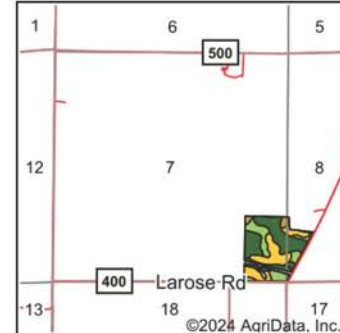
700 W. Bridge St./P.O. Box 467  
 Monticello, IL 61856  
**www.Hertz.ag**

### Brian Massey, AFM, CCA

Designated Managing Broker in IL  
 Licensed Broker in IN  
**217-519-1543**  
**BrianM@Hertz.ag**



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Marshall**  
Location: **7-29N-1W**  
Township: **Bell Plain**  
Acres: **40.14**  
Date: **8/19/2024**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IL123, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**223C2	Varna silty clay loam, 5 to 10 percent slopes, eroded	11.56	28.9%		**107
**171B	Catlin silt loam, 2 to 5 percent slopes	9.96	24.8%		**137
**541C2	Graymont silty clay loam, 5 to 10 percent slopes, eroded	8.73	21.7%		**125
**199B	Plano silt loam, 2 to 5 percent slopes	4.76	11.9%		**141
**8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.85	7.1%		**139
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	1.58	3.9%		**93
**68A	Sable silty clay loam, 0 to 2 percent slopes	0.70	1.7%		**143
Weighted Average					124.7

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 to rolling.

## 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**

**SpencersS@Hertz.ag**

**217-762-9881**

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

**www.Hertz.ag**

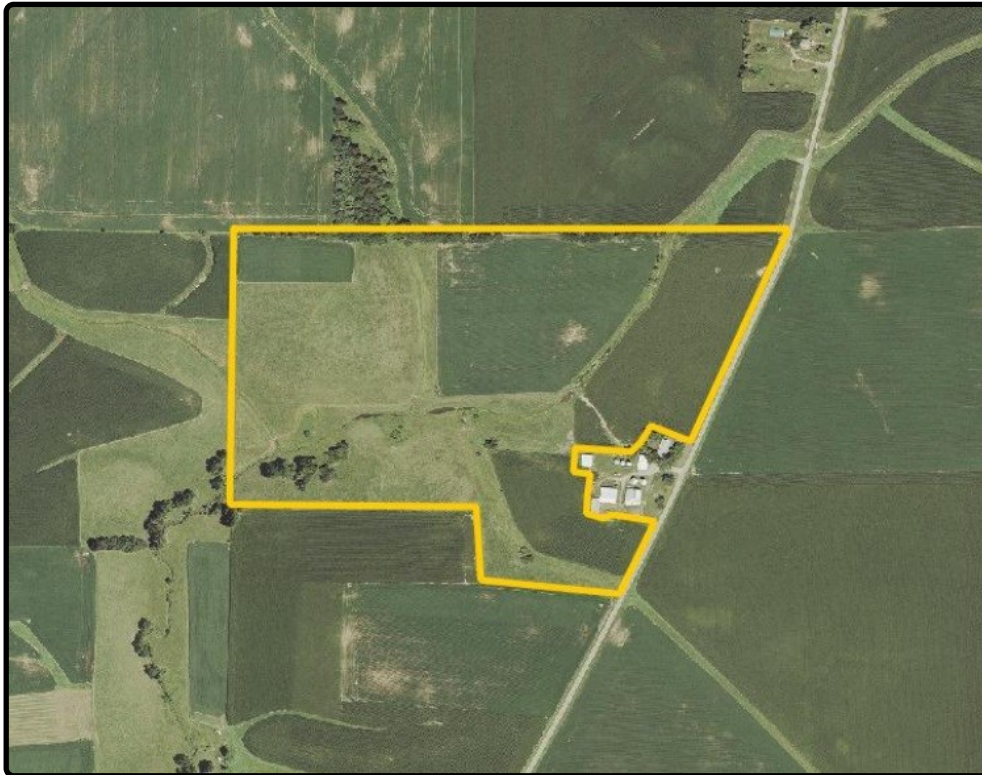
## Brian Massey, AFM, CCA

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**





## Parcel 3

**FSA/Eff. Crop Acres:** 26.09\*  
**Corn Base Acres:** 13.49\*  
**Bean Base Acres:** 12.60\*  
**Soil Productivity:** 114.60 P.I.

