



Goreham Trust & Alta-Goreham Trust Farms

AUCTION

Virtual-Online Only

Thursday

December 5, 2024

10:00 a.m. CST

bid.hertz.ag

322.00 Acres, m/l

4 Parcels

LaSalle County, IL



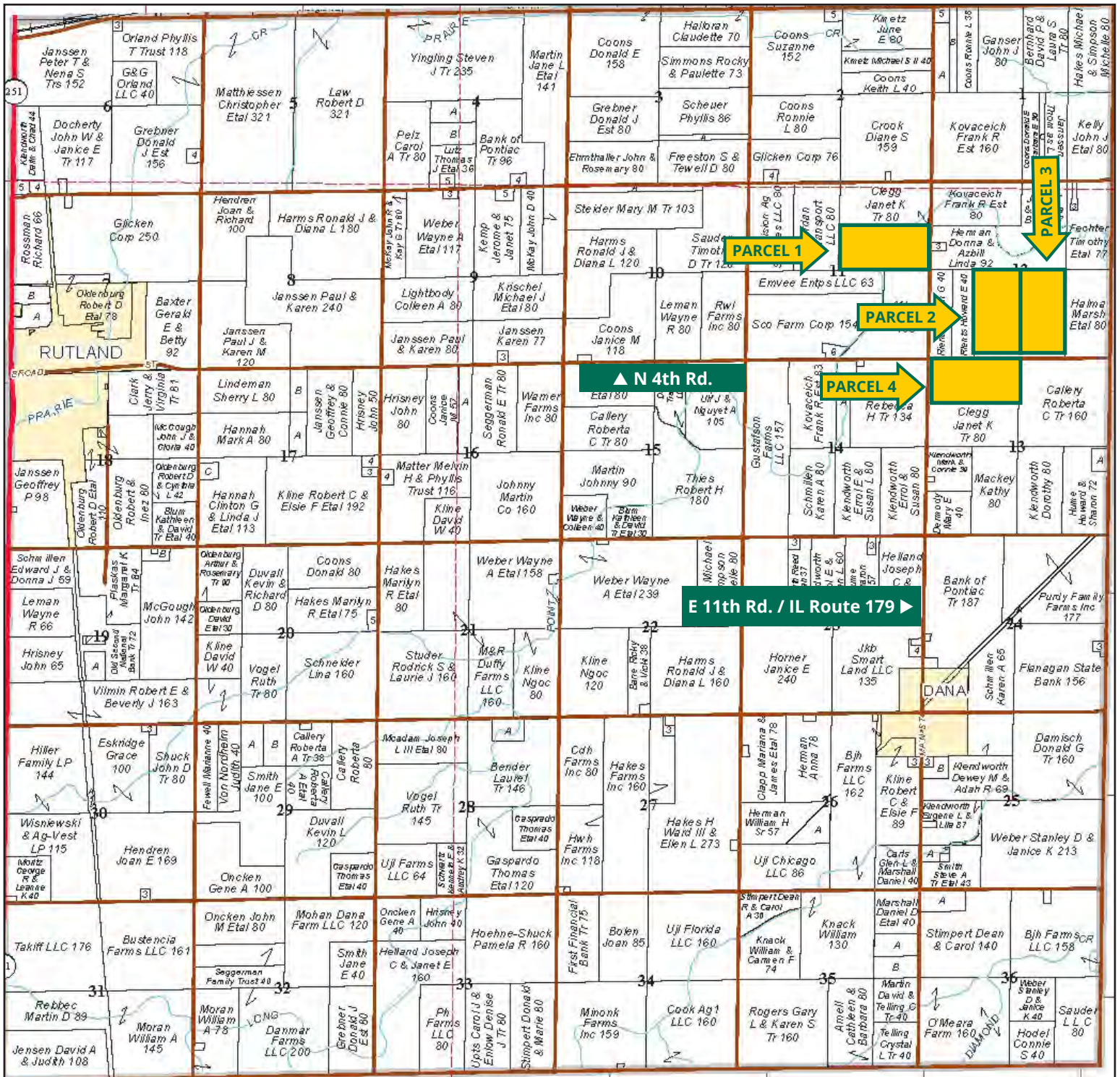
SPENCER SMITH, AFM, ALC

