

Land Auction

ACREAGE:

637.837 Acres, m/l

In 9 parcels

Marshall County, IL

DATE:

Wednesday

November 13, 2024

10:00 a.m.

AUCTION TYPE:

Hybrid

Varna, IL &

bid.hertz.ag



Property Key Features

- Highly Productive Farmland with an Average P.I. of 140.60
- Large Assemblage of Excellent Quality Farmland
- Investment Quality Farmland and Choice of Two Acreage Sites

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

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

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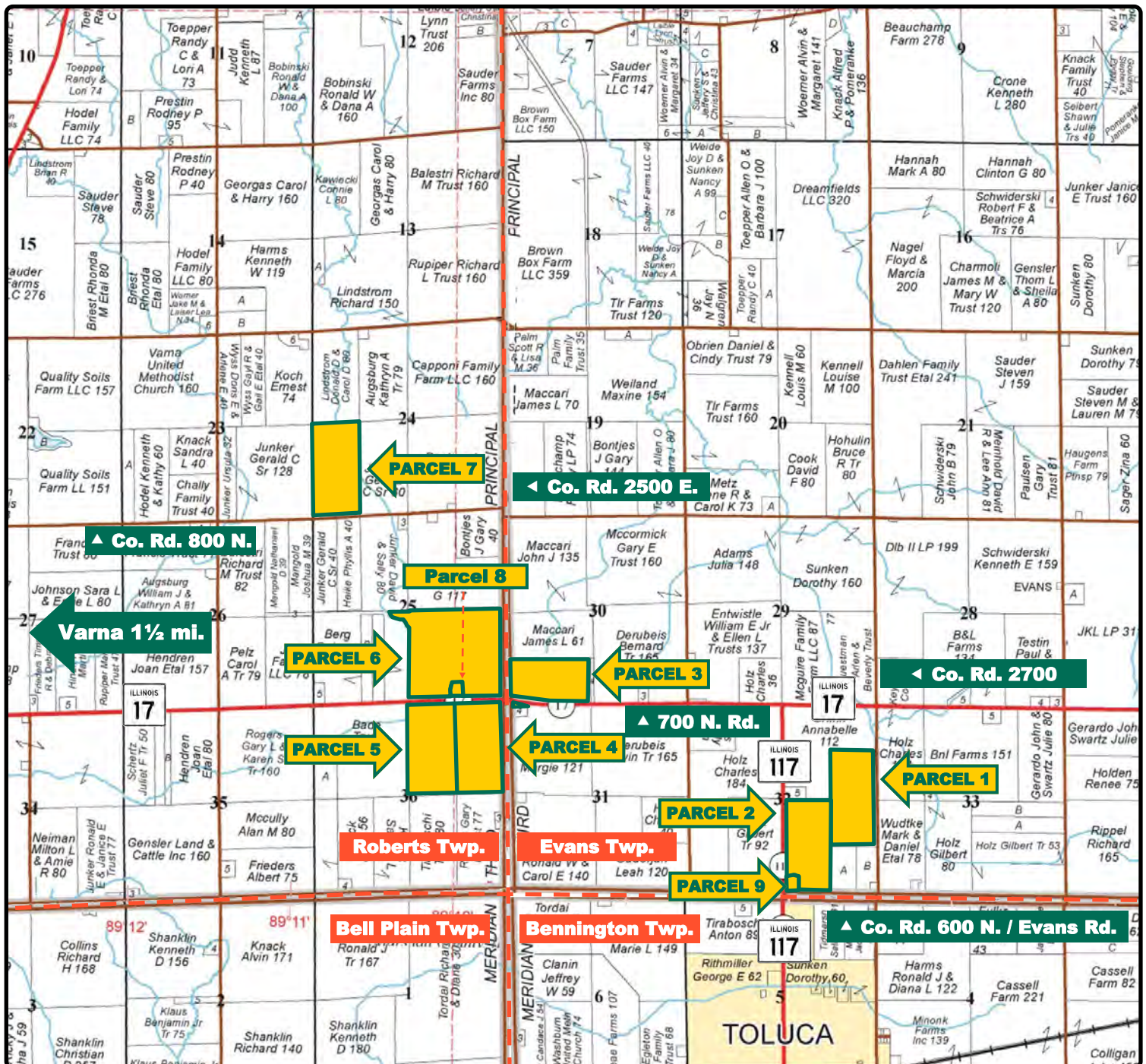
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309-826-7736

