



Peacock Farm

# AUCTION

Virtual-Online Only

Tuesday

December 10, 2024

10:00 a.m. CST

[bid.hertz.ag](https://bid.hertz.ag)

**80.03 Acres, m/l**  
Single Parcel  
Kankakee County, IL

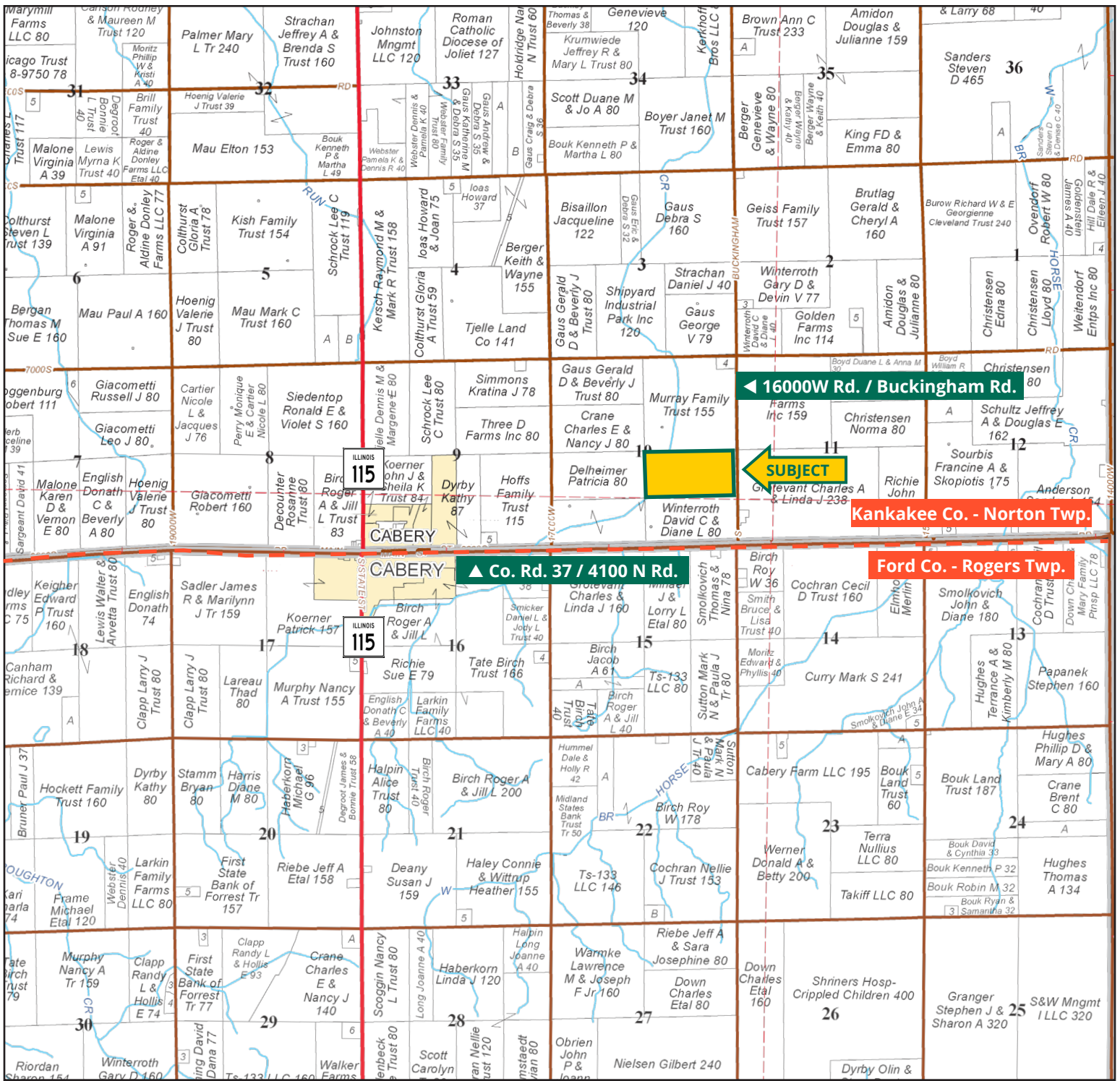