*\*Acres are estimated.*

## Parcel 3 Property Information 55.12 Acres, m/l

### Location

From Route 89 in La Rose: Go west on Co. Rd. 400 N / Larose Rd. for 1.4 miles and then north on 2010 E Rd. of ½ mile. Property is located on the west side of the road.

### Legal Description

Part of the NE¼ SE¼ of Section 7 and part of the NW¼ SW¼; part of the SW¼ SW¼ of Section 8, all in Township 29 North, Range 1 West of the 3rd P.M., Marshall Co., IL. Survey legal to govern.

### Real Estate Tax

2023 Taxes Payable 2024: \$1,448.97\*

Surveyed Acres: 55.12

Taxable Acres: 55.00\*

Tax per Taxable Acre: \$26.34\*

Tax Parcel ID #: part of 13-07-400-002 and part of 13-08-300-001

*\*Taxes estimated due to recent survey and pending tax parcel split. Marshall County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 92, Part of Tract 84

FSA/Eff. Crop Acres: 26.09\*

Corn Base Acres: 13.49\*

Corn PLC Yield: 176 Bu.

Bean Base Acres: 12.60\*

Bean PLC Yield: 50 Bu.

*\*Acres are estimated pending reconstitution of farm by the Marshall County FSA office.*

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Senachwine, Varna, and Sawmill. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 114.60. See soil map for details.

### Mineral Rights

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

### 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**

### Brian Massey, AFM, CCA

Designated Managing Broker in IL  
 Licensed Broker in IN

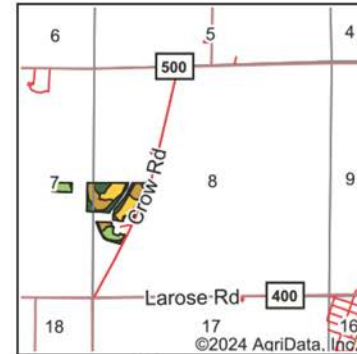
**217-519-1543**

**BrianM@Hertz.ag**





Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Marshall**  
Location: **8-29N-1W**  
Township: **Bell Plain**  
Acres: **26.09**  
Date: **8/19/2024**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IL123, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	7.21	27.6%		**93
**223C2	Varna silty clay loam, 5 to 10 percent slopes, eroded	7.02	26.9%		**107
**8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.25	16.3%		**139
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	3.59	13.8%		**126
**541C2	Graymont silty clay loam, 5 to 10 percent slopes, eroded	2.19	8.4%		**125
**171B	Catlin silt loam, 2 to 5 percent slopes	1.65	6.3%		**137
**68A	Sable silty clay loam, 0 to 2 percent slopes	0.18	0.7%		**143
Weighted Average					114.6

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 to rolling.

## 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**

**SpencersS@Hertz.ag**

**217-762-9881**

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

**www.Hertz.ag**

## Brian Massey, AFM, CCA

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**



## Parcel 4

<b>Total Living SF:</b>	<b>1,456</b>
<b>Bedrooms:</b>	<b>4</b>
<b>Bathrooms:</b>	<b>1½</b>
<b>Year Built:</b>	<b>1971</b>
<b>ADDRESS:</b>	
<b>433 2010 E Rd.</b>	
<b>Varna, IL 61375</b>	

## Open House

**Sat., Sept. 14 10 a.m.-Noon**

### Parcel 4 Property Information 2.82 Acres, m/l

#### Location

From Route 89 in La Rose: Go west on Co. Rd. 400 N / Larose Rd. for 1.4 miles and then north on 2010 E Rd. for ¾ mile. Property is located on the west side of the road.

#### Legal Description

Part of the NW¼ SW¼ of Section 8, Township 29 North, Range 1 West of the 3rd P.M., Marshall Co., IL. Survey legal to govern.

#### Real Estate Tax

2023 Taxes Payable 2024: \$3,864.50\*  
Surveyed Acres: 2.82  
Taxable Acres: 3.00\*

Tax Parcel ID #: Part of 13-08-300-001  
\*Taxes estimated due to recent survey and pending tax parcel split. Marshall County Treasurer/Assessor will determine final tax figures.

#### Mineral Rights

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

#### Land Description

Level.

