

Land Auction

ACREAGE:

80.00 Acres, m/l
Tazewell County, IL

DATE:

Thursday
November 14, 2024
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



Property Key Features

- Investment Quality Farmland Located 2½ Miles West of Minier, Illinois
- Excellent Soils with P.I. of 141.90
- Nearly 100% Tillable Tract

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

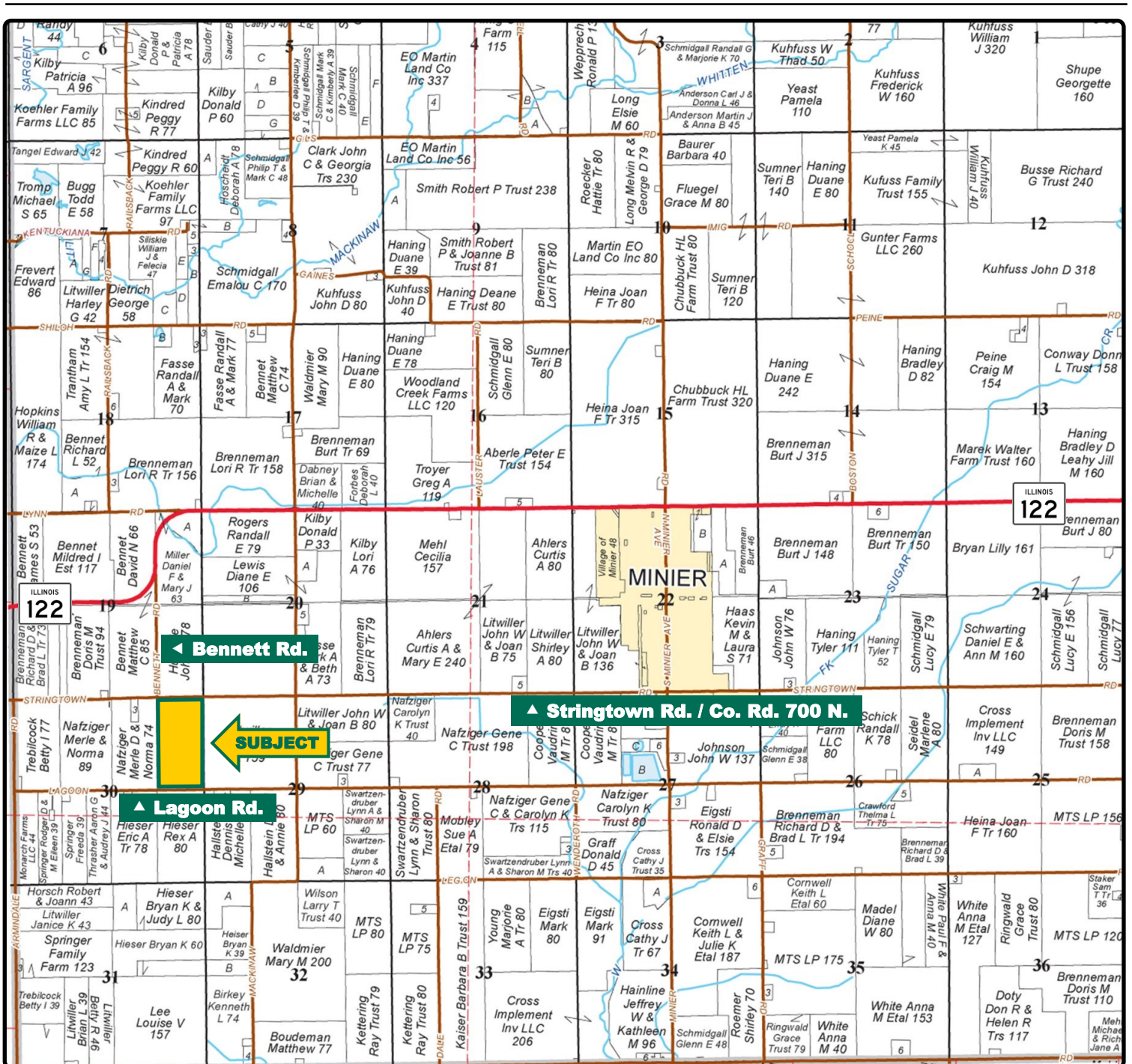
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700 W. Bridge St./P.O. Box 467
Monticello, IL 61856

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FSA/Eff. Crop Acres:	78.69
Corn Base Acres:	50.00
Bean Base Acres:	28.30
Soil Productivity:	141.90 P.I.

Property Information

80.00 Acres, m/l

Location

From Minier: Go west on Stringtown Rd. / Co. Rd. 700 N. for 2½ miles. Property will be on the south side of the road.

Legal Description

E½ of the NE¼ of Section 30, Township 23 North, Range 2 West of the 3rd P.M., Tazewell Co., IL.

Real Estate Tax

2023 Taxes Payable 2024: \$4,584.58
Taxable Acres: 80.00
Tax per Taxable Acre: \$57.31
Tax Parcel ID#: 19-19-30-200-002

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 4420, Tract 10882
FSA/Eff. Crop Acres: 78.69
Corn Base Acres: 50.00
Corn PLC Yield: 198 Bu.
Bean Base Acres: 28.30
Bean PLC Yield: 57 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Sable, Ipava, and Buckhart. Productivity Index (PI) on the FSA/Eff. Crop acres is 141.90. 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	250	66
2022	258	74
2021	233	66
2020	246	78
2019	245	74

Yield information is reported by crop insurance documents.

Land Description

Level to gently sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

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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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Northeast Corner looking Southwest



Southwest Corner looking Northeast



Northwest Corner Looking Southeast



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Site: **Virtual Live Auction
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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, 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

William Rutter

Agency

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

Auctioneer

Spencer Smith, AFM, ALC
License No. 441.002375

Attorney

Pat McGrath
McGrath Law Office, 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 December 17, 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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