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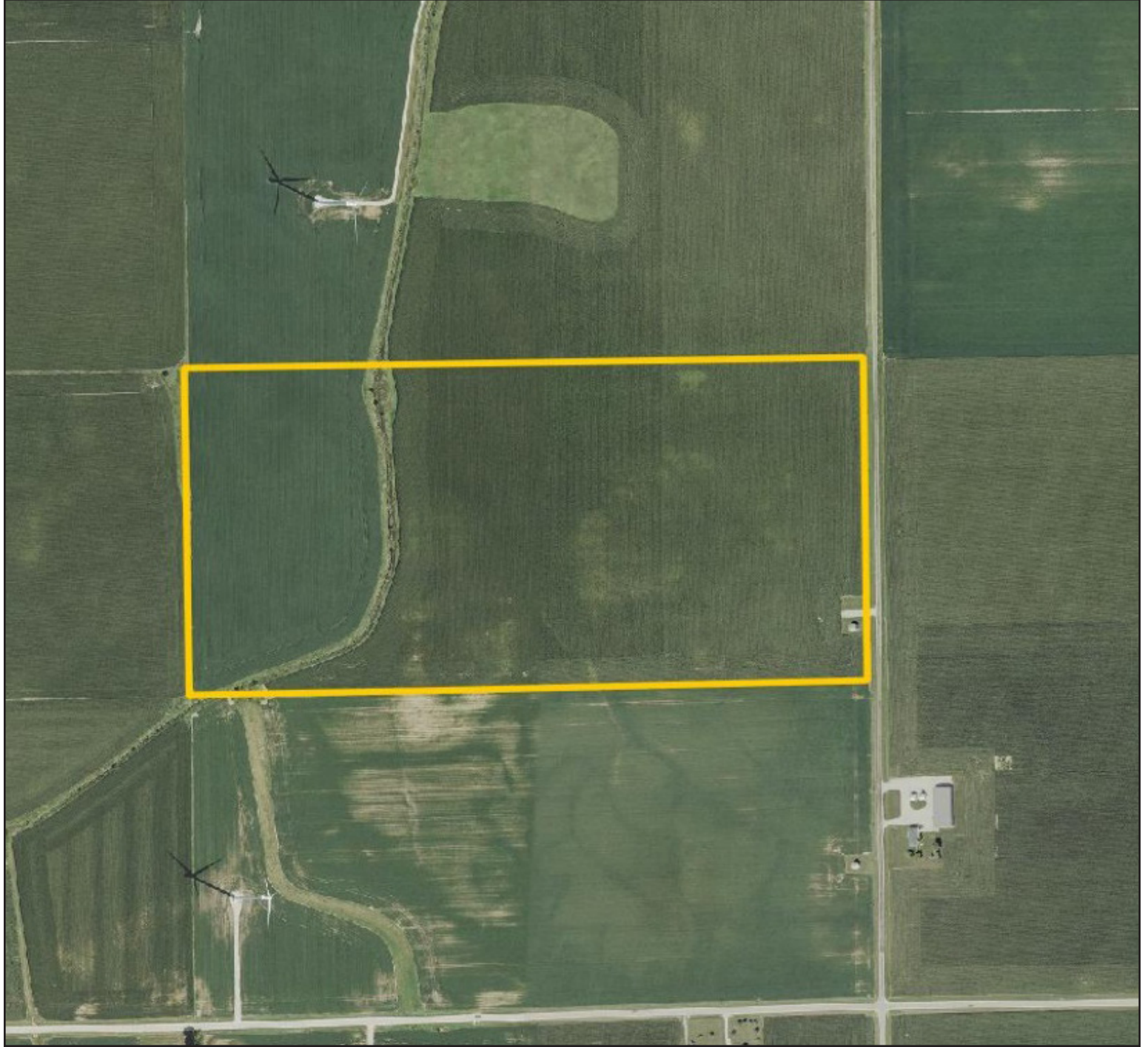
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FSA/Eff. Crop Acres: 74.51 | Soil Productivity: 120.70 P.I.

