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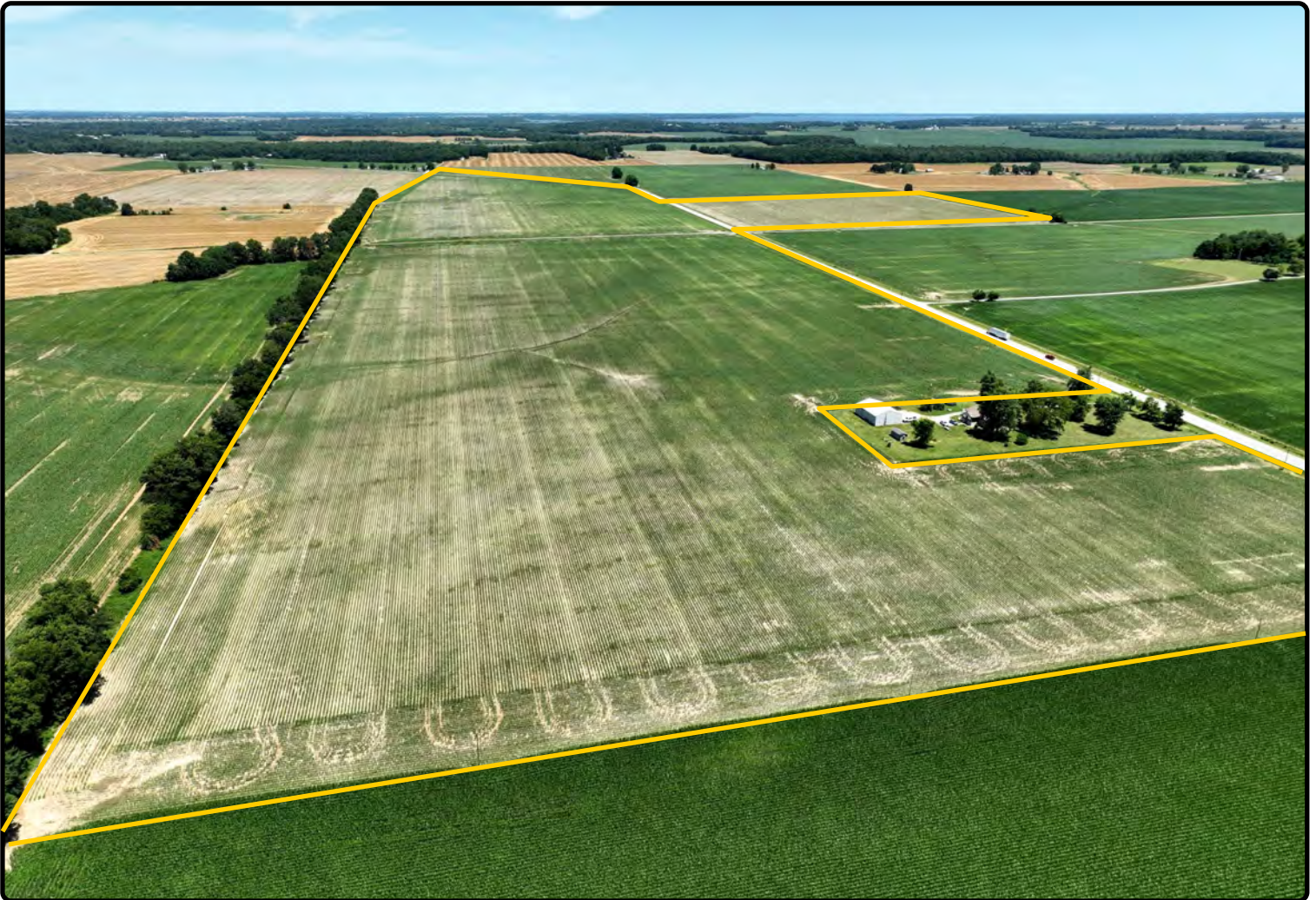
395.69 Acres, m/l
In 7 Parcels
Clinton County, IL

DATE:

Bid Deadline:
October 23, 2024
12:00 Noon, CDT

RETURN BIDS TO:

**Hertz Real Estate
Services**
Monticello, IL



Property Key Features

- Rare Opportunity in Clinton County, Illinois
- Seven Parcels Available - Offered Individually or in Combination
- Highly Tillable Tracts of Clinton County Farmland

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Licensed Broker in IL & IN
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309-826-7736

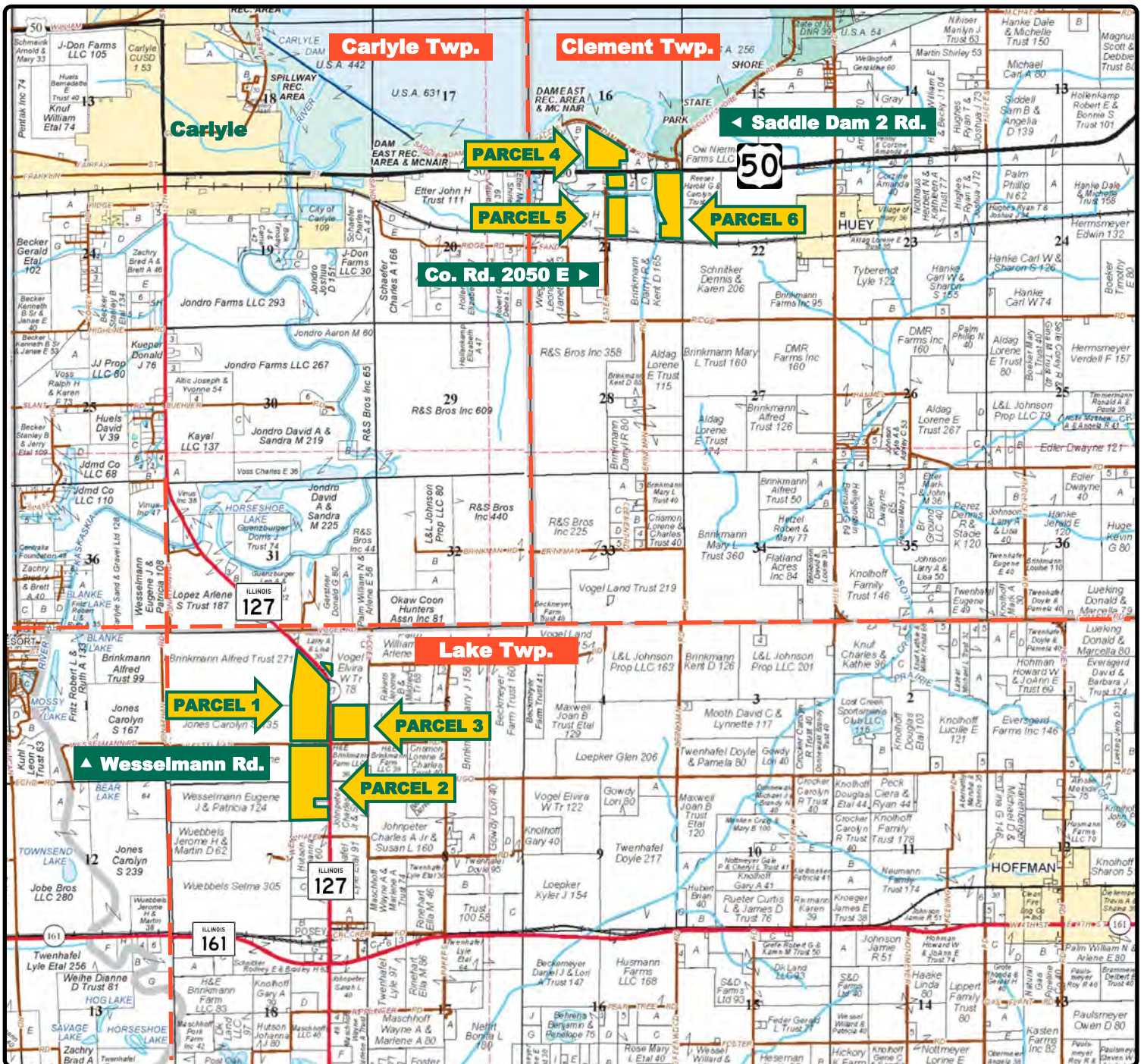
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217-762-9881

