

Land Auction

ACREAGE:

273.52 Acres, m/l
In 3 parcels
Mercer County, IL

DATE:

Thursday
October 31, 2024
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

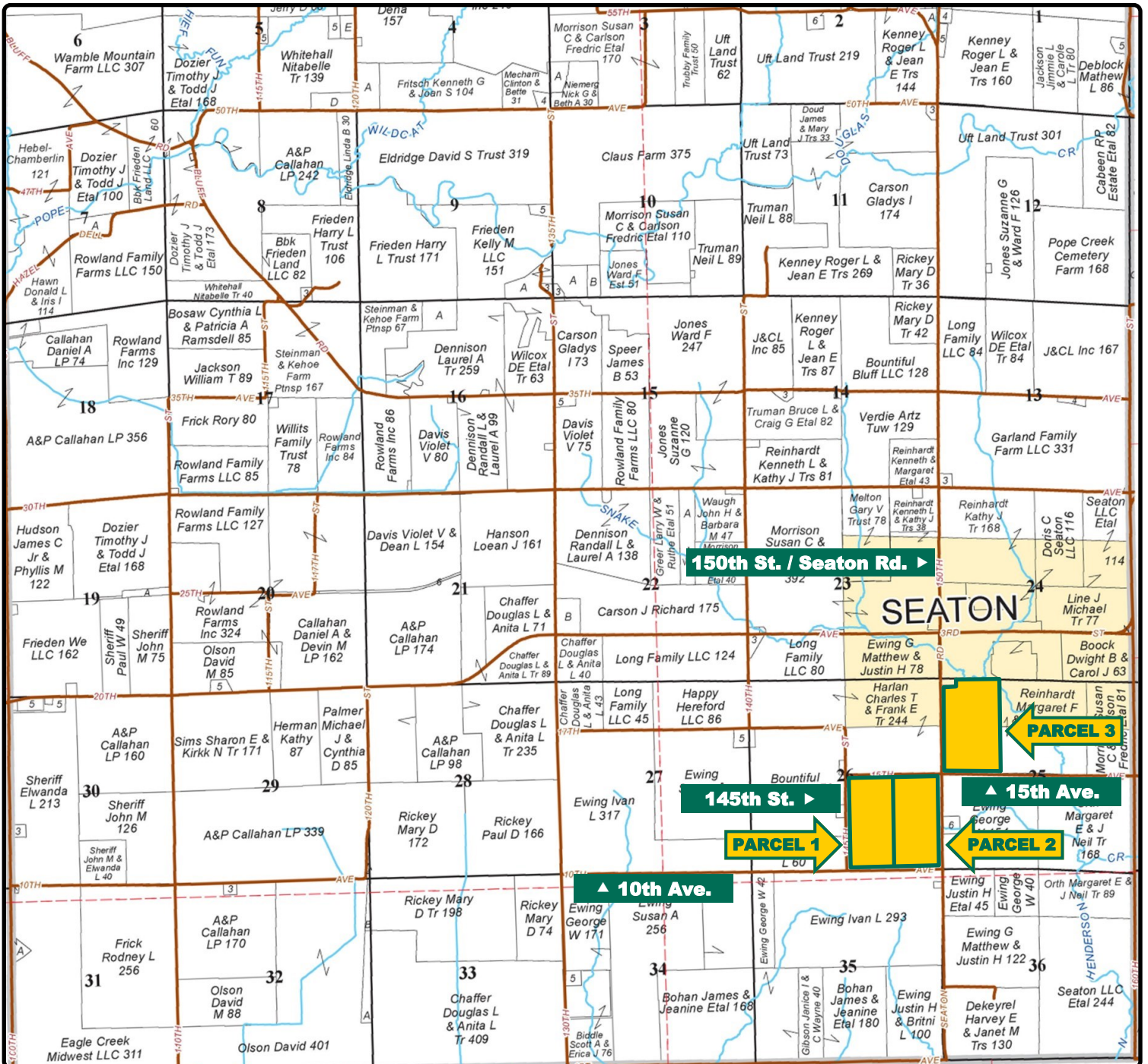


Property Key Features

- Great Opportunity to Invest in Quality Farmland
- Highly Productive Mercer County Farms
- Farms Located Just South of Seaton, Illinois

