

Land Auction

ACREAGE:

63.20 Acres, m/l
Henry County, IL

DATE:

Tuesday
October 1, 2024
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



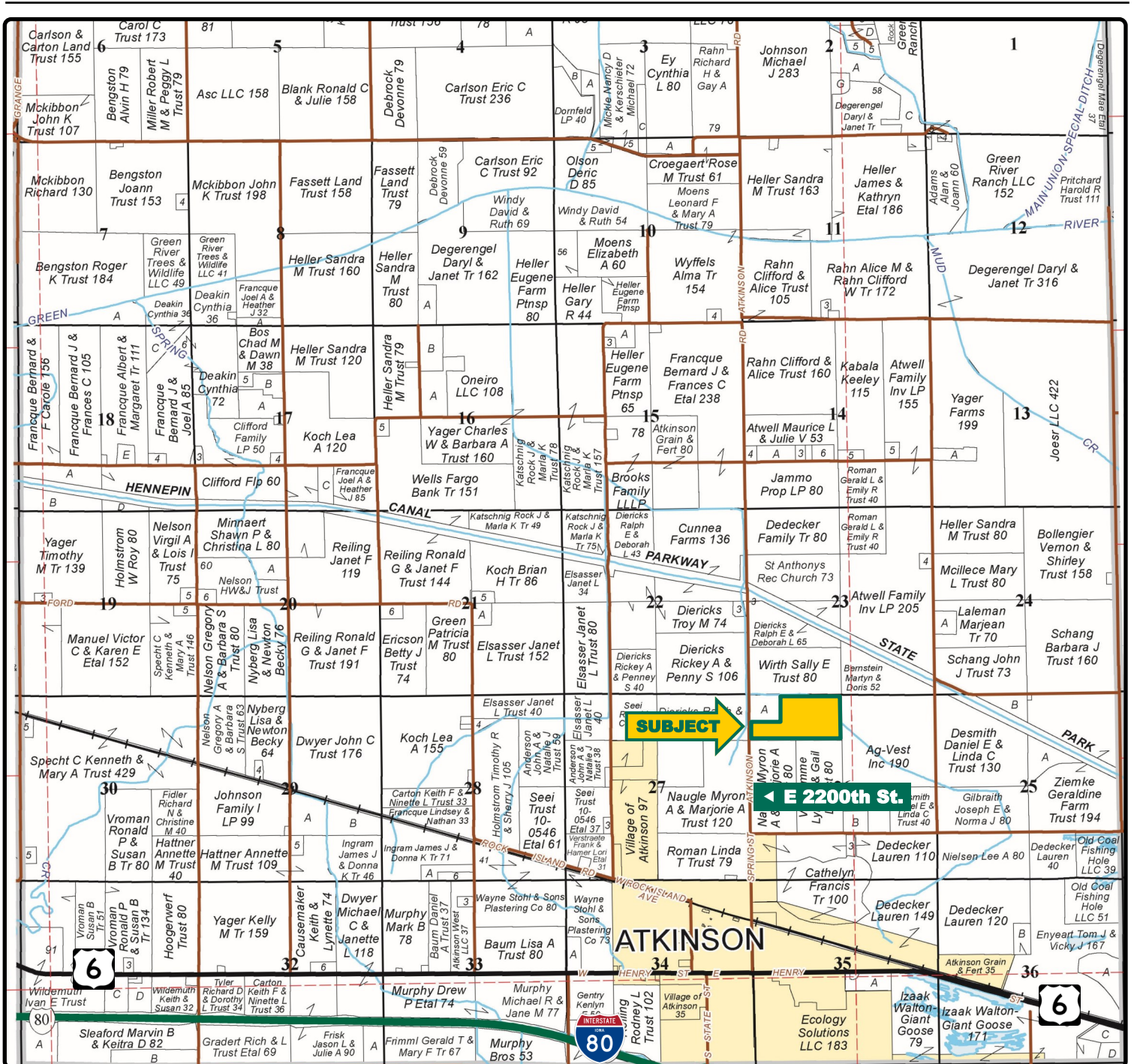
Property Key Features

- Located Just North of Atkinson, Illinois
- Highly Productive Henry County Farm
- 59.16 FSA/Eff. Crop Acres with a PI of 138.40

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FSA/Eff. Crop Acres: 59.16

Corn Base Acres: 45.37

Bean Base Acres: 13.42

Soil Productivity: 138.40 P.I.

Property Information

63.20 Acres, m/l

Location

From Atkinson: go north on E 2200th St. for 1½ miles. The farm is on the east side of the road.

Legal Description

N½ of the NW¼, Exc N837.50 of W873.95, in Section 26, Township 17 North Range 4 East of the 4th P.M., Henry Co., IL.

Real Estate Tax

2023 Taxes Payable 2024: \$3,134.86
Taxable Acres: 63.20
Tax per Taxable Acre: \$49.60
Tax Parcel ID#: 09-26-100-006

Lease Status

Leased through the 2024 crop year. Open lease for the 2025 crop year.

FSA Data

Farm Number 9018, Tract 9227
FSA/Eff. Crop Acres: 59.16
Corn Base Acres: 45.37
Corn PLC Yield: 161 Bu.
Bean Base Acres: 13.42
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Harpster, Elburn and Drummer. Productivity Index (PI) on the FSA/Eff. Crop acres is 138.40. 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 with some tile. No maps available. Part of Union No 1– ATK & Alba Drainage District.

Buildings/Improvements

None.

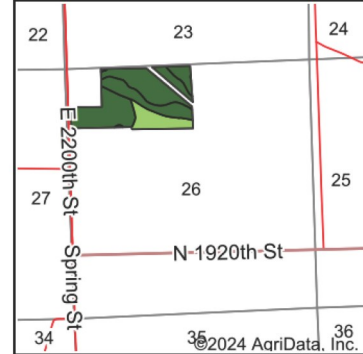
Water & Well Information

None.

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State: **Illinois**
 County: **Henry**
 Location: **26-17N-4E**
 Township: **Atkinson**
 Acres: **59.16**
 Date: **8/20/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 20

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	18.78	31.0%		**133
198A	Elburn silt loam, 0 to 2 percent slopes	16.69	29.0%		143
**152A	Drummer silty clay loam, 0 to 2 percent slopes	14.19	24.2%		**144
**148B	Proctor silt loam, 2 to 5 percent slopes	9.44	15.6%		**132
**153A	Pella silty clay loam, 0 to 2 percent slopes	0.06	0.2%		**136
Weighted Average					138.4

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

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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Southeast Looking Northwest



Northeast Looking Southwest



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Date: **Tues., October 1, 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, Chad Kies at 309-944-7838 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.

Seller

Brian J. Carmichael, Patrick E. Carmichael, Jill M. Buysse, and Mary K. Saylor

Agency

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

Auctioneer

Eric Wilkinson, License No. 441.002361

Attorney

Curtis J. Ford
Nash Bean Ford & Brown, LLP

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 31, 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 28, 2025. The Seller will credit the successful bidder at closing for the 2024 real estate taxes, 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.

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