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REID: 030-0479

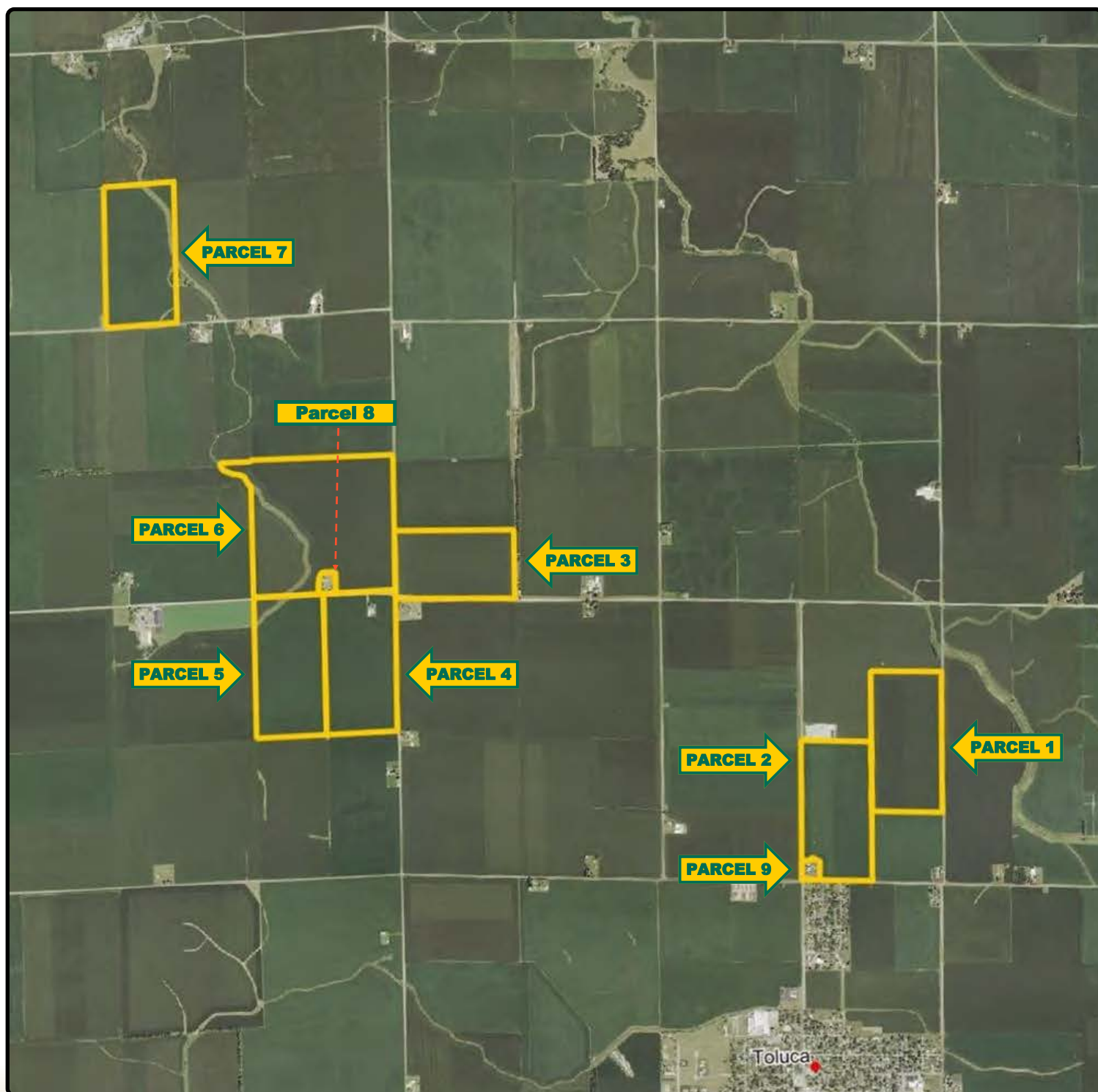


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Parcel 1

FSA/Eff. Crop Acres: 80.00
Corn Base Acres: 40.00*
Bean Base Acres: 40.00*
Soil Productivity: 141.10 P.I.