Brandon Yaklich, AFM
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag

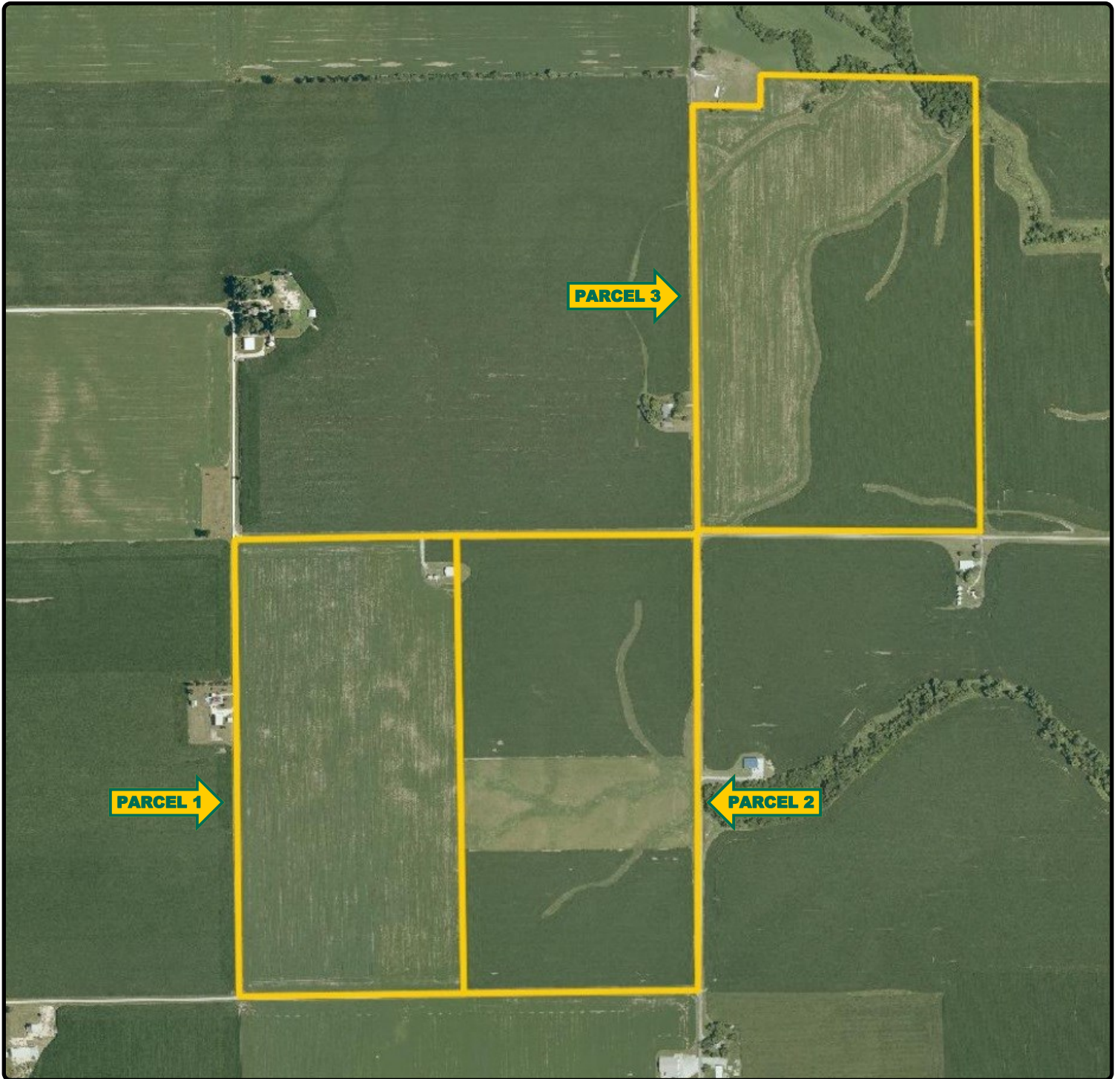
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613 E. Ogden Ave.
Geneseo, IL 61254
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Map reproduced with permission of Rockford Map Publishers

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Parcel 1

FSA/Eff. Crop Acres:	80.79*
Corn Base Acres:	59.73*
Bean Base Acres:	16.34*
Soil Productivity:	137.90 P.I.