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

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Parcels 1,2,3 - Lake Township - Clinton Co., IL
Parcels 4,5,6 - Clement Township - Clinton Co., IL



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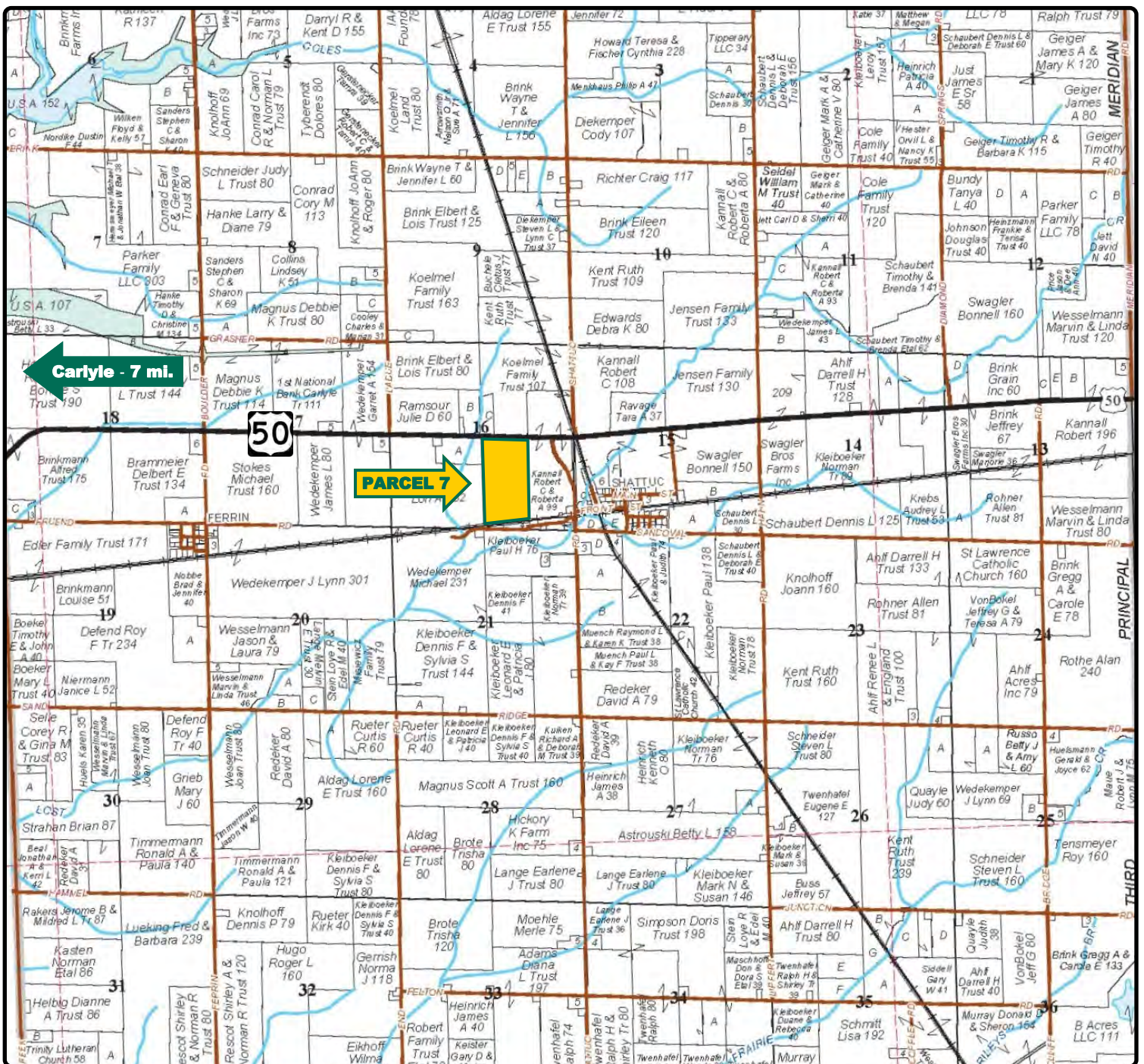
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Parcel 1

FSA/Eff. Crop Acres:	84.41*
Corn Base Acres:	28.79*
Bean Base Acres:	30.94*
Wheat Base Acres:	24.66*
Soil Productivity:	107.80 P.I.

**Acres are estimated.*

Parcel 1 Property Information 85.00 Acres, m/l

Location

From Carlyle: go south on IL-127/12th St. for 3½ miles. The farm will be on the west side of IL-127.

