



## Highly Productive Farm South of Geneseo, Illinois

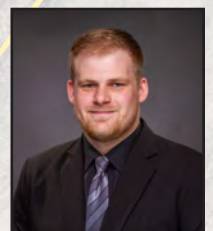
# AUCTION

Virtual-Online Only  
**Wednesday**  
**December 4, 2024**  
**10:00 a.m. CST**  
**bid.hertz.ag**

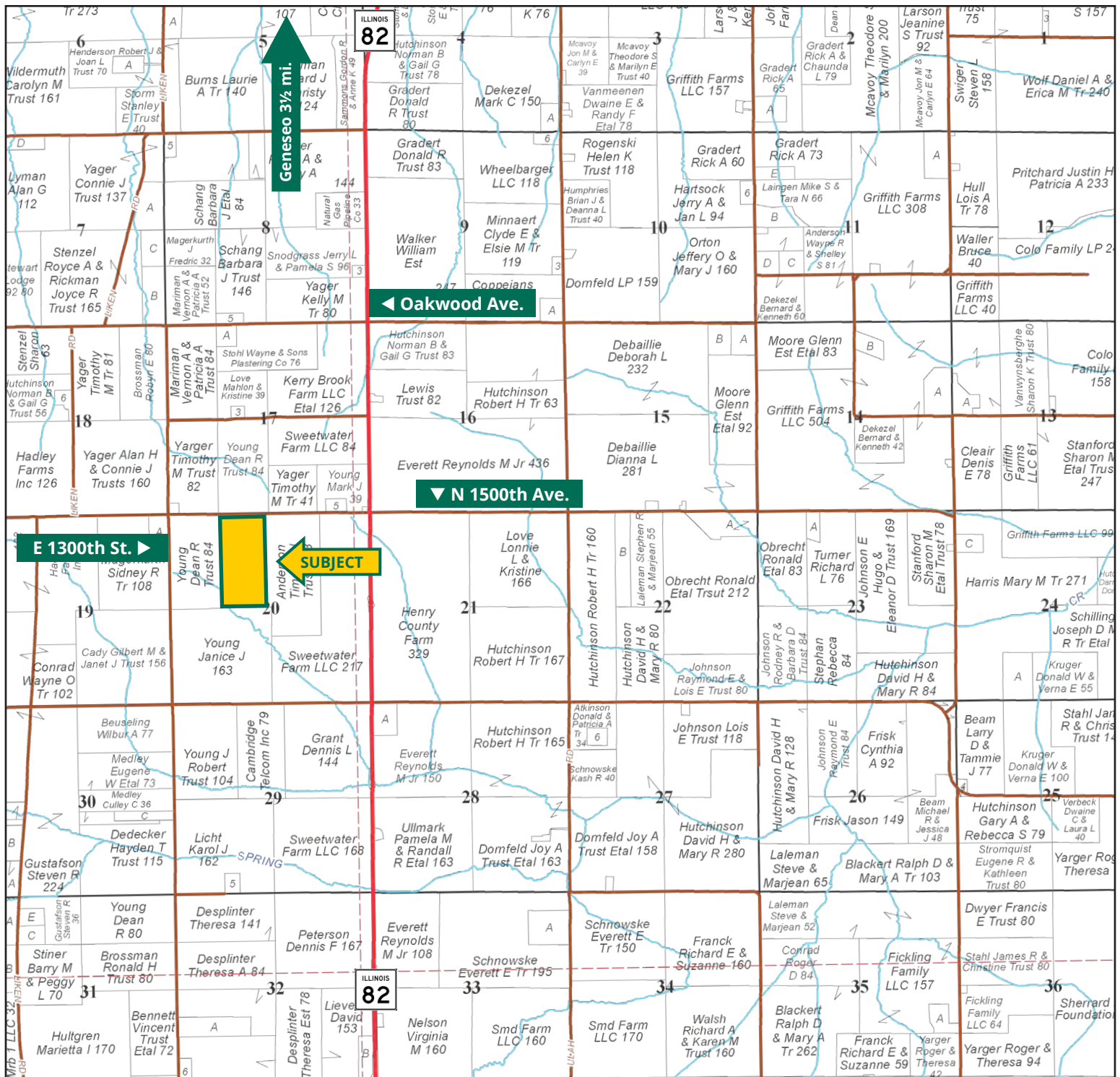
**75.00 Acres, m/l**  
Single Parcel  
**Henry County, IL**



**CHAD KIES, AFM**  
*Licensed Managing Broker in IL*  
**309.944.7838**  
ChadK@Hertz.ag



**JOHN RAHN**  
*Licensed Broker in IL*  
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Map reproduced with permission of Rockford Map Publisher, Inc.