**Acres are estimated.*

Parcel 1 Property Information 81.48 Acres, m/l

Location

From Seaton: Go south on 150th St. / Seaton Rd. for 1 mile and then west on 15th Ave. for 1 mile. Property is on the south side of the road.

Legal Description

Part of the SE¼ of Section 26, Township 13 North, Range 4 West of the 4th P.M., Mercer Co., IL.

Property Address

1477 15th Ave.
Seaton, IL 61476

Real Estate Tax

2023 Taxes Payable 2024: \$4,306.45*
Taxable Acres: 81.48*
Tax Parcel ID#: Part of 14-14-26-400-001
**Taxes estimated pending survey of property and pending tax parcel split. Mercer County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2024 crop year.

FSA Data

Part of Farm Number 4237, Tract 8985
FSA/Eff. Crop Acres: 80.79*
Corn Base Acres: 59.73*
Corn PLC Yield: 199 Bu.
Bean Base Acres: 16.34*
Bean PLC Yield: 49 Bu.
**Acres are estimated pending*

reconstitution of farm by the Mercer County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Biggsville and Joy. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 137.90. See soil map for details.

Fertility Data

Soil tests completed in 2022 by GMS Labs.
P: 120
K: 423
pH: 6.30

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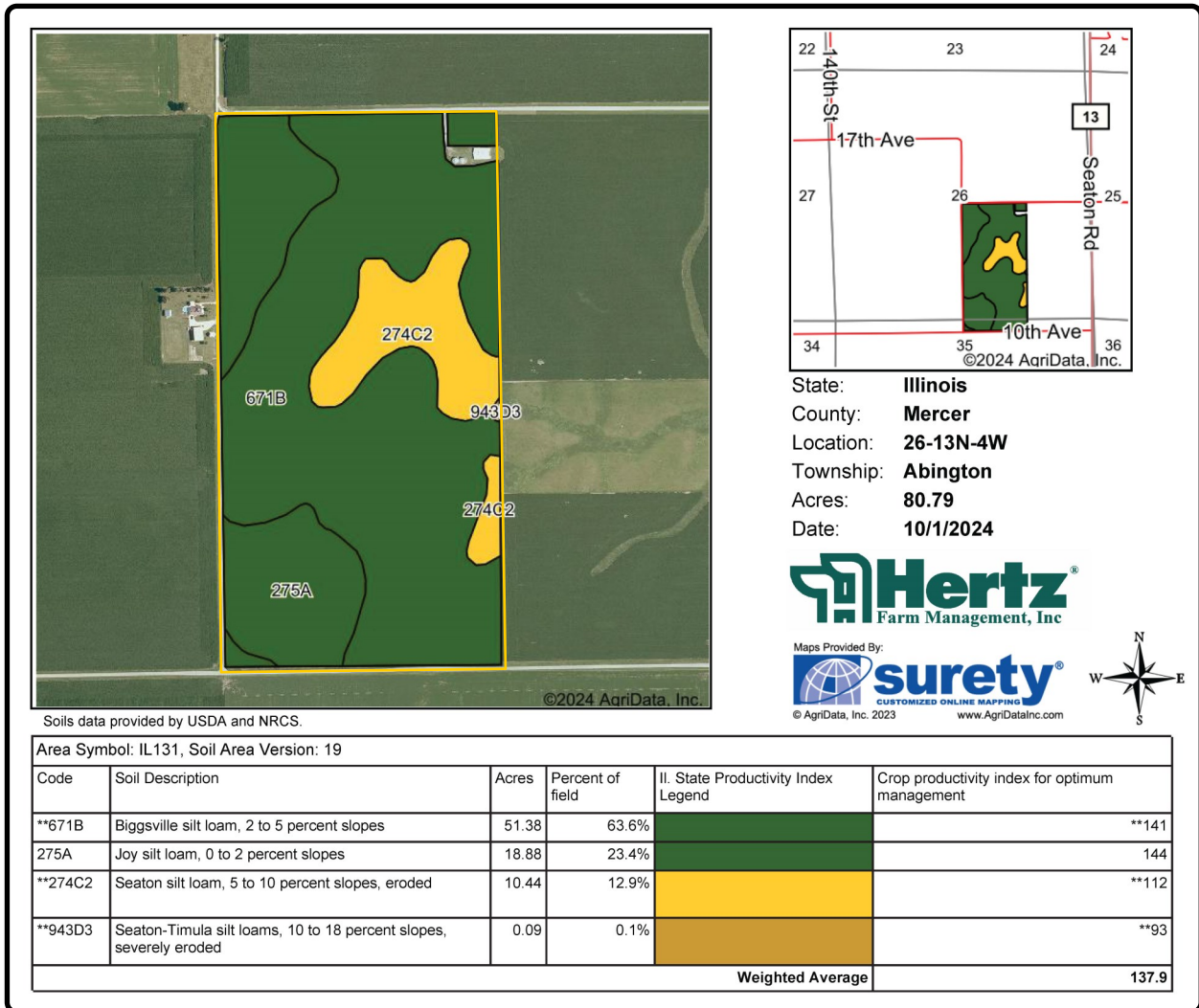
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Land Description