Legal Description

W½ N½ SE¼ and W½ S½ NE¼ of Section 6, Township 1 North, Range 2 West of the 3rd P.M., Clinton Co., IL.

Lease Status

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

Real Estate Tax

2023 Taxes Payable 2024: \$1,708.22*
Taxable Acres: 85.00*
Tax per Taxable Acre: \$20.10*
Tax Parcel ID #s: 14-13-06-200-003 & Pt of 14-13-06-400-001
**Taxes are estimated due to tax parcel split. Clinton County Assessor/Treasurer will determine final tax figures.*

FSA Data

Farm Number 2114, Part of Tract 2649
FSA/Eff. Crop Acres: 84.41*
Corn Base Acres: 28.79*
Corn PLC Yield: 130 Bu.
Bean Base Acres: 30.94*
Bean PLC Yield: 38 Bu.
Wheat Base Acres: 24.66*
Wheat PLC Yield: 67
**Acres are estimated pending*

reconstitution of farm by the Clinton County FSA Office. Soybean and wheat acres are in a double crop rotation.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Hoyleton and Cisne. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 107.80. 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

Level to gently sloping.

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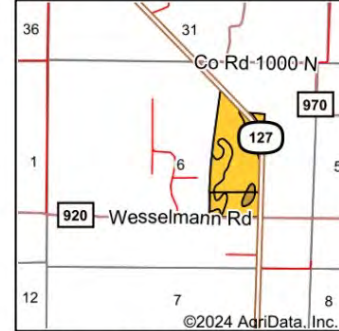
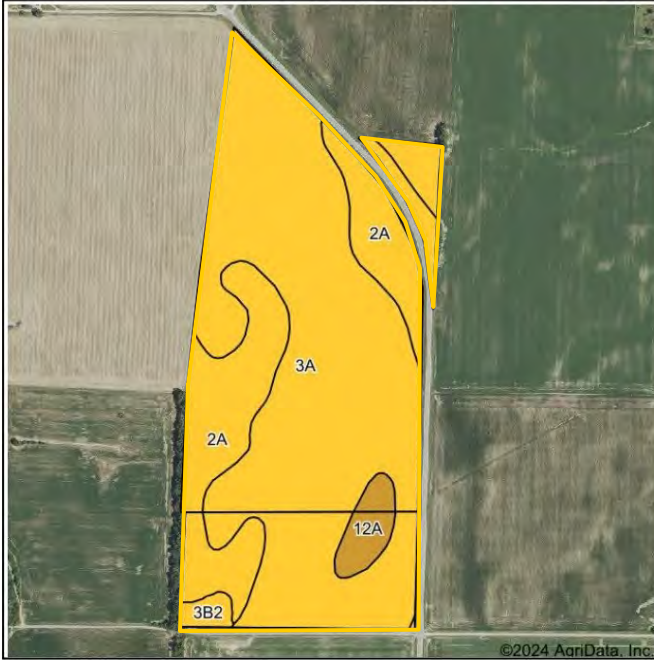
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State: **Illinois**
 County: **Clinton**
 Location: **6-1N-2W**
 Township: **Lake**
 Acres: **84.41**
 Date: **9/21/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL027, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
3A	Hoyleton silt loam, 0 to 2 percent slopes	59.48	70.5%		108
2A	Cisne silt loam, 0 to 2 percent slopes	21.12	25.0%		109
12A	Wynoose silt loam, 0 to 2 percent slopes	2.73	3.2%		97
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	1.08	1.3%		**103
Weighted Average					107.8

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

Drainage

Natural.

Water & Well Information

None.

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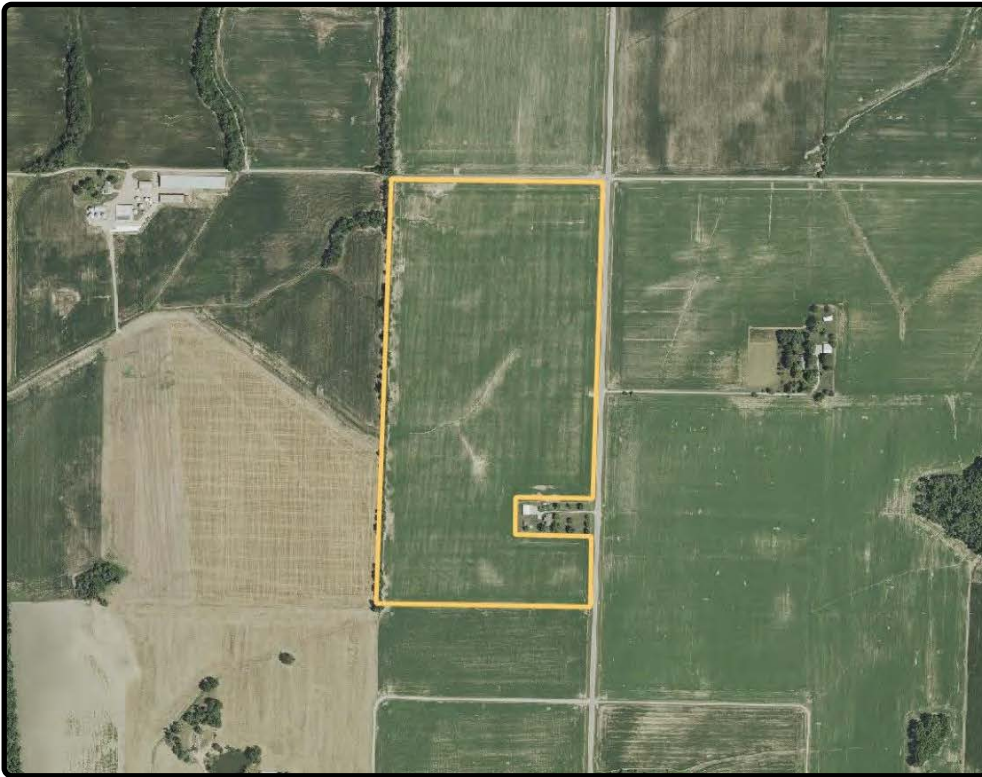
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Parcel 2

FSA/Eff. Crop Acres:	75.30*
Corn Base Acres:	25.68*
Bean Base Acres:	27.60*
Wheat Base Acres:	21.99*
Soil Productivity:	108.00 P.I.

*Acres are estimated.

