

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/l Single Parcel Henry County, IL



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



JOHN RAHN Licensed Broker in IL 815.535.8399 JohnR@Hertz.ag

309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | **www.Hertz.ag**

100-0213-01



PLAT MAP

Atkinson Township, Henry County, IL

Carlson & Carton Land	Carol C Trust 173	81	N X I	Trust	156 -	78 A	R 93		LLC 78	1. 1	Green Ranch L	1	
Trust 155 Mckibbon John K Trust 107	Bengston Alvin H 79 Miller Robert M & Peggy L Trust 79	Asc LLC 158	Blank Ronald C & Julie 158	Debrock Devonne 79	Tru	on Eric C st 236	B A Dornfeld LP 40	Mickle Na & Kersch Michael	Ey Rahn Cynthia H & L 80 Gay A 79		A G 58 Degerengel Daryl & C Janet Tr		ECAL-DITCH
Mckibbon Richard 130	Bengston Joann Trust 153 4	Mckibbon John K Trust 198	Fassett Land Trust 158	Fassett Land Trust 79	Debrock Devonne 59	Carlson Eric C Trust 92 Windy David & Ruth 69	Olson Deric D 85 Windy Da & Ru		A Croegaert ^v Rose <u>M Trust 61</u> Moens Leonard F & Mary A Trust 79	Heller Sandra M Trust 163	Heller James & Kathryn Etal 186		્રં
Bengston R K Trust 11	84 Wildlife LLC 49 Deakin A Cynthia 36	Green River Trees & Wildlife LLC 41 Deakin Cynthia 36 A	Heller Sandra M Trust 160	Heller Sandra M Trust 80	Degerer Daryl Janet Tr A	& Heller	⁵⁶ Eli:	loens zabeth A 60 Heller Eugene Farm Ptnsp	Wyffels Alma Tr 154 4	Rahn R	ahn Alice M & Rahn Clifford W Tr 172	Degereng Janet	gel Daryl & Tr 316
Francque Bernard & 7 F Carole 156 Francque Bernard J & Frances C 105	Barancque Albert & Margaret Tr 111 Francque Bernard J &	Bos Chad M & Dawn M 38 Deakin 5 Cynthia 72 A Clifford	Heller Sandra M Trust 120 7	Heller Sandra M Trust 79	A LLC 16		1	A Heller Eugene Farm Ptnsp 65	Francque Bemard J & Frances C Etal 238 5	Rahn Clifford & Alice Trust 160	Kabala Atwell Keeley Family 115 Inv LP 155	Yager Farms 1	C LLC 422
P France		3 Clifford Flp 60	Koch Lea A 120 Francque Joel A & Heather J 85		Yager Cl W & Bark Trust 1 Vells Fargo Bank Tr 151	Katschnig Rock J & Maria K	1'	1	Atkinson Grain & Fert 80 Z	Atwell Maurice L & Julie V 53 4 A 3 6 Jammo Prop LP 80	555 Roman Gerald L & Emily R Trust 40	199 	Joesr
Yager Timothy M Tr 139	10		A Reiling Janet F 110 N 2050th Av	Reiling G & S	g Ronald Janet F st 144	Koch Brian H Tr 86	Rock J & Marla K Tr 75 Elsasser Janet L 34	Ralph E &	Cunnea Farms 136 ARKWAY Z	Dedecker Family Tr 80 St Anthonys Rec Church 73	Roman Gerald L & Fmily R Trust 40 3 Atwell Family	Heller Sandra M Trust 80 Mcillece Mary L Trust 80	Bollengier Vernon & Shirley Trust 158
Manue C & K	2 Specht C Street C Kenneth & Kenneth & Kenneth & Kenneth & Kenneth &	ego 30 on	Reiling Bonold G & <mark>SUBJ</mark> Trast 197	6 ECT 74	n	A Elsasser Jane L Trust 152	Elsass L Tr	Diericks Rickey A & Penney S 40		Diericks Ralph E & Deborah L 65 Wirth Sally E Trust 80	STATE Bernstein Martyn & Doris 52	A Marjean Tr 70 Schang John J Trust 73	Schang Barbara J Trust 160
Mary nu	eneseo 3½ m	V Kock Structure V Kock	n Dwyer John C Trust 176	A	ch Lea 155	Elsasser Jauer 7 105 Anderson Anderson Natarie J	Irust 59 Anderson Elsasser John A & Elsasser Natalie J Janet L Trust 38	Seei Ronald C Trust 40	Diericks Ralph & Deborah L 119	A Buysse L Joseph & Jill M Trust Etal 63 & & & & & & & & & & & & & & & & & & &	Ag-Vest Inc 190	B Desmith Daniel E & Linda C Trust 130	A Ziemke
5 5	Vroman Ronald P & Hattner Susan Annette	LP 99	A B 5 Ingram James J & Donna K Tr 46	Francqi Ingram J Donna	h Keith F & Z L Trust 33 Lue Lindsey & Nathan 33 James J & K Tr 71 A 6	Mouther Seein Seein Seein Trust 10- 10- 10- Etal 6 41	10- 0546 Etal 37	Village of Atkinson 97	Vaugle Myror A & Marjorie A Trust 120 Roman Linda T Trust 79		3 – Dedecker Lauren 11	& Joseph E & Norma J 80	Geraldine Farm Trust 194
Vroman Vroman Busan B	Tr 134	Yager Kelly M Tr 159	And the second s		Baum Daniel A Trust 37 Atkinson West	Baum Lisa A Trust 80	th St. Sons Plasterin					Lauren 120	Old Co Fishin Hole LLC 6 B Enyeart Tom Vicky J 167 36
Wildemuth Trust 80 Slea	CDWINGemuti Keith & Susan 32 ford Marvin B Keitra D 82 B	& Dorothy Ninette		Murp P E Frimml	hy Drew tal 74 Gerald T & y F Tr 67	Murphy Michael R		ceiling bdney L		Ecolog Solution LLC 18	ns Goos	Izaak Walton-	6

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AERIAL PHOTO

80.00 Acres, m/l, Henry County, IL

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



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SOIL MAP 78.23 FSA/Eff. Crop Acres



Area Sy	mbol: ILU73, Soli 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
				Weighted Average	131.8

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

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PROPERTY INFORMATION

80.00 Acres, m/l, Henry County, IL

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

E¹/₂ of the SW¹/₄ 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.

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PROPERTY PHOTOS

80.00 Acres, m/l, Henry County, IL

Northeast looking Southwest



Southwest looking Northeast



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AUCTION INFORMATION

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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