



Highly Tillable Farmland with  
Excellent Quality Soils!

# AUCTION

Virtual-Online Only

**Tuesday**

**December 17, 2024**

**10:00 a.m. CST**

**bid.hertz.ag**

**158.75 Acres, m/l**

**2 Parcels**

**DeWitt & Piatt Co., IL**



**SPENCER SMITH, AFM, ALC**

*Licensed Broker in IL & IN*

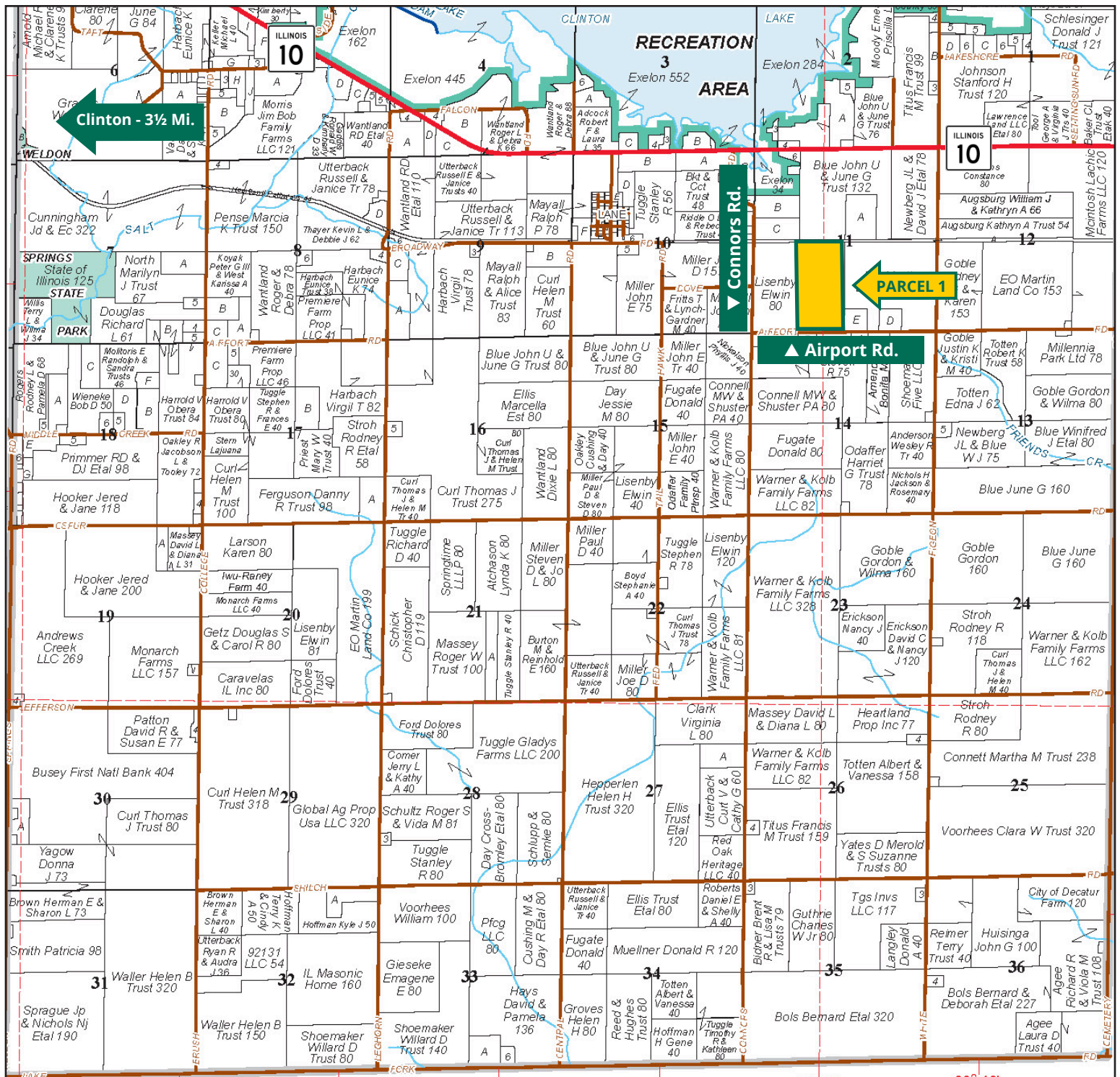