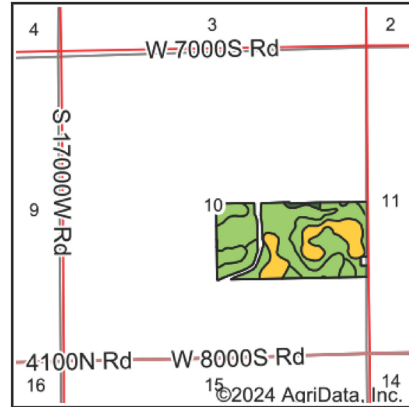


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State: **Illinois**  
 County: **Kankakee**  
 Location: **10-29N-9E**  
 Township: **Norton**  
 Acres: **74.51**  
 Date: **10/11/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**594A	Reddick clay loam, 0 to 2 percent slopes	26.83	36.2%		**126
**146B	Elliott silt loam, 2 to 4 percent slopes	19.98	26.8%		**124
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	14.56	19.5%		**100
**69A	Milford silty clay loam, 0 to 2 percent slopes	6.77	9.1%		**128
**294B	Symerton silt loam, 2 to 5 percent slopes	2.94	3.9%		**130
146A	Elliott silt loam, 0 to 2 percent slopes	1.45	1.9%		125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.96	1.3%		**118
293A	Andres silt loam, 0 to 2 percent slopes	0.91	1.2%		135
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.11	0.1%		**127
<b>Weighted Average</b>					<b>120.7</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 the intersection of IL Route 115 and Co. Rd. 37 / 4100 N Rd. near Cabery:** Go east on Co. Rd. 37 / 4100 N Rd. for 2 miles and then ¼ mile north on 16000W Rd. / Buckingham Rd. Property is on the west side of the road.

### Simple Legal

N½ of the SE¼ of Section 10, Township 29 North, Range 9 East of the 3rd P.M., Kankakee Co., IL. *Final title to govern legal description.*

### Real Estate Tax

2023 Taxes Payable 2024: \$3,199.04  
Surveyed Acres: 80.03  
Taxable Acres: 80.00  
Tax per Taxable Acre: \$39.99

### Lease Status

Open lease for the 2025 crop year. The grain bin is under lease until July 1, 2025. Contact agent for details.

### FSA Data

Farm Number 5639, Tract 1431  
FSA/Eff. Crop Acres: 74.51  
Corn Base Acres: 46.34  
Corn PLC Yield: 133 Bu.  
Bean Base Acres: 27.89  
Bean PLC Yield: 42 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Reddick, Elliott, and Varna. Productivity Index (PI) on the FSA/ Eff. Crop acres is 120.70. 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 to gently sloping, with slopes of 0-6%.

### Drainage

Natural, with some tile. No tile maps available.

### Buildings/Improvements

Built in 2018, there is a 30' diameter, 9-ring Brock grain bin with full aeration floor, power sweep, axial aeration fan, and 3-phase power.

### Water & Well Information

There is a well on the property and a hydrant located in the northwest corner of the bin site, next to an old power pole. Crane Creek flows through the property.

### Creek Access

At closing, Seller will provide Buyer with a credit for the estimated cost to install field access across Crane Creek. Contact agent for details.