Parcel 2 Property Information 77.78 Acres, m/l

Location

From Carlyle: go south on IL-127/12th St. for 4½ miles. The farm will be on the west side of IL-127 at Wesselmann Rd.

Legal Description

SE¼ SW¼, Section 6 and Part of NW¼ NE¼ of Section 7 all in Township 1 North, Range 2 West of the 3rd P.M., Clinton Co., IL.

Lease Status

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

Real Estate Tax

2023 Taxes Payable 2024: \$1,547.40
Taxable Acres: 77.78
Tax per Taxable Acre: \$19.89
Tax Parcel ID #s: 14-13-06-400-002 & 14-13-07-200-006

FSA Data

Farm Number 2114, Part of Tract 2649
FSA/Eff. Crop Acres: 75.30*
Corn Base Acres: 25.68*
Corn PLC Yield: 130 Bu.
Bean Base Acres: 27.60*
Bean PLC Yield: 38 Bu.
Wheat Base Acres: 21.99*
Wheat PLC Yield: 67

*Acres are estimated pending reconstitution of farm by the Clinton County FSA Office. Soybean and wheat acres are in a double crop rotation.

NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Hoyleton and Cisne. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 108.00. 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.

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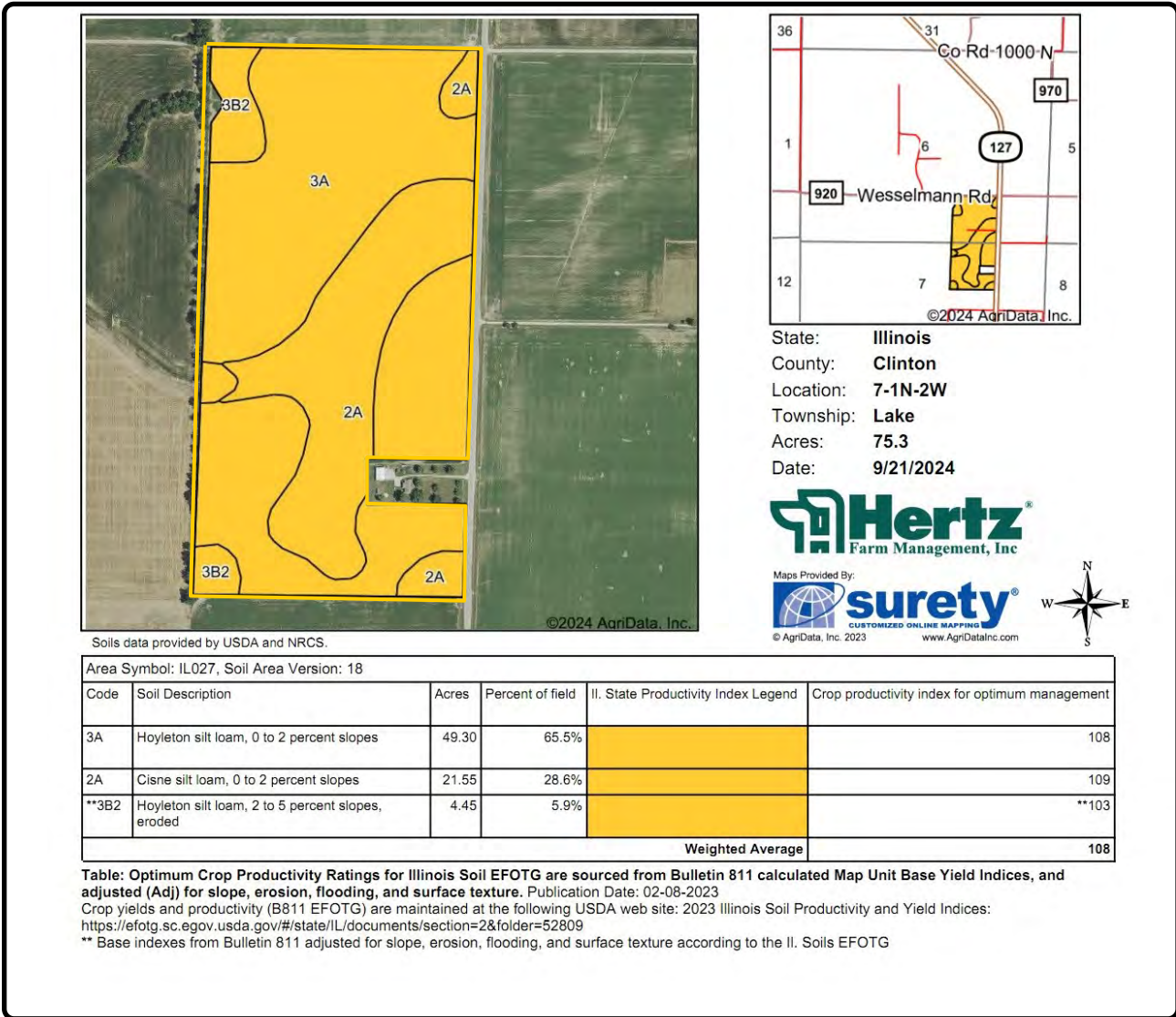
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Water & Well Information

None.