*Licensed Salesperson in IA*

**309.826.7736**

SpencerS@Hertz.ag



## Parcel 1 - Creek Township, DeWitt County, IL



Map reproduced with permission of Rockford Map Publishers, Inc.

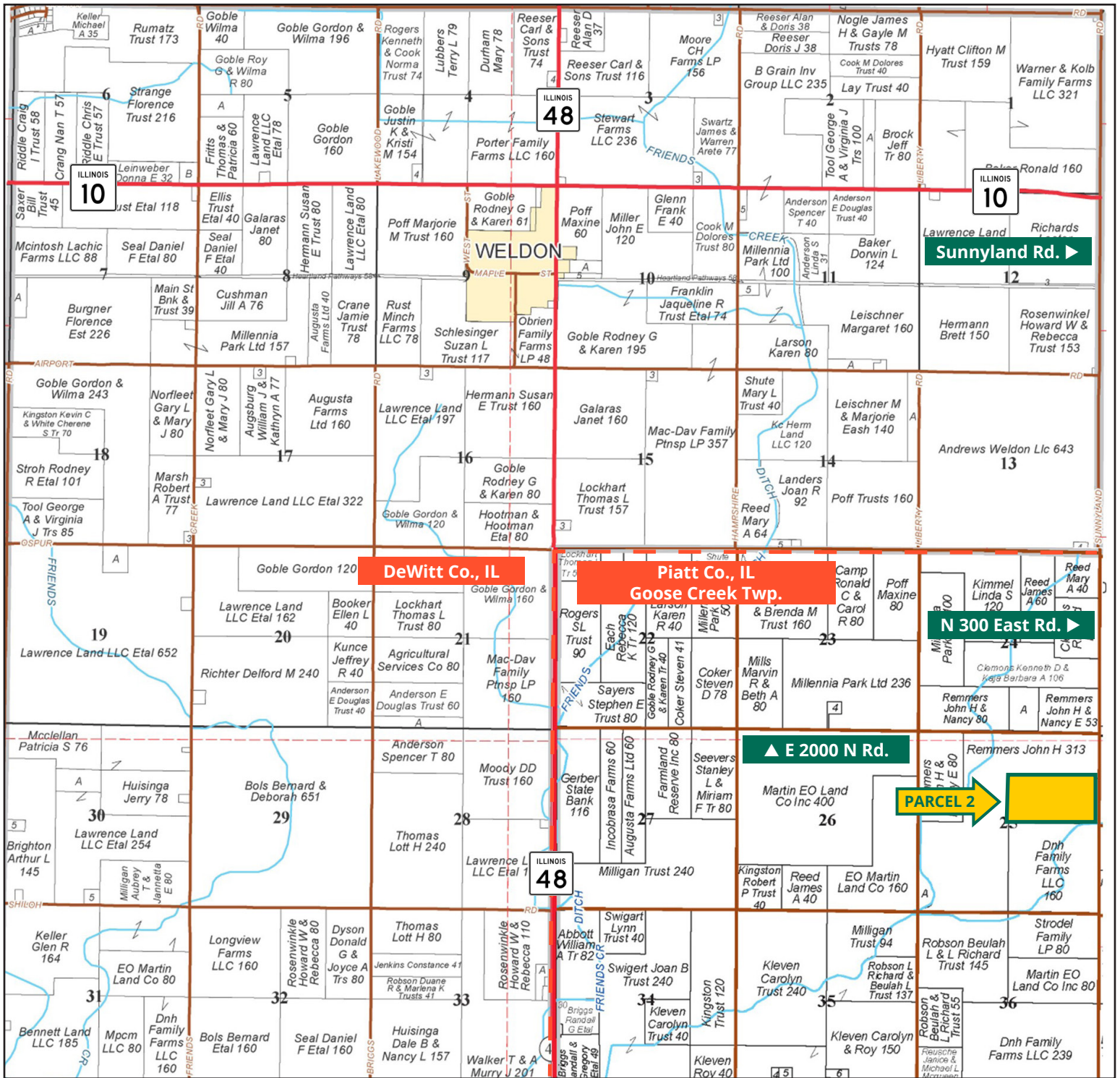
217.762.9881 | 700 W. Bridge St. | Monticello, IL 61856 | [www.Hertz.ag](http://www.Hertz.ag)