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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Southeast looking Northwest



30' Grain Bin

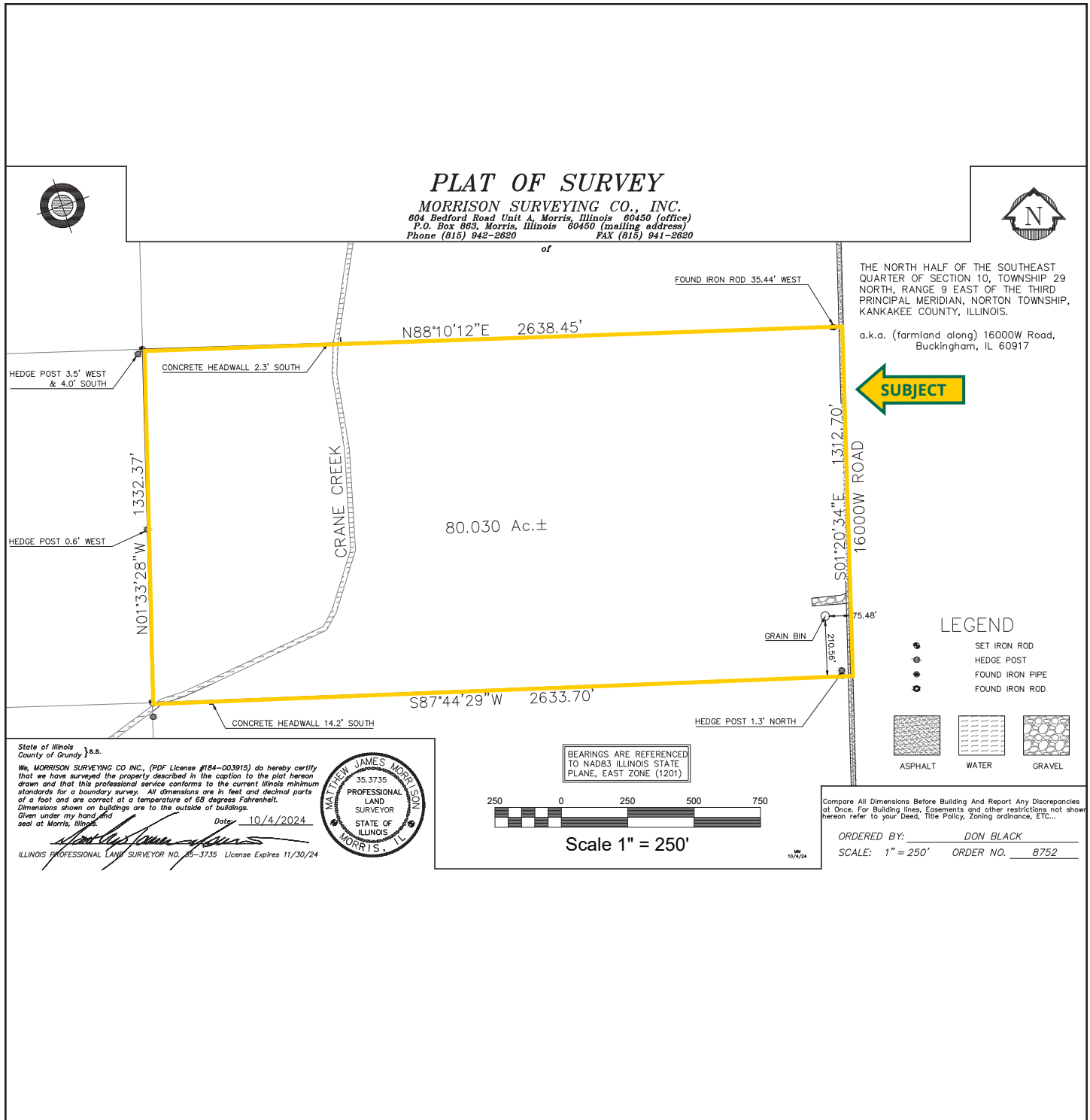


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**Date:** Tues., December 10, 2024

**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  
Eric Wilkinson, AFM, ALC at 217.552.3777 or Melissa Halpin, ARA at 815.228.0575 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

CPJ Living Trust & The Debra J. Peacock Arroyo Revocable Trust

### Agency

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

### Auctioneer

Eric Wilkinson, AFM, ALC  
License No. 441.002361

### Attorney

Donald F. Black  
Black & Black Lawyers  
(815) 942-0594

### 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 9, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of the land will be given at settlement. The Tenant will have possession of the grain bin until July 1, 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 paid by the Buyer.

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