Licensed Broker in IL & IN

Licensed Salesperson in IA

309.826.7736

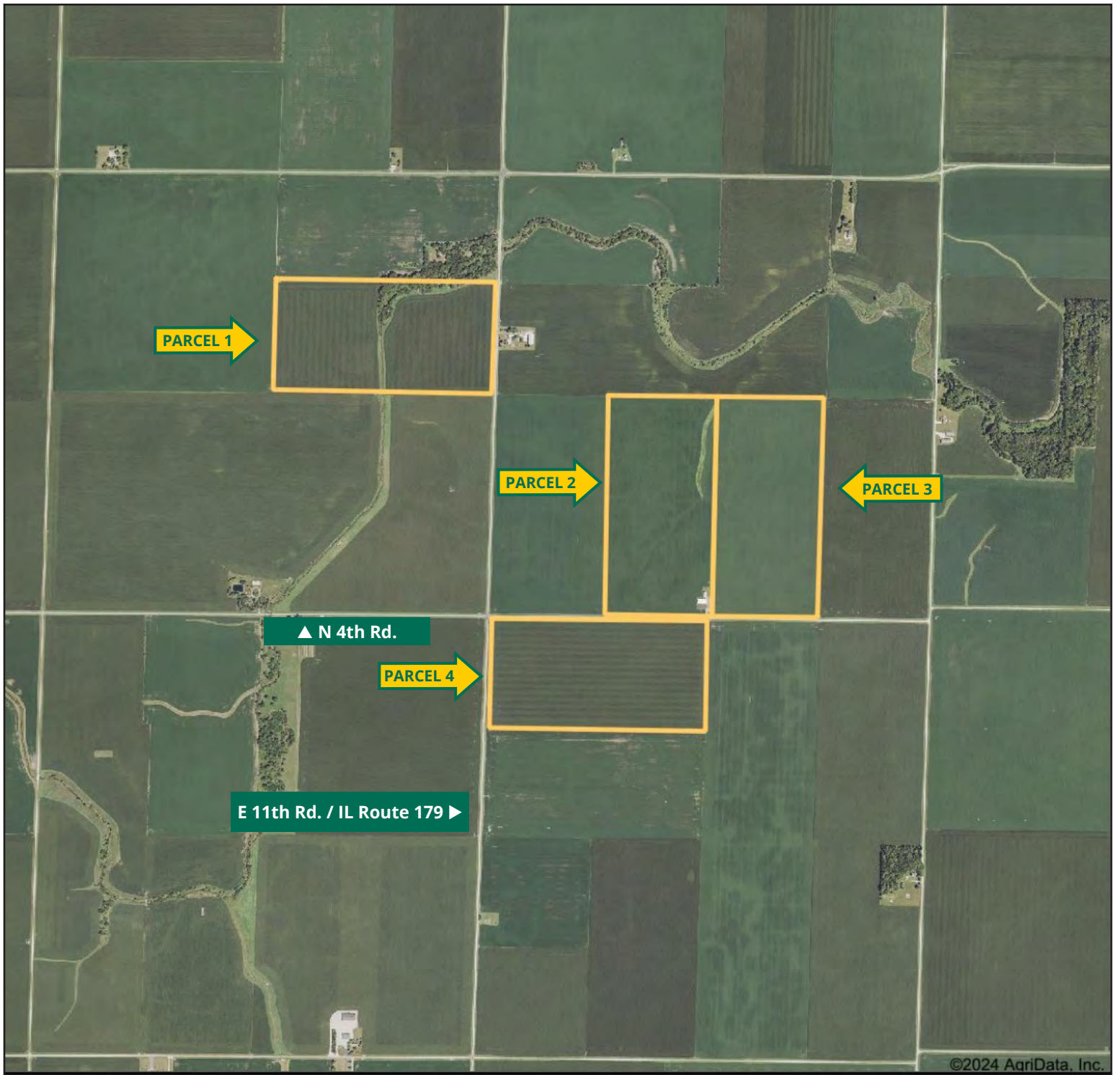
SpencerS@Hertz.ag



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217.762.9881 | 700 W. Bridge Street. | Monticello, IL 61856 | www.Hertz.ag

