



## Highly Productive Farm East of Geneseo, Illinois

# AUCTION

Virtual-Online Only

**Thursday**

**January 9, 2025**

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

**bid.hertz.ag**

**80.00 Acres, m/I**  
Single Parcel  
**Henry County, IL**



**CHAD KIES, AFM**

*Managing Broker in IL*

**309.944.7838**

ChadK@Hertz.ag

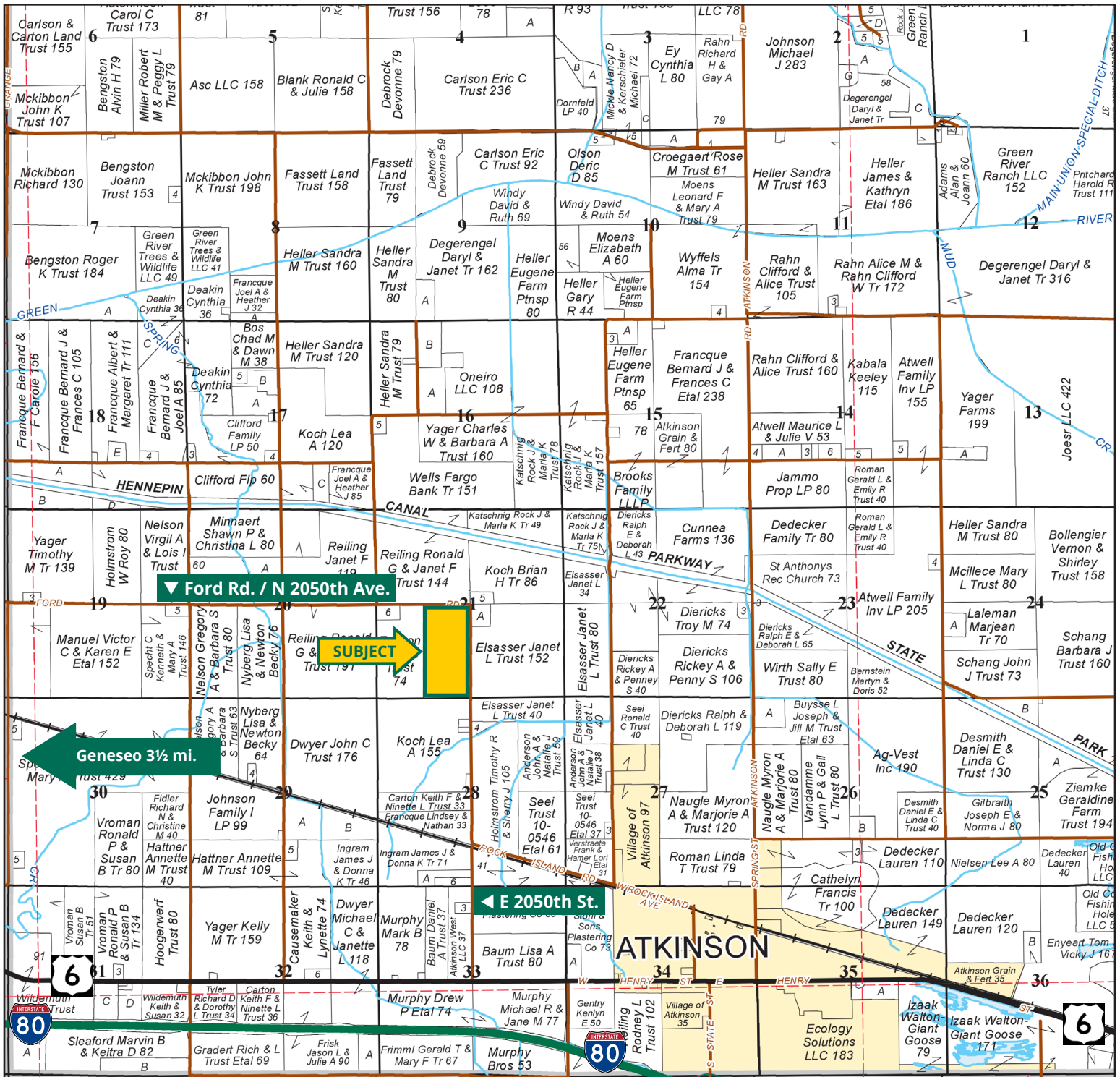


**JOHN RAHN**

*Licensed Broker in IL*

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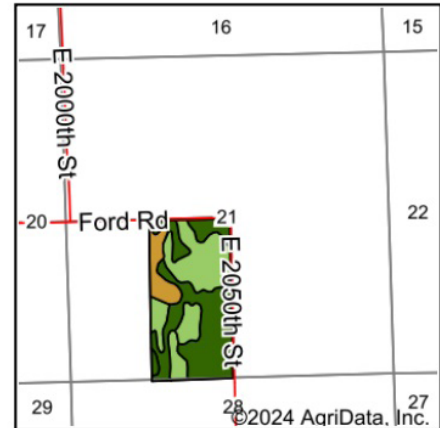
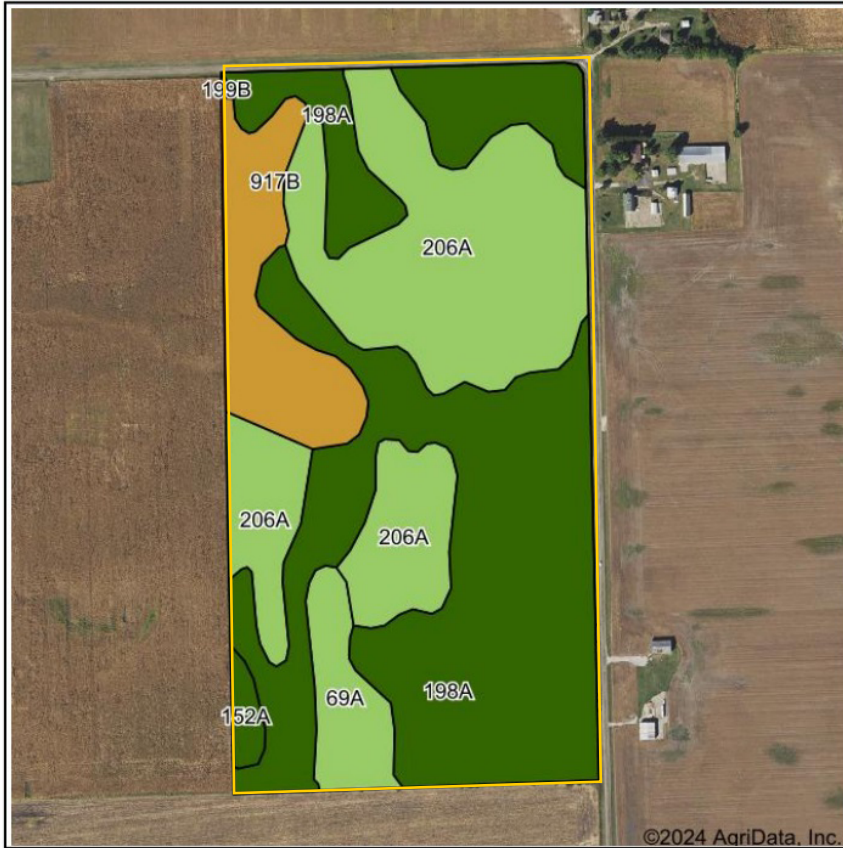
FSA/Eff. Crop Acres: 78.23 | Soil Productivity: 131.80 PI



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State: **Illinois**  
 County: **Henry**  
 Location: **21-17N-4E**  
 Township: **Atkinson**  
 Acres: **78.23**  
 Date: **12/4/2024**



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


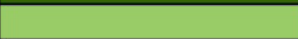




Area Symbol: IL073, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	38.94	49.7%		143
206A	Thorp silt loam, 0 to 2 percent slopes	26.97	34.5%		126
**917B	Oakville-Tell complex, 1 to 7 percent slopes	7.55	9.7%		**95
**69A	Milford silty clay loam, 0 to 2 percent slopes	3.83	4.9%		**128
**152A	Drummer silty clay loam, 0 to 2 percent slopes	0.88	1.1%		**144
**199B	Plano silt loam, 2 to 5 percent slopes	0.06	0.1%		**141
<b>Weighted Average</b>					<b>131.8</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 II. Soils EFOTG

### Location

From Geneseo: Go east on US-6 for 6.3 miles and then north on E 2050th St. for 2 miles. Property is located on the west side of E 2050th St.

### Simple Legal

E½ of the SW¼ of Section 21, Township 17 North, Range 4 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

2023 Taxes Payable 2024: \$3,792.34  
Taxable Acres: 80.00  
Tax per Taxable Acre: \$47.40

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 6616, Tract 8372  
FSA/Eff. Crop Acres: 78.23  
Corn Base Acres: 39.00  
Corn PLC Yield: 173 Bu.  
Bean Base Acres: 39.00  
Bean PLC Yield: 50 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Elburn and Thorp  
Productivity Index (PI) on the FSA/Eff.  
crop acres is 131.80. 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 nearly level.

### 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.

Northeast looking Southwest



Southwest looking Northeast



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**Date:** Thurs., January 9, 2025

**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.

### Seller

Patricia M. Green Farm Trust

### Agency

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

### Auctioneer

Eric Wilkinson, AFM, ALC  
License No. 441.002361

### Attorney

Tricia Fairfield  
Brooks Law Firm, PC

### 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 February 10, 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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