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## Parcel 2 - Goose Creek Township, Piatt County, IL



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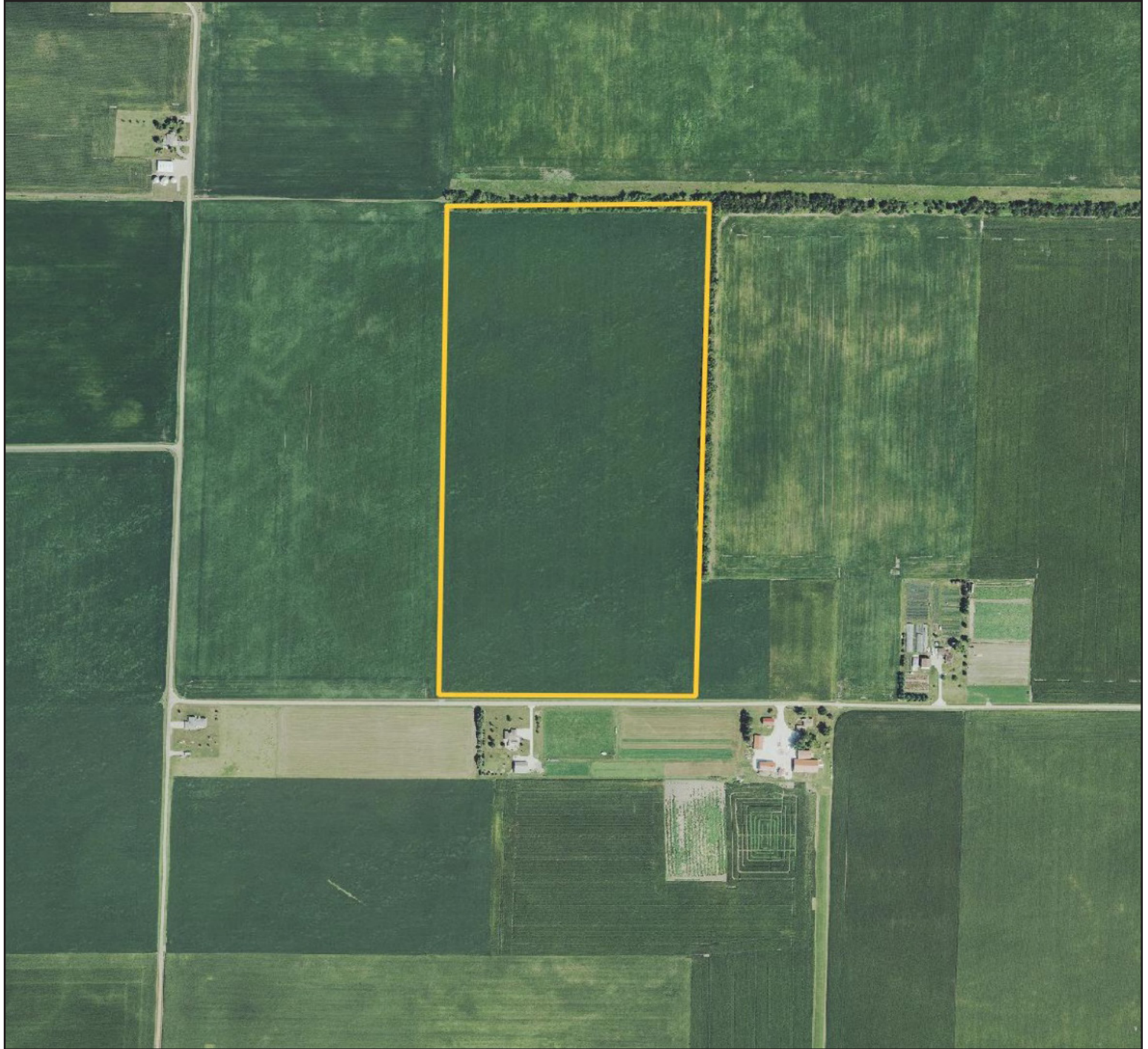
**SPENCER SMITH AFM, ALC**  
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FSA/Eff. Crop Acres: 78.81 Est. | Soil Productivity: 136.40 P.I.