SPENCER SMITH, AFM, ALC
309.826.7736
 SpencerS@Hertz.ag

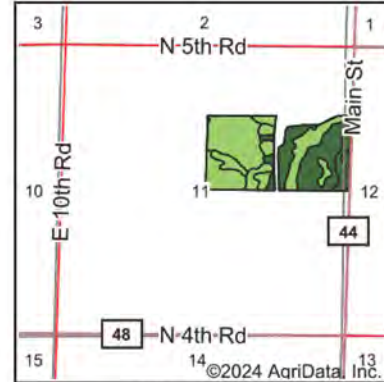


FSA/Eff. Crop Acres: 76.61 | Soil Productivity: 135.40 PI



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State: **Illinois**
 County: **LaSalle**
 Location: **11-29N-2E**
 Township: **Groveland**
 Acres: **76.61**
 Date: **10/22/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**375B	Rutland silty clay loam, 2 to 5 percent slopes	18.20	23.8%		**131
198A	Elburn silt loam, 0 to 2 percent slopes	16.31	21.3%		143
**152A	Drummer silty clay loam, 0 to 2 percent slopes	12.97	16.9%		**144
**148B	Proctor silt loam, 2 to 5 percent slopes	9.98	13.0%		**132
**375A	Rutland silty clay loam, 0 to 2 percent slopes	9.26	12.1%		**132
**295B	Mokena silt loam, 2 to 4 percent slopes	2.76	3.6%		**125
**435A	Streator silty clay loam, 0 to 2 percent slopes	2.75	3.6%		**131
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	1.59	2.1%		**126
206A	Thorp silt loam, 0 to 2 percent slopes	1.49	1.9%		126
**388C2	Wenona silty clay loam, 5 to 10 percent slopes, eroded	1.30	1.7%		**119
Weighted Average					135.4

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

Location

From Dana: go 2½ miles north on E 11th Rd. / IL Route 179. The farm is on the west side of the road.

Simple Legal

S½ NE¼, Section 11, Township 29 North, Range 2 East of the 3rd P.M., LaSalle Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Taxes Payable 2024: \$4,041.94
Taxable Acres: 82.00
Tax per Taxable Acre: \$49.29

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1661, Tract 5423
FSA/Eff. Crop Acres: 76.61
Corn Base Acres: 43.29
Corn PLC Yield: 194 Bu.
Bean Base Acres: 33.32
Bean PLC Yield: 58 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Rutland silty clay loam and Elburn silt loam. Productivity Index (PI) on the FSA/Eff. Crop acres is 135.40. 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

Gently sloping.

Drainage

Natural.



Southeast Looking Northwest

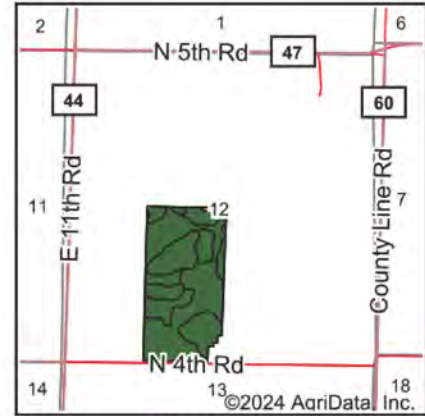


Southwest Looking Northeast



FSA/Eff. Crop Acres: 78.72 Est. | Soil Productivity: 139.20 PI





State: **Illinois**
 County: **LaSalle**
 Location: **12-29N-2E**
 Township: **Groveland**
 Acres: **78.72**
 Date: **10/22/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	26.21	33.3%		**134
198A	Elburn silt loam, 0 to 2 percent slopes	22.61	28.38%		143
**152A	Drummer silty clay loam, 0 to 2 percent slopes	15.17	19.2%		**144
**679B	Blackberry silt loam, 2 to 5 percent slopes	8.11	10.3%		**141
**542A	Rooks silty clay loam, 0 to 2 percent slopes	5.61	7.1%		**137
**3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	0.59	0.7%		**125
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	0.47	0.6%		**110
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	0.17	0.2%		**126
Weighted Average					139.2

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 Il. Soils EFOTG

Location

From Dana: go 2 miles north on E 11th Rd. / IL Route 179, then east on N 4th Rd. for a ¼ mile. The farm is on the north side of the road.