**Acres are estimated.*

Parcel 1 Property Information 81.054 Acres, m/l

Location

From Toluca: Go north on IL-117 for 1.2 miles, then east on Co. Rd. 600 N. / Evans Rd. for ½ mile, and then north on Co. Rd. 2700. Property is located on the west side of the road.

Legal Description

SE¼ of the NE¼ and the NE¼ of the SE¼ of Section 32, Township 30 North, Range 1 East of the 3rd P.M., Marshall Co., IL. Surveyed legal to govern.

Real Estate Tax

2023 Taxes Payable 2024: \$4,940.24
 Surveyed Acres: 81.054
 Taxable Acres: 80.00
 Tax per Taxable Acre: \$61.75
 Tax Parcel ID#: 07-32-200-004

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 2145, Tract 10062
 FSA/Eff. Crop Acres: 80.00
 Corn Base Acres: 40.00*
 Corn PLC Yield: 195 Bu.
 Bean Base Acres: 40.00*
 Bean PLC Yield: 53 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Harco. Productivity Index (PI) on the FSA/Eff. Crop acres is 141.10. See soil map for details.

Yield History (Bu./Ac.)

Year	Corn	Beans
2023	279*	83*
2022	268*	75*
2021	269*	81*
2020	228*	73*
2019	242*	78*

Yield information is reported by federal crop insurance documents. **All parcel yields were combined on the federal crop insurance documents. Contact agent for details.*

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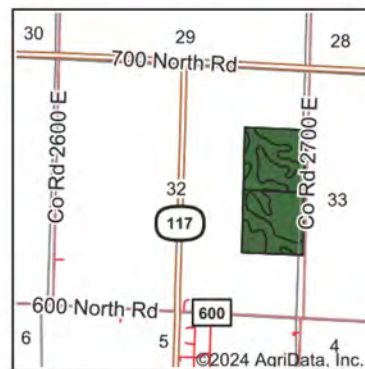
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Marshall**
Location: **32-30N-1E**
Township: **Evans**
Acres: **80**
Date: **10/9/2024**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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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
484A	Harco silt loam, 0 to 2 percent slopes	49.97	62.5%		140
**68A	Sable silty clay loam, 0 to 2 percent slopes	30.03	37.5%		**143
Weighted Average					141.1

Land Description

Level.

Water & Well Information

None.

Survey

Parcel has recently been surveyed.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

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Parcel 2

FSA/Eff. Crop Acres: 75.19
Corn Base Acres: 38.30*
Bean Base Acres: 36.70*
Soil Productivity: 141.30 P.I.

**Acres are estimated.*

Parcel 2 Property Information 77.871 Acres, m/l

Location

From Toluca: Go north on IL-117 for 1.2 miles. Property is located on the east side of the road.

Legal Description

W½ of the SE¼, excluding the building site, in Section 32, Township 30 North, Range 1 East of the 3rd P.M., Marshall Co., IL. Surveyed legal to govern.

Real Estate Tax

2023 Taxes Payable 2024: \$4,733.18*
 Surveyed Acres: 77.871
 Taxable Acres: 75.19*
 Tax Parcel ID#: Part of 07-32-400-001

**Taxes estimated due to recent survey of property 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

Part of Farm Number 2145, Tract 10062
 FSA/Eff. Crop Acres: 75.19
 Corn Base Acres: 38.30*
 Corn PLC Yield: 195 Bu.
 Bean Base Acres: 36.70*
 Bean PLC Yield: 53 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Harco. Productivity Index (PI) on the FSA/Eff. Crop acres is 141.30. See soil map for details.

Yield History (Bu./Ac.)

Year	Corn	Beans
2023	279*	83*
2022	268*	75*
2021	269*	81*
2020	228*	73*
2019	242*	78*

Yield information is reported by federal crop insurance documents. **All parcel yields were combined on the federal crop insurance documents. Contact agent for details.*

Land Description

Level.