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State: **Illinois**  
 County: **De Witt**  
 Location: **11-19N-3E**  
 Township: **Creek**  
 Acres: **78.81**  
 Date: **9/11/2024**



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

Area Symbol: IL039, Soil Area Version: 15

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	40.21	50.7%		**134
**68A	Sable silty clay loam, 0 to 2 percent slopes	21.46	27.1%		**143
**67A	Harpster silty clay loam, 0 to 2 percent slopes	15.60	20.2%		**133
43A	Ipava silt loam, 0 to 2 percent slopes	1.54	2.0%		142
<b>Weighted Average</b>					<b>136.4</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 Clinton: go east on IL-10 / 500 N for 6½ miles, then south on Connors Rd. for 1 mile to Airport Rd., then east ½ mile. The farm is on the north side of the road.

### Simple Legal

E½ SW¼, Section 11, Township 19 North, Range 3 East of the 3rd P.M., DeWitt Co., IL. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

2023 Taxes Payable 2024: \$3,745.40  
Taxable Acres: 78.75  
Tax per Taxable Acre: \$47.56

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 2623, Part of Tract 2823  
FSA/Eff. Crop Acres: 78.81\*  
Corn Base Acres: 41.60\*  
Corn PLC Yield: 182 Bu.  
Bean Base Acres: 37.20\*  
Bean PLC Yield: 49 Bu.

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

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Hartsburg, Sable and Harpster. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 136.40. See soil map for details.