#### Dwelling

There is a 1,456 total sq. ft., 4 bedroom, 1½ bath, single-story home, built in 1971 on the property. Features include a two-stall attached garage, new roof in 2017, and a standalone generator installed in 2007.

#### Buildings/Improvements

- 36' x 60' shop with concrete flooring in half the building
- 42' x 48' barn
- 60' x 64' shed with 42' x 30' addition
- 10,000 bu. grain bin with fan and heat
- 7,500 bu. grain bin with fan and heat
- Three, 2,500 bu. grain bins

#### Water & Well Information

There is a well located east of the garage. Well was drilled in 1970.

*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**  
**SpencersS@Hertz.ag**

**217-762-9881**

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

#### Brian Massey, AFM, CCA

Designated Managing Broker in IL  
Licensed Broker in IN  
**217-519-1543**  
**BrianM@Hertz.ag**



**Parcel 1** - Southwest Corner looking Northeast



**Parcel 1** - Northeast Corner looking Southwest



**Parcel 2** - Southeast Corner looking Northwest



**Parcel 2** - Southwest Corner looking Northeast



**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**

**Brian Massey, AFM, CCA**

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

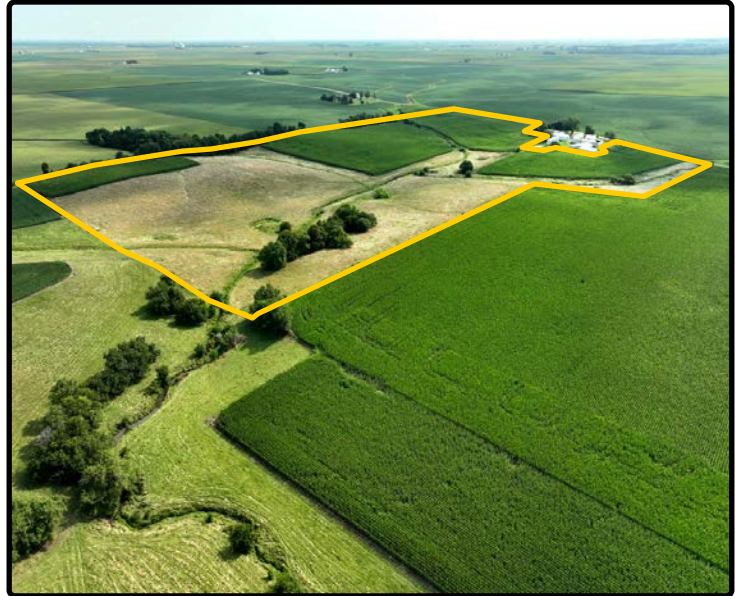
**BrianM@Hertz.ag**



**Parcel 3** - Northwest Corner looking Southeast



**Parcel 3** - Southwest Corner looking Northeast



**Parcel 4** - House, Grain Bins, & Outbuildings



**Parcel 4** - House, Grain Bins, & Outbuildings



**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**

**Brian Massey, AFM, CCA**

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**



**Parcel 4** - Front View of the House



**Parcel 4** - House Generator



**Parcel 4** - 60' x 64' Shed



**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**

**Brian Massey, AFM, CCA**

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**



**Parcel 4** - 36' x 60' Shop



**Parcel 4** - Three, 2,500 Bu. Grain Bins



**Parcel 4** - 10,000 Bu. and 7,500 Bu. Grain Bins



**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**

**Brian Massey, AFM, CCA**

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**



Date: **Thur., September 26, 2024**

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

Site: **Washburn American  
Legion  
104 E Parkside Dr.  
Washburn, IL 61570**

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 Phone 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

- Parcels 1-3 will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Bidding on Parcels 1-3 will be on a "dollars per acre" basis.
- Parcel 4 will be offered individually. Bidding on Parcel 4 will be on a "total dollars" basis.
- Seller reserves the right to refuse any and all bids.

### Seller

Leonard T. & Kathryn J. Waldschmidt,  
Grantor Irrevocable Trust

### Agency

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

### Auctioneer

Spencer Smith, AFM, ALC  
License Number: 441.002375

### Attorney

Kyle M. Thompkins  
Hasselberg, Grebe, Snodgrass, Urban, &  
Wentworth

### 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 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 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 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.

#### 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**

#### Brian Massey, AFM, CCA

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@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**

**Brian Massey, AFM, CCA**

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**