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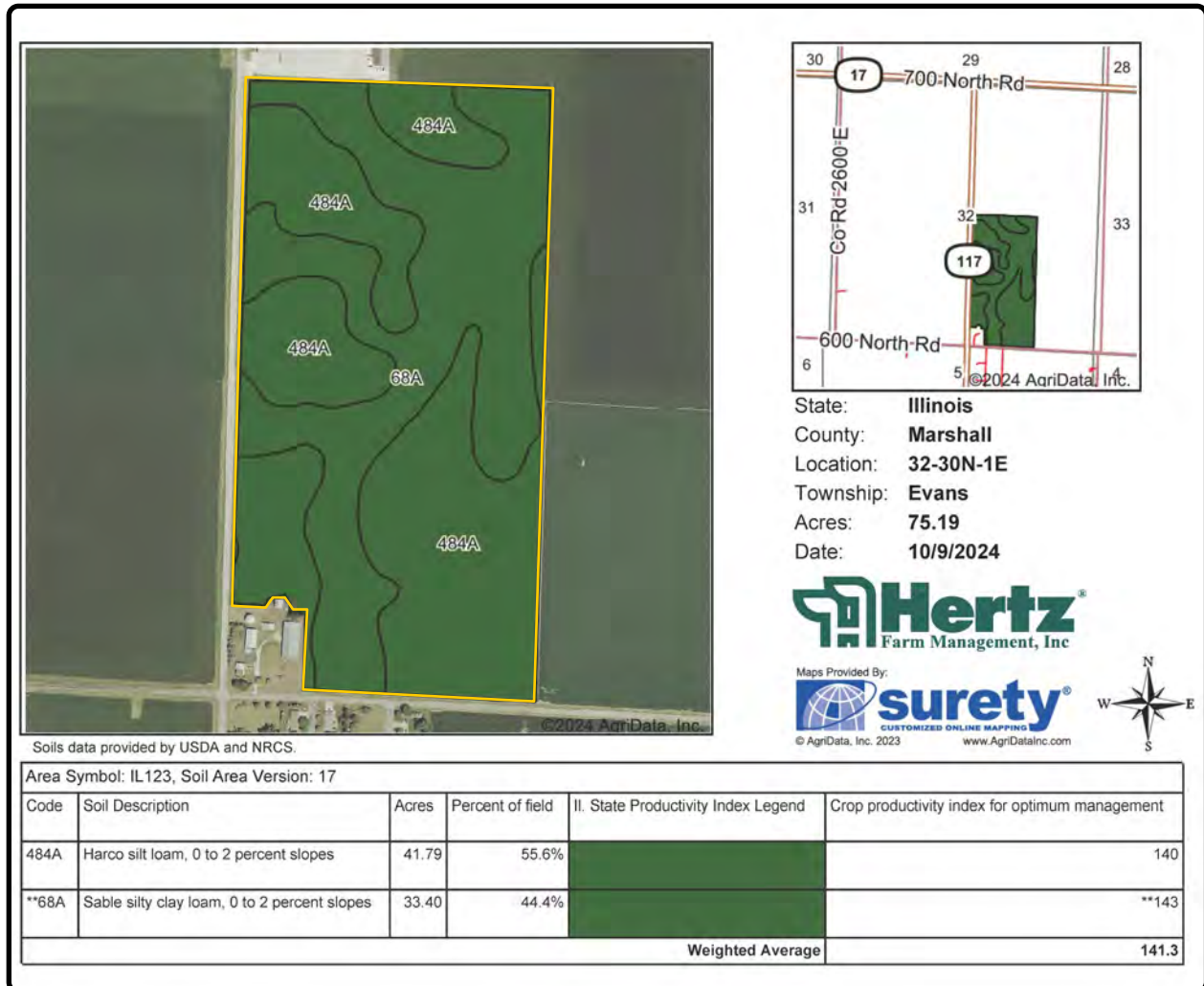
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Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Survey

Parcel has recently been surveyed.

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Parcel 3

FSA/Eff. Crop Acres: 64.37
Corn Base Acres: 32.19*
Bean Base Acres: 32.19*
Soil Productivity: 141.50 P.I.

**Acres are estimated.*

Parcel 3 Property Information 68.475 Acres, m/l

Location

From Toluca: Go north on IL-117 for 1.9 miles and then west on IL-17 / 700 N. Rd. for 1 mile. Property is located on the north side of the road.

Legal Description

68.475 acres, m/l, in the S½ of the SW¼ of Section 30, Township 30 North, Range 1 East of the 3rd P.M., Marshall Co., IL. Surveyed legal to govern.