Level to gently sloping.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

- 54' x 72' Walters machine shed
- 27' Behlen grain bin
- 27' GSI grain bin

Water & Well Information

There is a well on the property located north of the grain bins.

Survey

If parcels 1 and 2 sell to separate buyers, a survey will be completed at the Seller's expense and final sale price will be adjusted up or down based on final surveyed acres.

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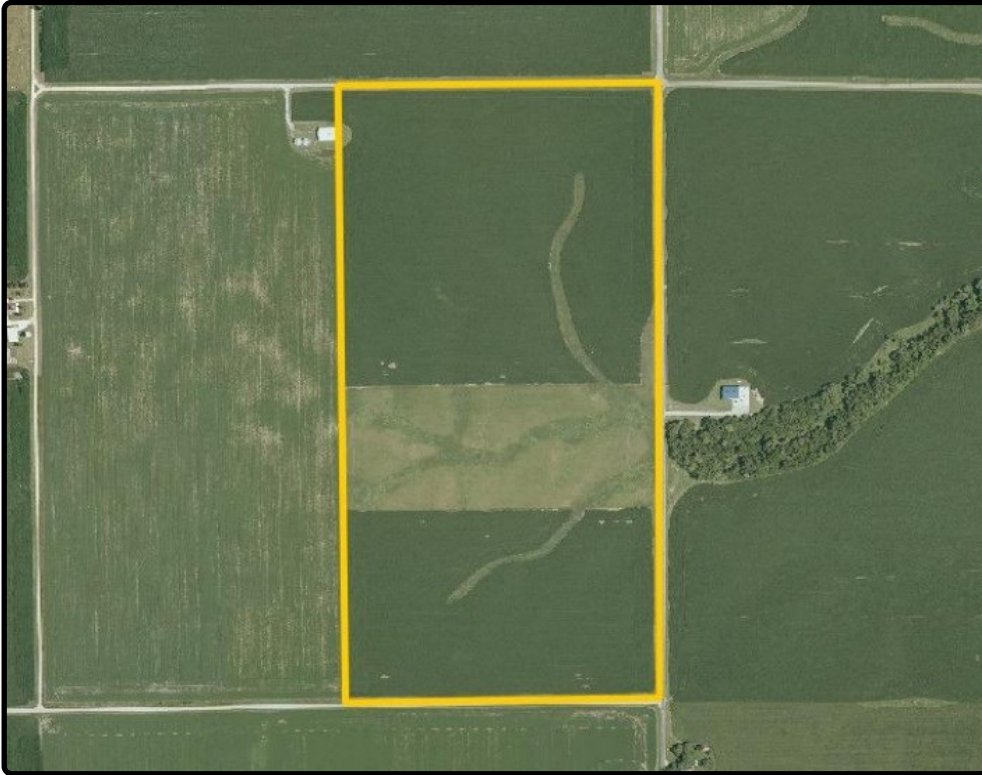
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Parcel 2

FSA/Eff. Crop Acres:	66.14*
CRP Acres:	17.14
Corn Base Acres:	48.87*
Bean Base Acres:	13.36*
Soil Productivity:	130.50 P.I.