### Fertility Data

Soils tests completed in 2022 by Weldon Fertilizer  
P: 82  
K: 395  
pH: 6.80

### Mineral Rights

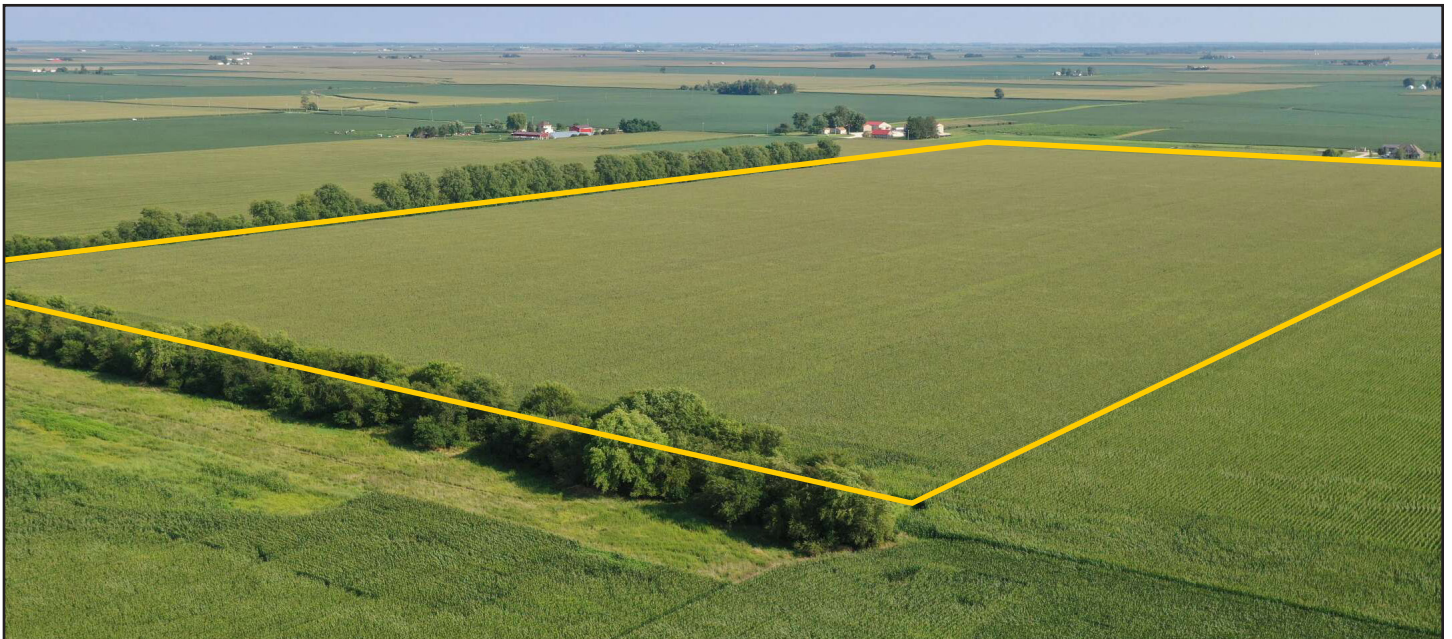
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level.

### Drainage

Natural.



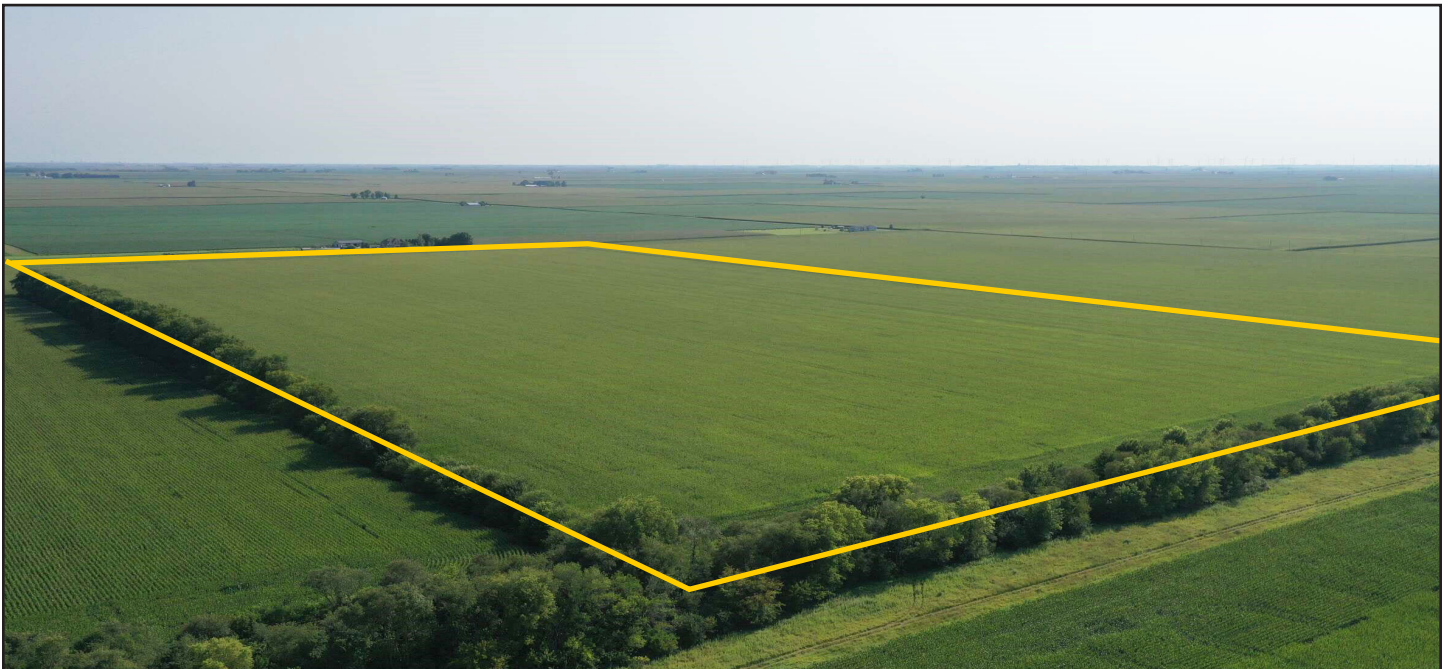
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.