Real Estate Tax

2023 Taxes Payable 2024: \$4,141.52
 Surveyed Acres: 68.475
 Taxable Acres: 65.87
 Tax per Taxable Acre: \$62.87
 Tax Parcel ID #: 07-30-300-003

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 2145, Tract 8185

FSA/Eff. Crop Acres: 64.37

Corn Base Acres: 32.19*

Corn PLC Yield: 195 Bu.

Bean Base Acres: 32.19*

Bean PLC Yield: 53 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Sable. Productivity Index (PI) on the FSA/Eff. Crop acres is 141.50. See soil map for details.

Yield History (Bu./Ac.)

Year	Corn	Beans
2023	279*	83*
2022	268*	75*
2021	269*	81*
2020	228*	73*
2019	242*	78*

Yield information is reported by federal crop insurance documents. **All parcel yields were combined on the federal crop insurance documents. Contact agent for details.*

Land Description

Level

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

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State: **Illinois**
County: **Marshall**
Location: **30-30N-1E**
Township: **Evans**
Acres: **64.37**
Date: **10/9/2024**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
**68A	Sable silty clay loam, 0 to 2 percent slopes	33.05	51.3%		**143
484A	Harco silt loam, 0 to 2 percent slopes	31.32	48.7%		140
Weighted Average					141.5

Water & Well Information

None.

Survey

Parcel has recently been surveyed.

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Parcel 4

FSA/Eff. Crop Acres: 78.07*
Corn Base Acres: 39.04*
Bean Base Acres: 39.04*
Soil Productivity: 141.30 P.I.

**Acres are estimated.*

Parcel 4 Property Information 82.229 Acres, m/l

Location

From Varna: Go east on IL-17 / 700 N. Rd. for 3.2 miles. Property is located on the south side of the road.

Legal Description

E½ of the NE¼ of Section 36, Township 30 North, Range 1 West of the 3rd P.M., Marshall Co., IL. Surveyed legal to govern.

Real Estate Tax

2023 Taxes Payable 2024: \$4,134.28*
 Surveyed Acres: 82.229
 Taxable Acres: 79.73*
 Tax Parcel ID #: Part of 06-36-200-002 & part of 06-36-200-003

**Taxes estimated due to recent survey of property 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

Part of Farm Number 2145, Tract 8185
 FSA/Eff. Crop Acres: 78.07*
 Corn Base Acres: 39.04*
 Corn PLC Yield: 195 Bu.
 Bean Base Acres: 39.04*
 Bean PLC Yield: 53 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Harco. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 141.30. See soil map for details

Yield History (Bu./Ac.)

Year	Corn	Beans
2023	279*	83*
2022	268*	75*
2021	269*	81*
2020	228*	73*
2019	242*	78*

Yield information is reported by federal crop insurance documents. **All parcel yields were combined on the federal crop insurance documents. Contact agent for details.*

Land Description

Level.

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Drainage

Some tile. No tile maps available.

Survey

Parcel has recently been surveyed.

Buildings/Improvements

There are two older grain bins and a Morton shed that is approximately 60' x 100'.

Water & Well Information

None.

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Parcel 5

FSA/Eff. Crop Acres: 79.51*
Corn Base Acres: 39.76*
Bean Base Acres: 39.76*
Soil Productivity: 141.40

**Acres are estimated.*

Parcel 5 Property Information 82.229 Acres, m/l

Location

From Varna: Go east on IL-17 / 700 N. Rd. for 2.9 miles. Property is located on the south side of the road.

Legal Description

W½ of the NE¼ of Section 36, Township 30 North, Range 1 West of the 3rd P.M., Marshall Co., IL. Surveyed legal to govern.

Real Estate Tax

2023 Taxes Payable 2024: \$4,134.28*
 Surveyed Acres: 82.229
 Taxable Acres: 79.72*
 Tax Parcel ID #: Part of 06-36-200-002 & part of 06-36-200-003

**Taxes estimated due to recent survey of property 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

Part of Farm Number 2145, Tract 8185
 FSA/Eff. Crop Acres: 79.51*
 Corn Base Acres: 39.76*
 Corn PLC Yield: 195 Bu.
 Bean Base Acres: 39.76*
 Bean PLC Yield: 53 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Harco. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 141.40. See soil map for details.

Yield History (Bu./Ac.)

Year	Corn	Beans
2023	279*	83*
2022	268*	75*
2021	269*	81*
2020	228*	73*
2019	242*	78*

Yield information is reported by federal crop insurance documents. **All parcel yields were combined on the federal crop insurance documents. Contact agent for details.*

Land Description

Level.