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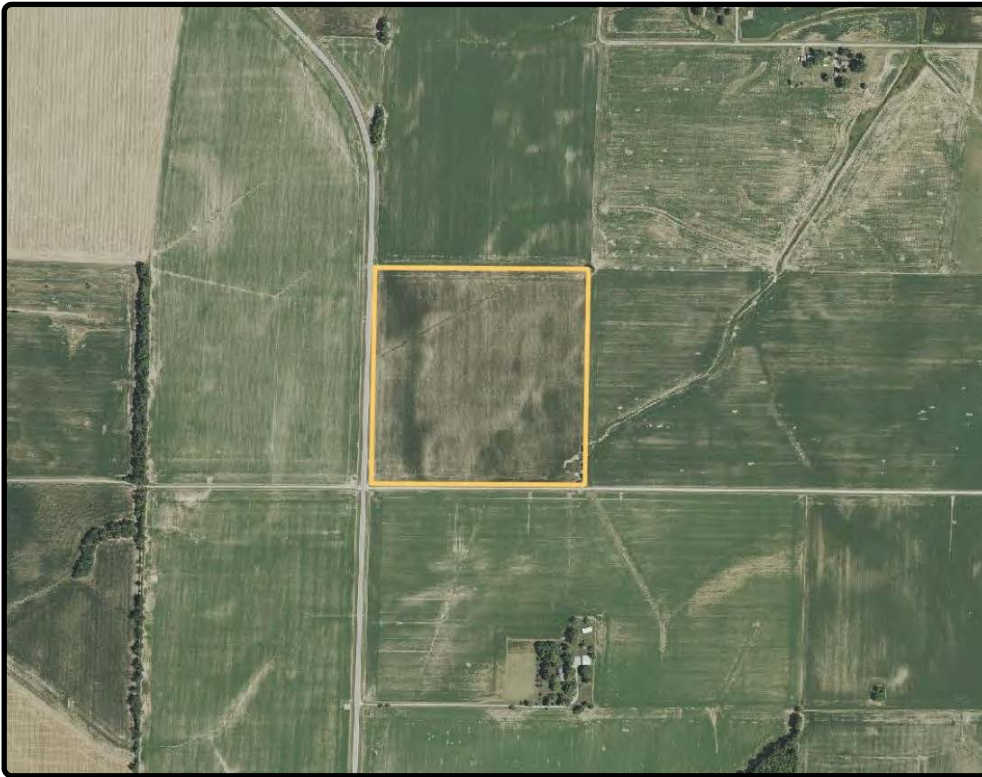
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Parcel 3

FSA/Eff. Crop Acres:	40.09*
Corn Base Acres:	13.67*
Bean Base Acres:	14.69*
Wheat Base Acres:	11.71*
Soil Productivity:	108.30 P.I.

**Acres are estimated.*

Parcel 3 Property Information 40.00 Acres, m/l

Location

From Carlyle: go south on IL-127/12th St. for 4 miles to Wesselmann Rd. The farm will be on the east side of the road.

Legal Description

NE¼ SE¼, Section 6, Township 1 North, Range 2 West of the 3rd P.M., Clinton Co., IL.

Lease Status

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

Real Estate Tax

2023 Taxes Payable 2024: \$797.24*
Taxable Acres: 40.00*
Tax per Taxable Acre: \$19.93*
Tax Parcel ID #: Pt of 14-13-06-400-001
**Taxes are estimated due to tax parcel split. Clinton County Assessor/Treasurer will determine final tax figures.*

FSA Data

Farm Number 2114, Part of Tract 2649
FSA/Eff. Crop Acres: 40.09*
Corn Base Acres: 13.67*
Corn PLC Yield: 130 Bu.
Bean Base Acres: 14.69*
Bean PLC Yield: 38 Bu.
Wheat Base Acres: 11.71*
Wheat PLC Yield: 67
**Acres are estimated pending reconstitution of farm by the Clinton*

County FSA Office. Soybean and wheat acres are in a double crop rotation.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Hoyleton and Cisne. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 108.30. 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.

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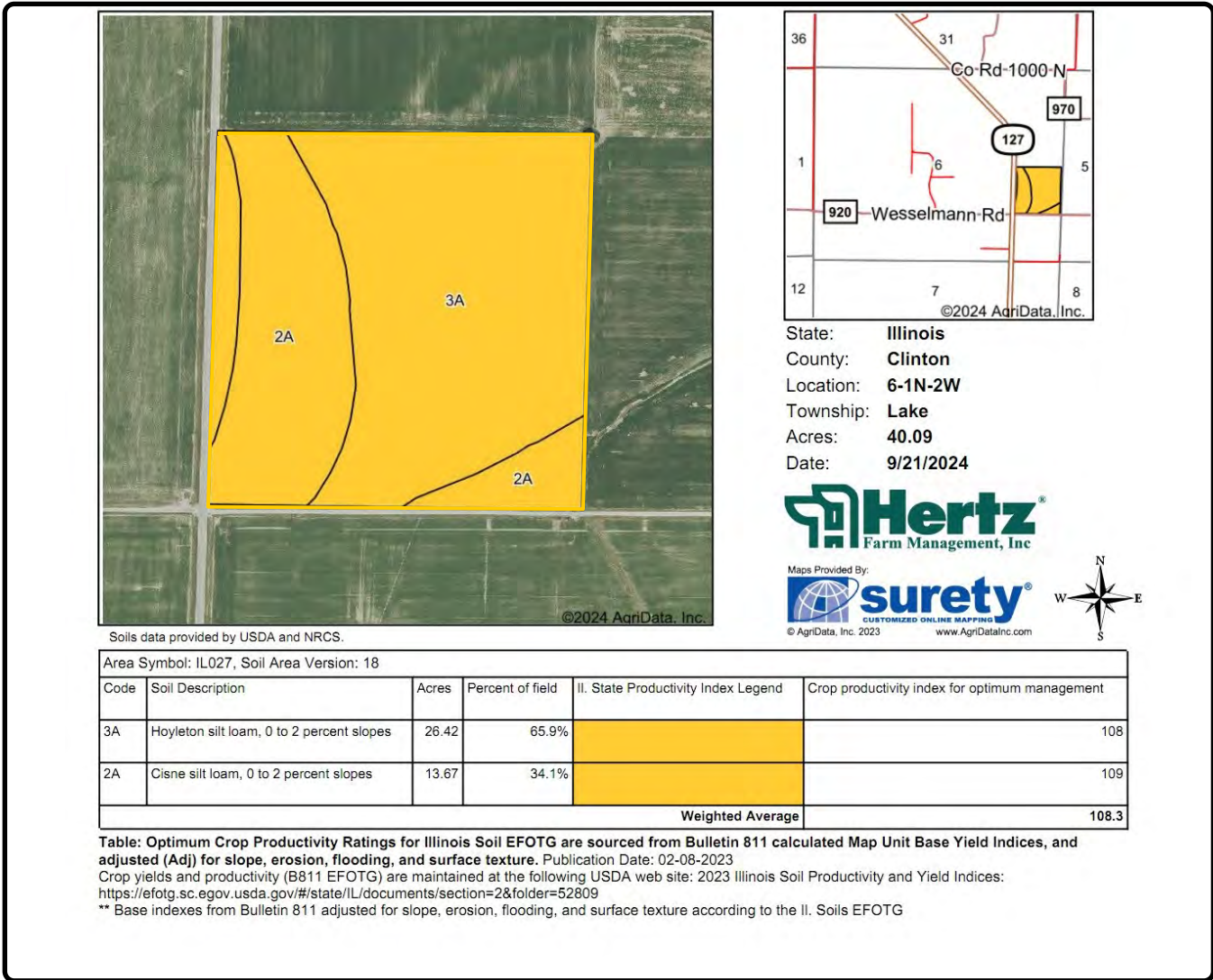
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Drainage

Natural.