Simple Legal

E½ SW¼, Section 12, Township 29 North, Range 2 East of the 3rd P.M., LaSalle Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Taxes Payable 2024: \$4,885.38
Taxable Acres: 80.00
Tax per Taxable Acre: \$61.07

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1661, Part of Tract 5424
FSA/Eff. Crop Acres: 78.72*
Corn Base Acres: 44.87*
Corn PLC Yield: 194 Bu.
Bean Base Acres: 34.90*
Bean PLC Yield: (number) 58 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Hartsburg silty clay loam, Elburn silt loam and Drummer silty clay loam. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.20. 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.

Drainage

Natural.

Buildings/Improvements

- 60' x 99' x 15' Morton shed
- 40' x 75' x 12' Pole Building



Southwest Looking Northeast

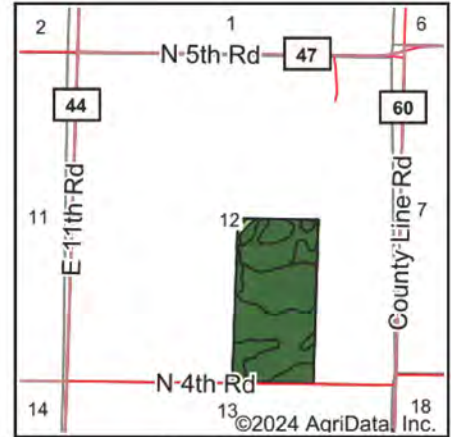


Southeast Looking Northwest



FSA/Eff. Crop Acres: 80.11 Est. | Soil Productivity: 136.20 PI





State: **Illinois**
 County: **LaSalle**
 Location: **12-29N-2E**
 Township: **Groveland**
 Acres: **80.11**
 Date: **10/22/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	39.31	49.99%		**134
**542A	Rooks silty clay loam, 0 to 2 percent slopes	27.28	34.3%		**137
198A	Elburn silt loam, 0 to 2 percent slopes	10.31	13.0%		143
**679B	Blackberry silt loam, 2 to 5 percent slopes	1.51	1.9%		**141
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	0.87	1.1%		**126
**3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	0.24	0.3%		**125
Weighted Average					136.2

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

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Location

From Dana: go 2 miles north on E 11th Rd. / IL Route 179, then east on N 4th Rd. for a ½ mile. The farm is on the north side of the road.

Simple Legal

W½ SE¼, Section 12, Township 29 North, Range 2 East of the 3rd P.M., LaSalle Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Taxes Payable 2024: \$3,958.70
Taxable Acres: 80.00
Tax per Taxable Acre: \$49.48

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1661, Part of Tract 5424
FSA/Eff. Crop Acres: 80.11*
Corn Base Acres: 45.07*
Corn PLC Yield: 194 Bu.
Bean Base Acres: 35.08*
Bean PLC Yield: 58 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Hartsburg silty clay loam and Rooks silty clay loam. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 136.20. 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.

Drainage

Natural.