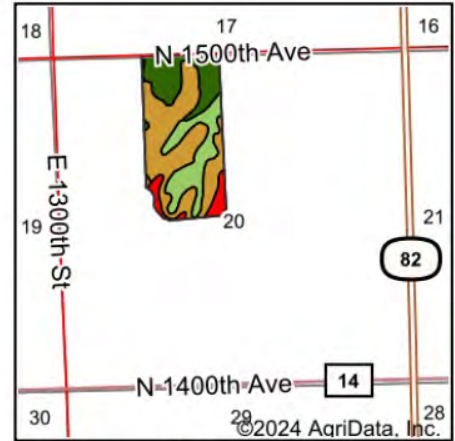
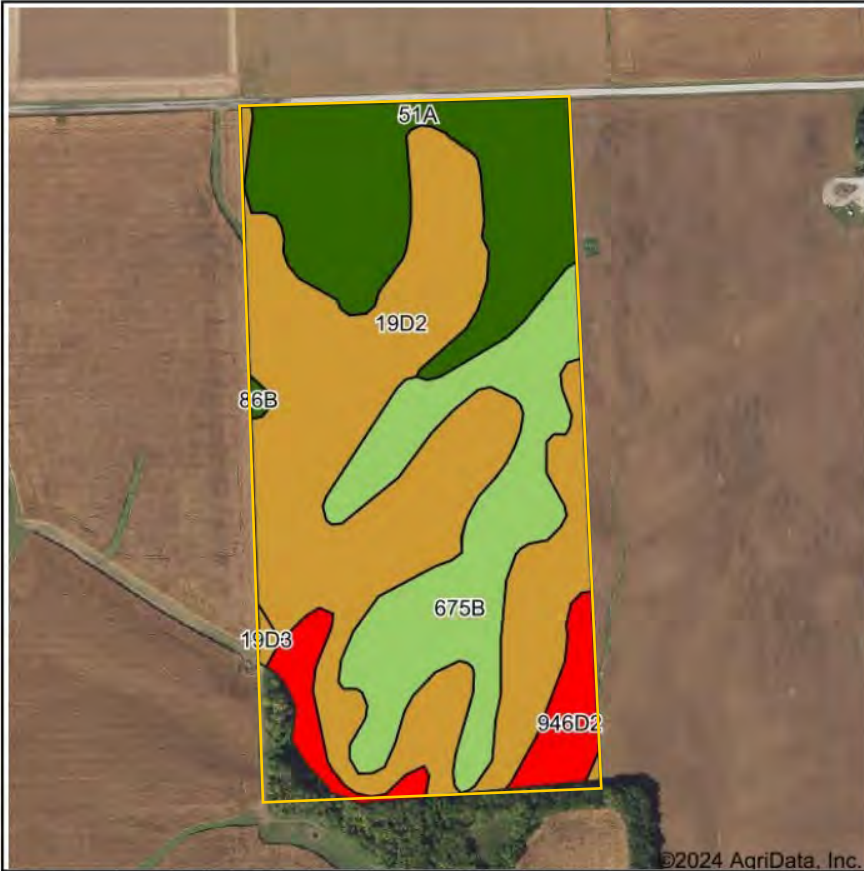
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Est. FSA/Eff. Crop Acres: 72.78 | Soil Productivity: 114.60 PI





State: Illinois  
 County: Henry  
 Location: 20-16N-3E  
 Township: Munson  
 Acres: 72.78  
 Date: 10/29/2024



Soils data provided by USDA and NRCS.

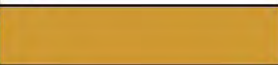




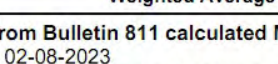
Area Symbol: IL073, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	34.76	47.8%		**97
51A	Muscataune silt loam, 0 to 2 percent slopes	16.44	22.6%		147
**675B	Greenbush silt loam, 2 to 5 percent slopes	16.12	22.1%		**131
**946D2	Hickory-Atlas silt loams, 10 to 18 percent slopes, eroded	5.02	6.9%		**78
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.25	0.3%		**87
**86B	Osco silt loam, 2 to 5 percent slopes	0.19	0.3%		**138
<b>Weighted Average</b>					<b>114.6</b>

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 Geneseo: Go south on IL-82/Oakwood Ave. for 6 miles and then west on N 1500th Ave. for 0.7 miles. Property is located on the south side of the road.

### Simple Legal

West 75 Acres of the E½ NW¼ of Section 20, Township 16 North, Range 3 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

2023 Taxes Payable 2024: \$2,585.40  
Taxable Acres: 75.00  
Tax per Taxable Acre: \$34.47

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Part of Farm Number 9641  
Part of Tract 10648  
FSA/Eff. Crop Acres: 72.78\*  
Corn Base Acres: 71.59\*  
Corn PLC Yield: 138 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Sylvan, Muscatune, and Greenbush. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 114.60. 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

Moderately sloping.

### Drainage

Natural with some tile. No tile maps available.

### Buildings/Improvements

None.

### Water & Well Information

None.



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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South looking North



Northeast Looking Southwest



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**Date:** Wed., December 4, 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 Managers, Chad Kies, AFM at 309.944.7838 or John Rahn at 815.535.8399 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.

### Sellers

Michael G. O'Donnell, Devon Jean O'Donnell Trust, & Luciana O'Donnell Trust

### Agency

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

### Auctioneer

Eric Wilkinson, AFM, ALC  
License No. 441.002361

### Attorney

Nadine Palmgren  
Palmgren Law Office

### 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 7, 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 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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