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.

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Parcel 4

FSA/Eff. Crop Acres:	38.24*
Corn Base Acres:	13.05*
Bean Base Acres:	14.00*
Wheat Base Acres:	11.17*
Soil Productivity:	99.30 P.I.

**Acres are estimated.*

Parcel 4 Property Information 35.09 Acres, m/l

Location

From Carlyle: go east on US Hwy 50 for 2.8 miles. The farm will be on the north side of the road.

Legal Description

West part of SW¼ SE¼, Section 16, Township 2 North, Range 2 West of the 3rd P.M., Clinton Co., IL.

Lease Status

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

Real Estate Tax

2023 Taxes Payable 2024: \$655.68
Taxable Acres: 35.09
Tax per Taxable Acre: \$18.68
Tax Parcel IDs#: 09-08-16-300-003 & 09-08-16-400-002

FSA Data

Farm Number 2114, Part of Tract 2650
FSA/Eff. Crop Acres: 38.24*
Corn Base Acres: 13.05*
Corn PLC Yield: 130 Bu.
Bean Base Acres: 14.00*
Bean PLC Yield: 38 Bu.
Wheat Base Acres: 11.17*
Wheat PLC Yield: 67

**Acres are estimated pending reconstitution of farm by the Clinton County FSA Office. Soybean and wheat acres are in a double crop rotation.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Bluford. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 99.30. 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.

Water & Well Information

None.

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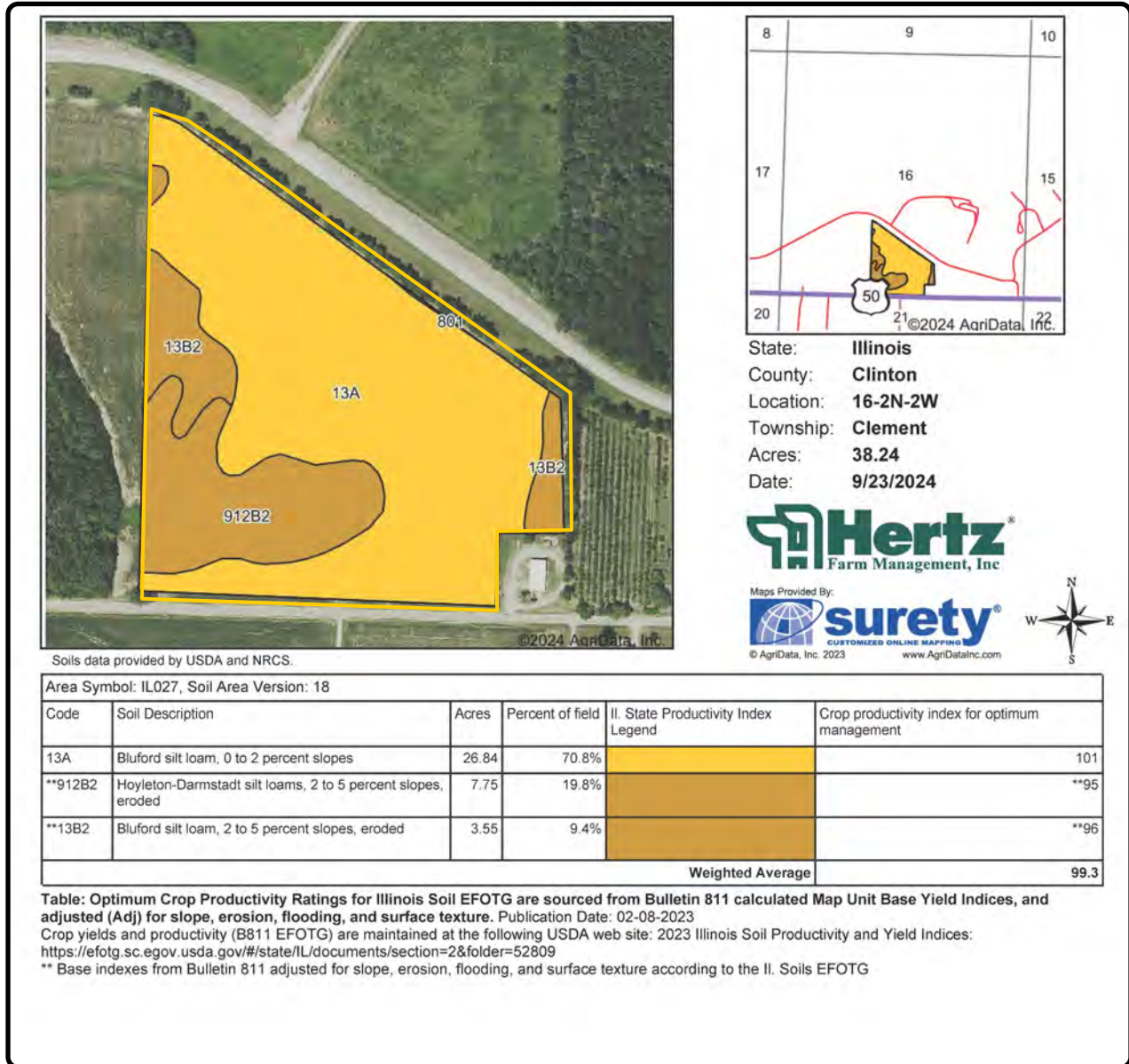
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Parcel 5

FSA/Eff. Crop Acres:	37.38*
Corn Base Acres:	12.75*
Bean Base Acres:	13.69*
Wheat Base Acres:	10.92*
Soil Productivity:	94.00 P.I.

**Acres are estimated.*

Parcel 5 Property Information 36.60 Acres, m/l

Location

From Carlyle: go east on US Hwy 50 for 2.9 miles. The farm will be on the south side of the road.

Legal Description

W½ NE¼, Section 21, Township 2 North, Range 2 West of the 3rd P.M., Clinton Co., IL.