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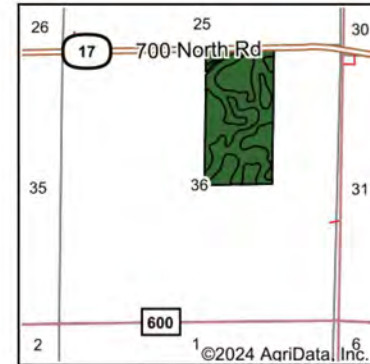
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Marshall**
Location: **36-30N-1W**
Township: **Roberts**
Acres: **79.51**
Date: **10/14/2024**



Maps Provided By:



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
484A	Harco silt loam, 0 to 2 percent slopes	43.63	54.9%		140
**68A	Sable silty clay loam, 0 to 2 percent slopes	35.88	45.1%		**143
Weighted Average					141.4

Drainage

Some tile. No tile maps available.

Survey

Parcel has recently been surveyed.

Buildings/Improvements

None.

Water & Well Information

None.

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Parcel 6

FSA/Eff. Crop Acres: 151.70
Corn Base Acres: 72.58*
Bean Base Acres: 72.58*
Soil Productivity: 140.80 P.I.

**Acres are estimated.*

Parcel 6 Property Information 157.216 Acres, m/l

Location

From Toluca: Go north on IL-117 for 1.9 miles and then west on IL-17 / 700 N. Rd. for 2 miles. Property is on the north side of the road.

Legal Description

SE¼, excluding the acreage site; and 3.143 acres, m/l, of the NE¼ of the SW¼, all in Section 25, Township 30 North, Range 1 West of the 3rd P.M., Marshall Co., IL. Surveyed legal to govern.

Real Estate Tax

2023 Taxes Payable 2024: \$8,485.96*
Surveyed Acres: 157.216

Taxable Acres: 152.689*

Tax Parcel ID #: Part of 06-25-400-002

**Taxes estimated due to recent survey of property and pending tax parcel split.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 2145, Tract 8185

FSA/Eff. Crop Acres: 151.70

Corn Base Acres: 72.58*

Corn PLC Yield: 195 Bu.

Bean Base Acres: 72.58*

Bean PLC Yield: 53 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Harco. Productivity Index (PI) on the FSA/Eff. Crop acres is 140.80. See soil map for details.

Yield History (Bu./Ac.)

Year	Corn	Beans
2023	279*	83*
2022	268*	75*
2021	269*	81*
2020	228*	73*
2019	242*	78*

Yield information is reported by federal crop insurance documents. **All parcel yields were combined on the federal crop insurance documents. Contact agent for details.*

Land Description

Level.