**Acres are estimated.*

Parcel 2 Property Information 88.14 Acres, m/l

Location

From Seaton: Go south on 150th St. / Seaton Rd. for 1 mile and then west on 15th Ave. for ¼ mile. Property is on the south side of the road.

Legal Description

Part of the SE¼ of Section 26, Township 13 North, Range 4 West of the 4th P.M., Mercer Co., IL.

Real Estate Tax

2023 Taxes Payable 2024: \$4,437.67*

Taxable Acres: 88.14*

Tax Parcel ID#: Part of 14-14-26-400-001

**Taxes estimated pending survey of*

property and pending tax parcel split. Mercer County Treasurer/Assessor will determine final tax figures.

Lease Status

Leased through the 2024 crop year.

FSA Data

Part of Farm Number 4237, Tract 8985

FSA/Eff. Crop Acres: 66.14*

CRP Acres: 17.14

Corn Base Acres: 48.87*

Corn PLC Yield: 199 Bu.

Bean Base Acres: 13.36*

Bean PLC Yield: 49 Bu.

**Acres are estimated pending*

reconstitution of farm by the Mercer County FSA office.

NRCS Classification

HEL: Highly Erodible Land.

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 17.14 acres enrolled in one CRP contract that pays \$276.09/acre - or \$4,732.00 annually - and expires on 9/30/2033.

- There are 16.05 acres enrolled in a CP-1 practice.
- There are 1.09 acres enrolled in a CP-2 practice.

Soil Types/Productivity

Main soil type is Biggsville. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 130.50. See soil map for details.

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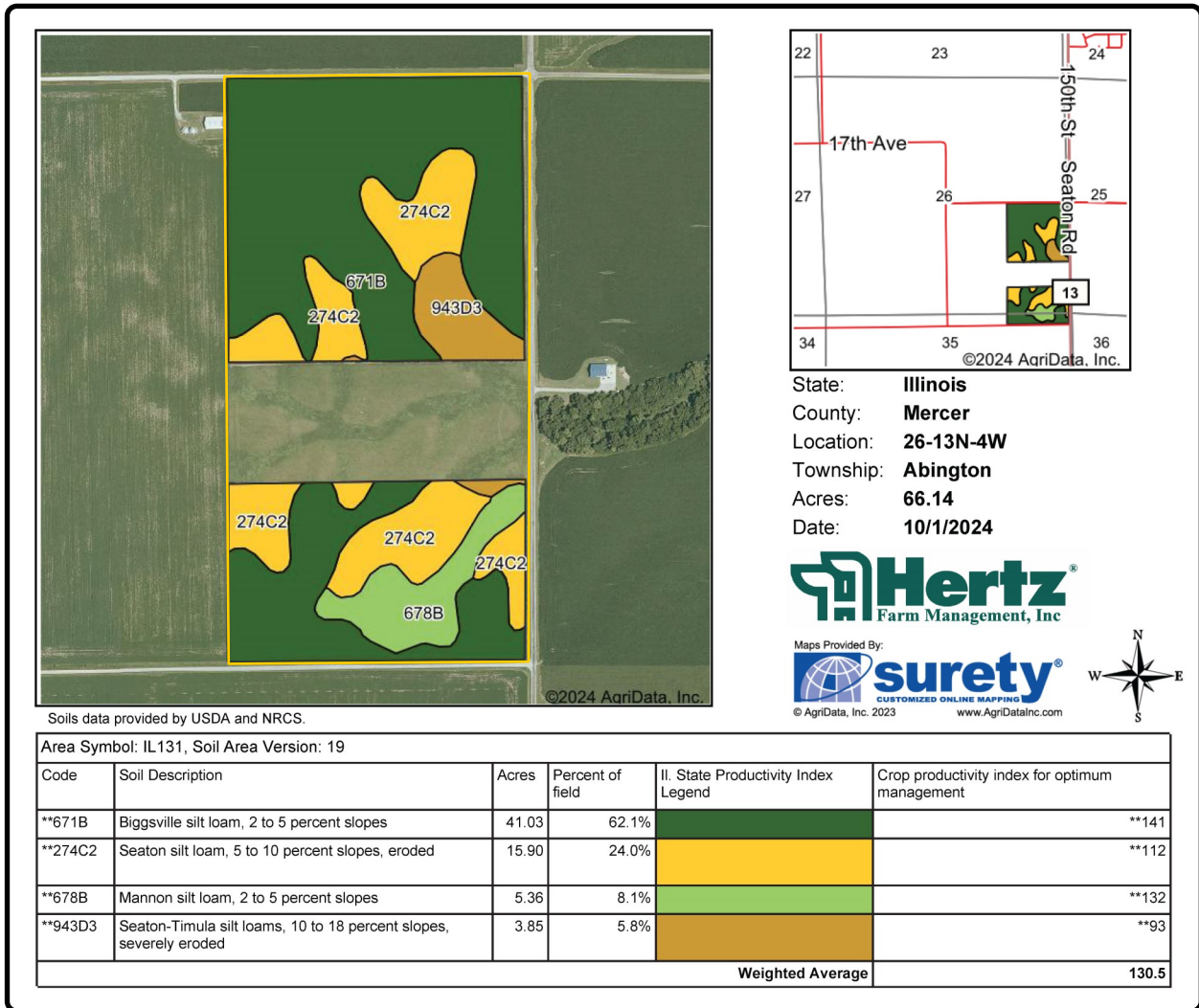
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Fertility Data