Lease Status

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

Real Estate Tax

2023 Taxes Payable 2024: \$723.08
Taxable Acres: 36.60
Tax per Taxable Acre: \$19.75
Tax Parcel IDs#: 09-08-21-200-001

FSA Data

Farm Number 2114, Part of Tract 2650
FSA/Eff. Crop Acres: 37.38*
Corn Base Acres: 12.75*
Corn PLC Yield: 130 Bu.
Bean Base Acres: 13.69*
Bean PLC Yield: 38 Bu.
Wheat Base Acres: 10.92*
Wheat PLC Yield: 67

**Acres are estimated pending reconstitution of farm by the Clinton County FSA Office. Soybean and wheat acres are in a double crop rotation.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Bluford and Cisne. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 94.00. 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.

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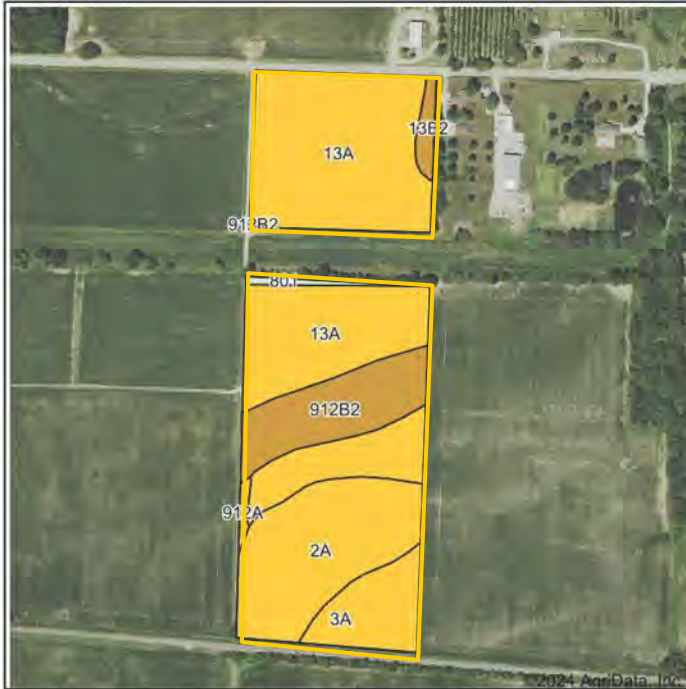
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Clinton**
Location: **21-2N-2W**
Township: **Clement**
Acres: **37.38**
Date: **9/23/2024**



Maps Provided By:

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Area Symbol: IL027, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
13A	Bluford silt loam, 0 to 2 percent slopes	17.17	45.9%		101
2A	Cisne silt loam, 0 to 2 percent slopes	8.56	21.5%		109
3A	Hoyleton silt loam, 0 to 2 percent slopes	6.18	17.0%		108
**912B2	Hoyleton-Darmstadt silt loams, 2 to 5 percent slopes, eroded	4.42	12.6%		**95
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	0.55	1.6%		**96
**801	Orthents, silty, undulating	0.29	0.8%		**998
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	0.21	0.6%		101
Weighted Average					94

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

Water & Well Information

None.

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Parcel 6

FSA/Eff. Crop Acres:	50.12*
Corn Base Acres:	19.60*
Bean Base Acres:	20.90*
Wheat Base Acres:	16.80*
Soil Productivity:	102.70 P.I.

**Acres are estimated.*

Parcel 6 Property Information 48.70 Acres, m/l

Location

From Carlyle: go east on US Hwy 50 for 3 miles. The farm will be on the south side of the road.

Legal Description

Part of NE½ NE¼, Section 21, Township 2 North, Range 2 West of the 3rd P.M., Clinton Co., IL.

Lease Status

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

Real Estate Tax

2023 Taxes Payable 2024: \$927.80
Taxable Acres: 48.70
Tax per Taxable Acre: \$19.05
Tax Parcel IDs#: 09-08-21-200-006

FSA Data

Farm Number 2114, Part of Tract 2651
FSA/Eff. Crop Acres: 50.12*
Corn Base Acres: 19.60*
Corn PLC Yield: 130 Bu.
Bean Base Acres: 20.90*
Bean PLC Yield: 38 Bu.
Wheat Base Acres: 16.80*
Wheat PLC Yield: 67

**Acres are estimated pending reconstitution of farm by the Clinton County FSA Office. Soybean and wheat acres are in a double crop rotation.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil type is Hoyleton. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 102.70. 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.

Water & Well Information

None.

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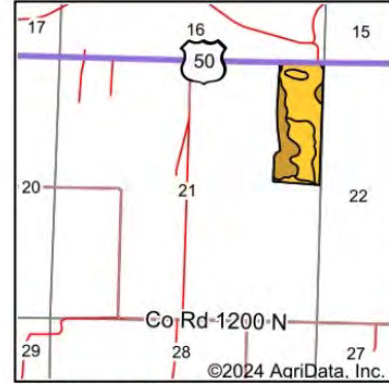
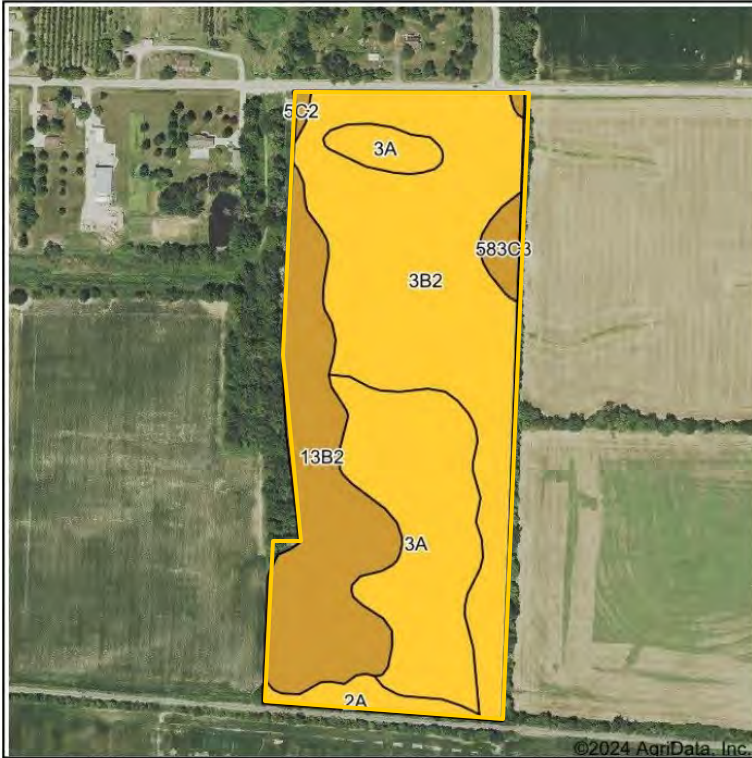
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State: **Illinois**
 County: **Clinton**
 Location: **21-2N-2W**
 Township: **Clement**
 Acres: **50.12**
 Date: **9/21/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: IL027, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	22.48	44.8%		**103
3A	Hoyleton silt loam, 0 to 2 percent slopes	12.79	25.5%		108
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	12.04	24.0%		**96
2A	Cisne silt loam, 0 to 2 percent slopes	1.54	3.1%		109
**583C3	Pike silty clay loam, 5 to 10 percent slopes, severely eroded	1.09	2.2%		**99
**5C2	Blair silt loam, 5 to 10 percent slopes, eroded	0.18	0.4%		**93
Weighted Average					102.7