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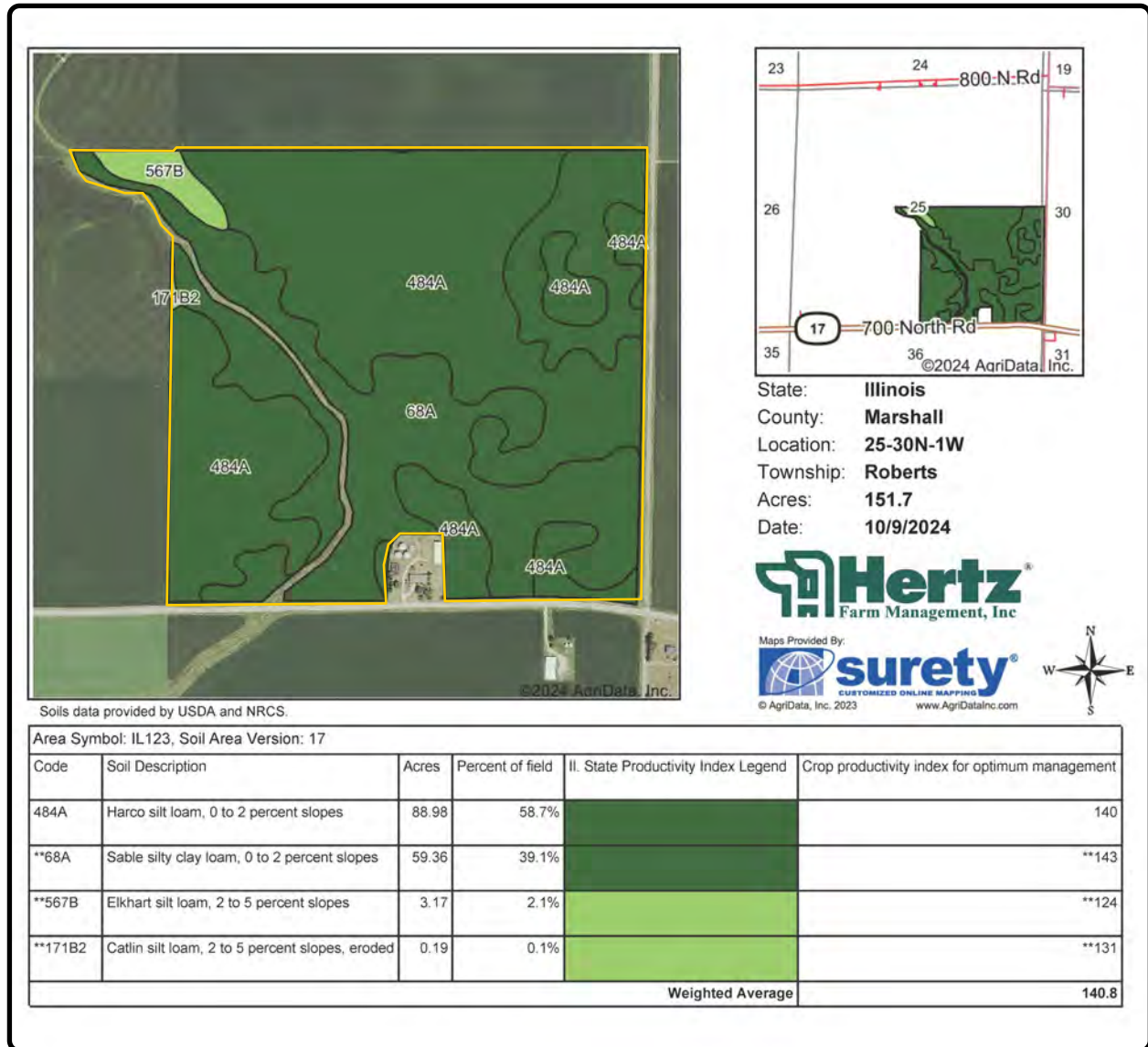
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Drainage

Some tile. No tile maps available.

Survey

Parcel has recently been surveyed.

Buildings/Improvements

None.

Water & Well Information

None.

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Parcel 7

FSA/Eff. Crop Acres:	79.84
Corn Base Acres:	39.00
Bean Base Acres:	37.80
Soil Productivity:	136.80 P.I.

Parcel 7 Property Information 82.619 Acres, m/l

Location

From Varna: Go north on IL-89 for ½ mile and then east on Co. Rd. 900 N. for 0.4 miles continuing on Co. Rd. 800 N. for 2.2 miles. Property is located on the north side of the road.

Legal Description

W½ of the SW¼ of Section 24, Township 30, Range 1 West of the 3rd P.M., Marshall Co., IL. Surveyed legal to govern.

Real Estate Tax

2023 Taxes Payable 2024: \$3,502.08
Surveyed Acres: 82.619
Taxable Acres: 80.00

Tax per Taxable Acre: \$43.78
Tax Parcel ID #: 06-24-300-001

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 2145, Tract 8180
FSA/Eff. Crop Acres: 79.84
Corn Base Acres: 39.00
Corn PLC Yield: 195 Bu.
Bean Base Acres: 37.80
Bean PLC Yield: 53 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Catlin, Flanagan, and Sawmill. Productivity Index (PI) on the FSA/Eff. Crop acres is 136.80. See soil map for details.

Yield History (Bu./Ac.)

Year	Corn	Beans
2023	279*	83*
2022	268*	75*
2021	269*	81*
2020	228*	73*
2019	242*	78*

Yield information is reported by federal crop insurance documents. **All parcel yields were combined on the federal crop insurance documents. Contact agent for details.*

Land Description

Level.

Drainage

Level to slightly rolling.

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Buildings/Improvements

None.

Survey

Parcel has recently been surveyed.