Soil tests completed in 2022 by GMS Labs.
 P: 124
 K: 389
 pH: 6.55

Land Description

Level to gently rolling.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

If parcels 1 and 2 sell to separate buyers, a survey will be completed at the Seller's expense and final sale price will be adjusted up or down based on final surveyed acres.

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Parcel 3

FSA/Eff. Crop Acres:	92.51
CRP Acres:	4.09
Corn Base Acres:	68.10
Bean Base Acres:	21.40
Soil Productivity:	130.10 P.I.

Parcel 3 Property Information 103.90 Acres, m/l

Location

From Seaton: Go south on 150th St. / Seaton Rd. for 0.4 miles. Property is on the east side of the road.

Legal Description

Lot 1 and Lot 4 of the subdivision of Lot 4 in the N½, less the lands conveyed for highway purposes and less the right of way of the Keithsburg & Eastern Railroad Company, all in Section 25, Township 13 North, Range 4 West of the 4th P.M., Mercer Co., IL.

Real Estate Tax

2023 Taxes Payable 2024: \$5,112.52
Taxable Acres: 103.90
Tax per Taxable Acre: \$49.21
Tax Parcel ID #s: 14-14-25-100-008 & 14-14-25-100-009

Lease Status

Leased through the 2024 crop year.

FSA Data

Farm Number 4237, Tract 8986
FSA/Eff. Crop Acres: 92.51
CRP Acres: 4.09
Corn Base Acres: 68.10
Corn PLC Yield: 199 Bu.
Bean Base Acres: 21.40
Bean PLC Yield: 49 Bu.

NRCS Classification

HEL: Highly Erodible Land.
Tract contains a wetland or farmed wetland.

CRP Contracts

There are 4.09 acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$1,227.00 annually - and expires 9/30/2032.

Soil Types/Productivity

Main soil types are Biggsville and Seaton. Productivity Index (PI) on the FSA/Eff. Crop acres is 130.10. See soil map for details.