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

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Parcel 7

FSA/Eff. Crop Acres:	73.76
Corn Base Acres:	32.41
Bean Base Acres:	58.89
Soil Productivity:	100.20 P.I.

Parcel 7 Property Information 72.52 Acres, m/l

Location

From Carlyle: go east on US Hwy 50 for 9½ miles. The farm will be on the south side of the road.

Legal Description

Part of W½ SE¼, Section 16, Township 2 North, Range 1 West of the 3rd P.M., Clinton Co., IL.

Lease Status

Open lease for the 2025 crop year.

Real Estate Tax

2023 Taxes Payable 2024: \$1,387.02
Taxable Acres: 72.52
Tax per Taxable Acre: \$19.13
Tax Parcel IDs#: 10-09-16-400-006

FSA Data

Farm Number 1854, Tract 1840
FSA/Eff. Crop Acres: 73.76
Corn Base Acres: 32.41
Corn PLC Yield: 126 Bu.
Bean Base Acres: 58.89
Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Hoyleton. Productivity Index (PI) on the FSA/Eff. Crop acres is 100.20. 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 to gently sloping.

Drainage

Natural.

Water & Well Information

None.

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Licensed Salesperson in IA

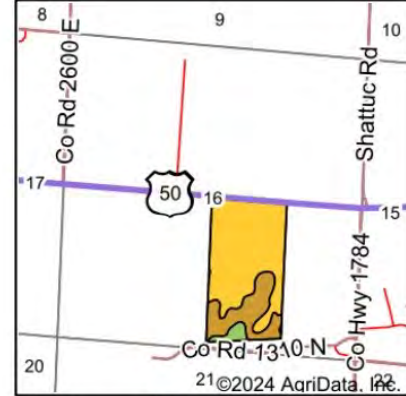
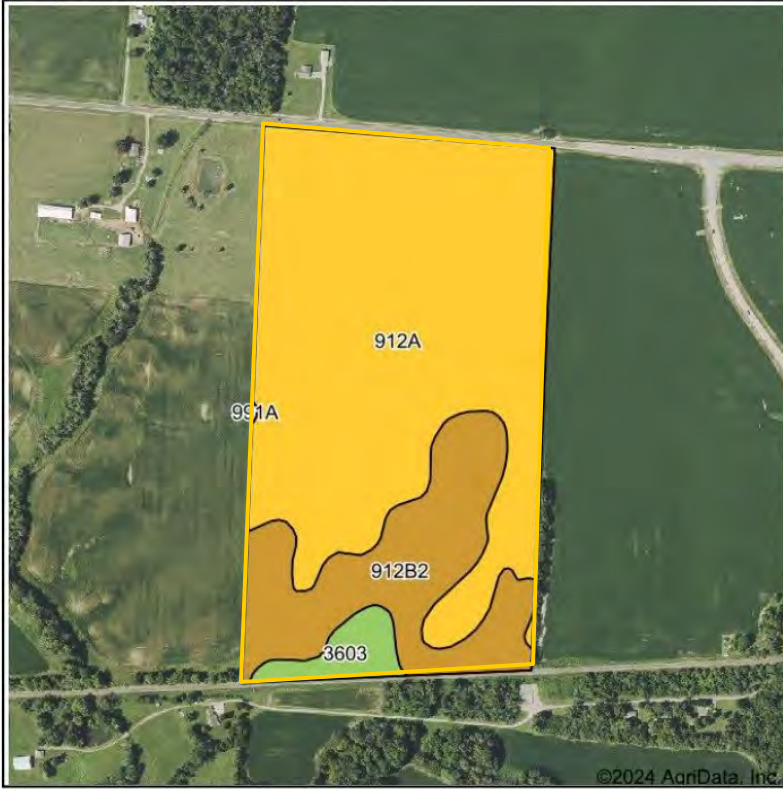
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State: **Illinois**
 County: **Clinton**
 Location: **16-2N-1W**
 Township: **Meridian**
 Acres: **73.76**
 Date: **9/21/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL027, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	53.78	72.9%		101
**912B2	Hoyleton-Darmstadt silt loams, 2 to 5 percent slopes, eroded	17.24	23.4%		**95
**3603	Blackoar silt loam, frequently flooded	2.74	3.7%		**118
Weighted Average					100.2

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 II. Soils EFOTG

Spencer Smith, AFM, ALC

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Parcel 1 - East Looking West



Parcel 2 - Southeast Looking Northwest



Parcel 3 - Southeast Looking Northwest



Parcel 4 - Northwest Looking Southeast



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Parcel 5 - Northwest Looking Southeast



Parcel 6 - South Looking North



Parcel 7 - Northwest Looking Southeast



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Bid Deadline: **Wed., Oct. 23, 2024**

Time: **12:00 Noon, CDT**

Mail To:

**Hertz Real Estate Services
Attn: Spencer Smith
700 W. Bridge St.
Monticello, IL 61856**

Seller

Farrell Farms

Agency

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

Attorney

Matthew Cate
Barber, Segatto, Hoffee, Wilke &
Cate LLP

Method of Sale

- Parcel will be offered individually and/or in combination.
- Combination offers will require allocations by parcel.
- 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 309-826-7736.

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 Wednesday, October 23, 2024, by 12:00 Noon, CDT. The Seller will accept or reject all bids by at 12:00 Noon, CDT, Friday, October 25, 2024, at and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) 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 November 21, 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 credit the successful buyer at closing for the 2024 real estate taxes, payable in 2025.

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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