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 8

Total Living SF: 2,468
Bedrooms: 3
Bathrooms: 2
Year Built: 1975

ADDRESS:
2474 State Route 17
Varna, IL 61375

Open House

Sat., Nov. 2 10 a.m. - Noon

Parcel 8 Property Information 2.881 Acres, m/l

Location

From Toluca: Go north on IL-117 for 1.9 miles and then west on IL-17 / 700 N. Rd. for 1.7 miles. Property is on the north side of the road.

Legal Description

Part of the SW¼ SE¼; part of the SE¼ SE¼ of Section 25, Township 30 North, Range 1 West of the 3rd P.M., Marshall Co., IL. Surveyed legal to govern.

Real Estate Tax

2023 Taxes Payable 2024: \$7,697.45*
Surveyed Acres: 2.881
Taxable Acres: 2.881*

Tax Parcel ID #: Part of 06-25-400-002

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

Land Description

Level.

Drainage

Natural.

House

There is a brick ranch home, built in 1975, consisting of a total 2,468 sq. ft. with three bedrooms, two bathrooms, an unfinished basement, and a two-stall, attached garage.

Buildings/Improvements

There are three grain bins, two older sheds, and a 50' x 126' machine shed on the property.

Water & Well Information

There is a well west of the house that services the property.

Survey

A survey was completed on 11/16/2023. Acres listed are surveyed acres. Survey available upon request.

Comments

This property will be sold on an "as-is, where-is with all faults" condition.

Brian Massey, AFM, CCA

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Parcel 9 Property Information 3.263 Acres, m/l

Location

From Toluca: Go North on IL-117 for 0.9 miles and then east on Co. Rd. 600 N. / Evans Rd. for 0.1 miles. Property is on the north side of the road.

Legal Description

3.00 acres, m/l, located in the SW¼ of the SE¼ of Section 32, Township 30 North, Range 1 East of the 3rd P.M., Marshall Co., IL. Surveyed legal to govern.

Real Estate Tax

2023 Taxes Payable 2024: \$1,993.50*
Surveyed Acres: 3.263
Taxable Acres: 3.00
Tax Parcel ID #: Part of 07-32-400-001

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

Land Description

Level.

Drainage

Natural.

House

There is a two-story house with a front porch built in 1890 on the property. The home consists of 1,176 total living sq. ft. with 600 sq. ft. of unfinished living space, two bedrooms and one bathroom.

House Appliances

All appliances in the house are property of the tenant and will not be sold with the house. Contact agent for details.

Parcel 9

Total Living SF: 1,176
Bedrooms: 2
Bathrooms: 1
Year Built: 1890

ADDRESS:

2652 Co. Rd. 600 North
Toluca, IL 61369

Open House

Sat., Nov. 2 10 a.m.-Noon

Buildings/Improvements

There are several older outbuildings, a 70' x 160' Morton shed with 60' concrete floor, and one grain bin.

Water & Well Information

There is a well west of the house. The house is currently serviced by city water.

Survey

Parcel has recently been surveyed.

Comments

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Parcel 1 - NE Corner looking SW



Parcel 2 - NE Corner looking SW



Parcel 3 - NW Corner looking SE



Parcel 4 - NE Corner looking SW



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Parcel 5 - SW Corner looking NE



Parcel 6 - SE Corner looking NW



Parcel 7 - NW Corner looking SE



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Parcel 8 - Back of the House



Parcel 8 - Spring 2024 Acreage Site



Parcel 9 - Front of the House



Parcel 9 - Shed



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Date: **Wed., November 13, 2024**

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

Site: **Varna Fire & Ambulance
50 Chestnut Street
Varna, IL 61375**

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 Managers, Brian Massey, AFM, CCA at 217-519-1543 or 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

- Parcels 1-7 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 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 1-7 will be on a "dollars per acre" basis.
- Parcels 8 and 9 will be offered individually.
- Bidding on Parcels 8 and 9 will be on a "total dollars" basis.
- Seller reserves the right to refuse any and all bids.

Sellers

Lois Becker Estate & Vernon Becker Trust

Agency

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

Auctioneer

Spencer Smith, AFM, ALC
License No. 441.002375

Attorney

Sam Erkonen
Law Offices of Samuel J. Erkonen, 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 Buyer at closing for the 2024 real estate taxes, payable in 2025.

Survey

All parcels except parcel 8 will be surveyed at Seller's expense prior to closing. Final sale price will be adjusted up/down based on final gross 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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