Northeast Looking Southwest



Southeast Looking Northwest

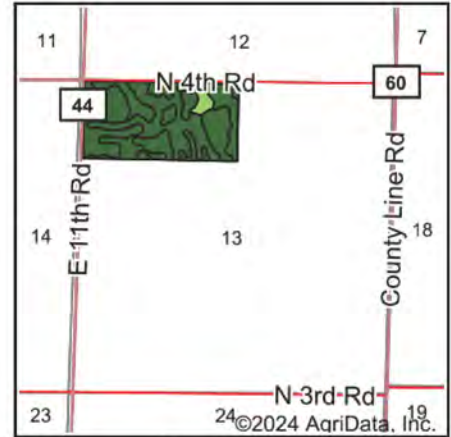
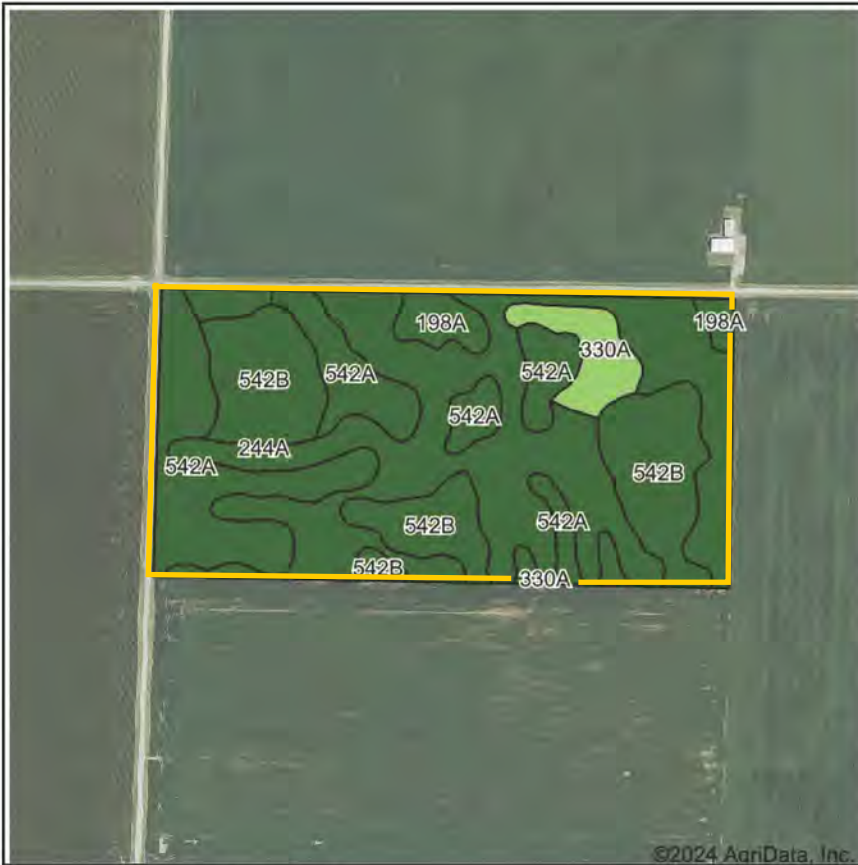


FSA/Eff. Crop Acres: 78.39 | Soil Productivity: 135.00 PI



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SpencerS@Hertz.ag



State: **Illinois**
 County: **LaSalle**
 Location: **13-29N-2E**
 Township: **Groveland**
 Acres: **78.39**
 Date: **10/22/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	34.69	42.81%		**134
**542A	Rooks silty clay loam, 0 to 2 percent slopes	19.76	24.9%		**137
**542B	Rooks silty clay loam, 2 to 5 percent slopes	18.60	23.4%		**136
**330A	Peotone silty clay loam, 0 to 2 percent slopes	3.61	4.5%		**123
198A	Elburn silt loam, 0 to 2 percent slopes	2.71	3.4%		143
Weighted Average					135

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

Location

From Dana: go 1¼ miles north on E 11th Rd. / IL Route 179 to N 4th Rd. The farm is on the east side of the road.

Simple Legal

N½ NW¼, Section 13, Township 29 North, Range 2 East of the 3rd P.M., LaSalle Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Taxes Payable 2024: \$3,815.52
Taxable Acres: 80.00
Tax per Taxable Acre: \$47.69

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1661, Part of Tract 5424
FSA/Eff. Crop Acres: 78.39
Corn Base Acres: 43.99
Corn PLC Yield: 194 Bu.
Bean Base Acres: 34.21
Bean PLC Yield: 58 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Hartsburg silty clay loam and Rooks silty clay loam. Productivity Index (PI) on the FSA/Eff. Crop acres is 135.00. 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.

Drainage

Natural.



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.

Northeast Looking Southwest



Northwest Looking Southeast



Date: Thurs., December 5, 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, Spencer Smith at 217-762-9881 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

Goreham Trust & Alta-Goreham Trust

Agency

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

Auctioneer

Spencer Smith,
License No. 441.002375

Attorney

Thomas Herr
Dunn Law Firm, 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 January 15, 2025, 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation
Certified Farm Appraisals | Professional Farm Management**

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