Southwest Looking Northeast



Northeast Looking Southwest





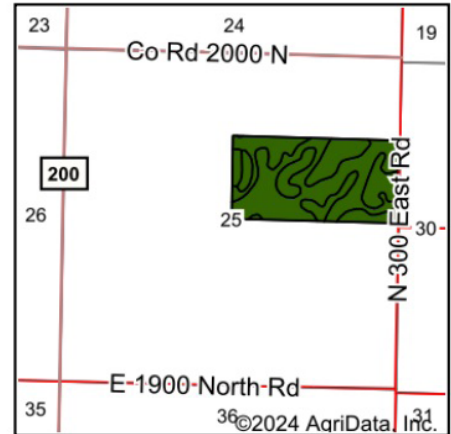
FSA/Eff. Crop Acres: 80.14 | Soil Productivity: 141.20 P.I.



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State: Illinois  
 County: Piatt  
 Location: 25-19N-4E  
 Township: Goose Creek  
 Acres: 80.14  
 Date: 9/11/2024



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

Area Symbol: IL147, Soil Area Version: 19					
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	41.87	52.2%		**143
43A	Ipava silt loam, 0 to 2 percent slopes	24.73	30.9%		142
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	7.77	9.7%		**134
**67A	Harpster silty clay loam, 0 to 2 percent slopes	3.62	4.5%		**133
**171B	Catlin silt loam, 2 to 5 percent slopes	2.15	2.7%		**137
<b>Weighted Average</b>					<b>141.2</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 De Land: go west on IL-10 for approximately 2½ miles to Sunnyland Rd., then south for 2 miles and continue onto N 300 East Rd. for a ¼ mile. The farm will be on the west side of the road.

### Simple Legal

S½ NE¼, Section 25, Township 19 North, Range 4 East of the 3rd P.M., Piatt Co., IL. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

2023 Taxes Payable 2024: \$4,126.86  
Taxable Acres: 80.00  
Tax per Taxable Acre: \$51.59

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 2623, Tract 141  
FSA/Eff. Crop Acres: 80.14  
Corn Base Acres: 47.60  
Corn PLC Yield: 182 Bu.  
Bean Base Acres: 32.40  
Bean PLC Yield: 49 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Sable and Ipava.  
Productivity Index (PI) on the FSA/Eff.  
Crop acres is 141.20. See soil map for details.

### Fertility Data

Soils tests completed in 2022 by Weldon  
Fertilizer  
P: 63  
K: 428  
pH: 6.70

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level.

### Drainage

Natural.





Southeast Looking Northwest



Northeast Looking Southwest





**Date:** Tues., December 17, 2024

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

**Site:** Virtual Live Auction  
\*\*Online Only\*\*  
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 Manager, Spencer Smith 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

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Seller

David Nickelson & Carol Nickelson.

### Agency

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

### Auctioneer

Spencer Smith,  
License No. 441.002375

### Attorney

Thomas Jennings  
Livingston, Barger, Brandt &  
Schroeder, 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 29, 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.



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