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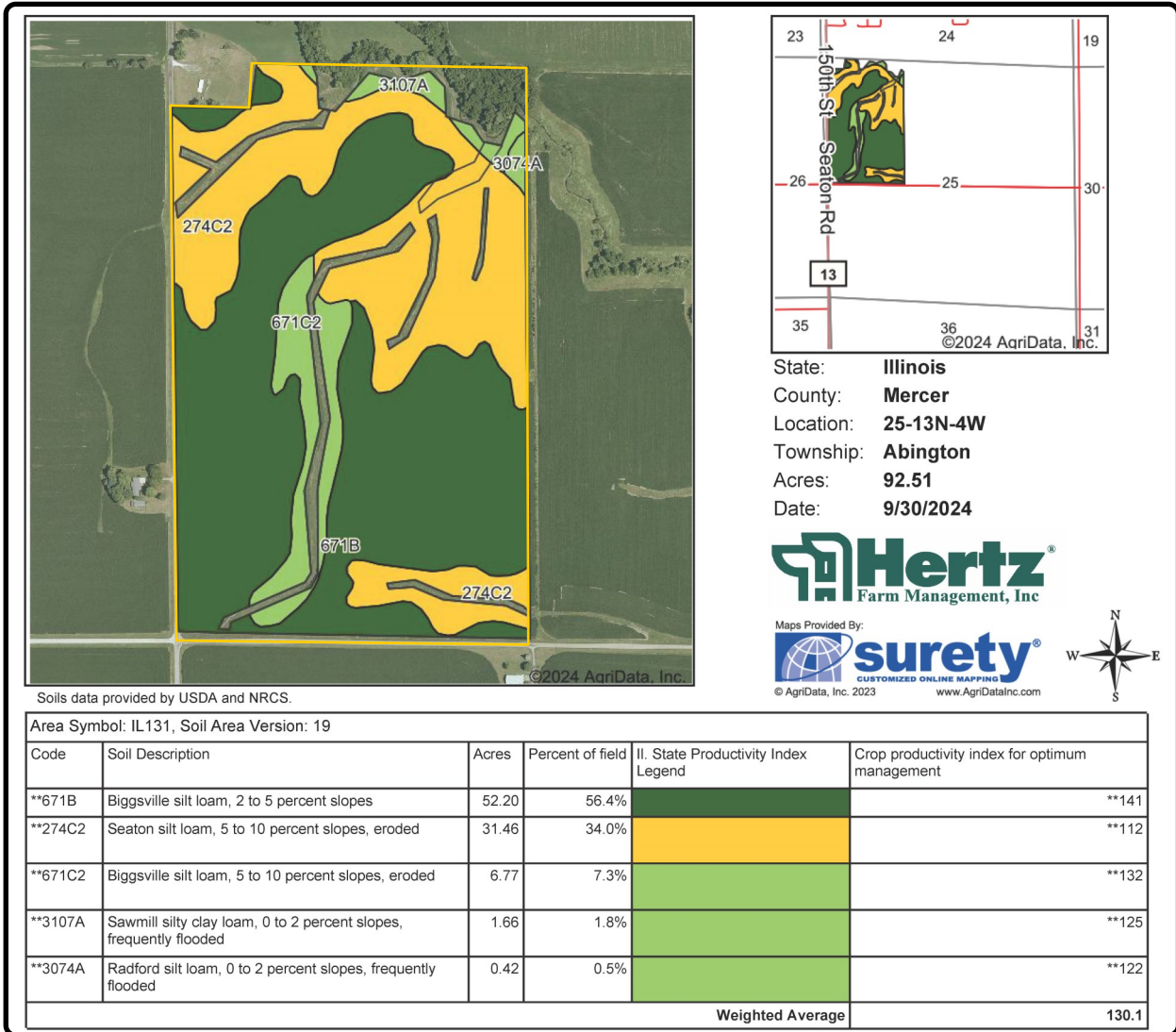
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Fertility Data

Soil tests completed in 2022 by GMS Labs.
P: 116.50
K: 344
pH: 6.30

Land Description

Level to gently sloping.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

No wells. Snake Creek flows through the northeast corner of the property.

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 - Southwest looking Northeast



Parcel 1 - Building & Bin Site



Parcel 1 - Building & Bin Site



Parcel 1 - Building & Bin Site



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Parcel 2 - Northeast looking Southwest



Parcel 3 - Southwest looking Northeast



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Date: **Thur., October 31, 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, Brandon Yaklich, AFM at 309-883-9490 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 any individual or combination of parcels. Should the high bidder not select all available 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.
- Seller reserves the right to refuse any and all bids.

Seller

Bloomer Farms, LLC

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

Attorney

Doug Wells
Gomez May 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 December 2, 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 Buyer at closing for the 2024 real estate taxes, payable in 2025.

Survey

If parcels 1 and 2 sell to separate buyers, a survey will be completed at the Seller’s expense and final sale price will be adjusted up or down based on final surveyed acres.

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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