



# ONE-CHANCE SEALED BID SALE



## Sidney C. Kemmis Trust & Carlene S. Kemmis Trust Farm



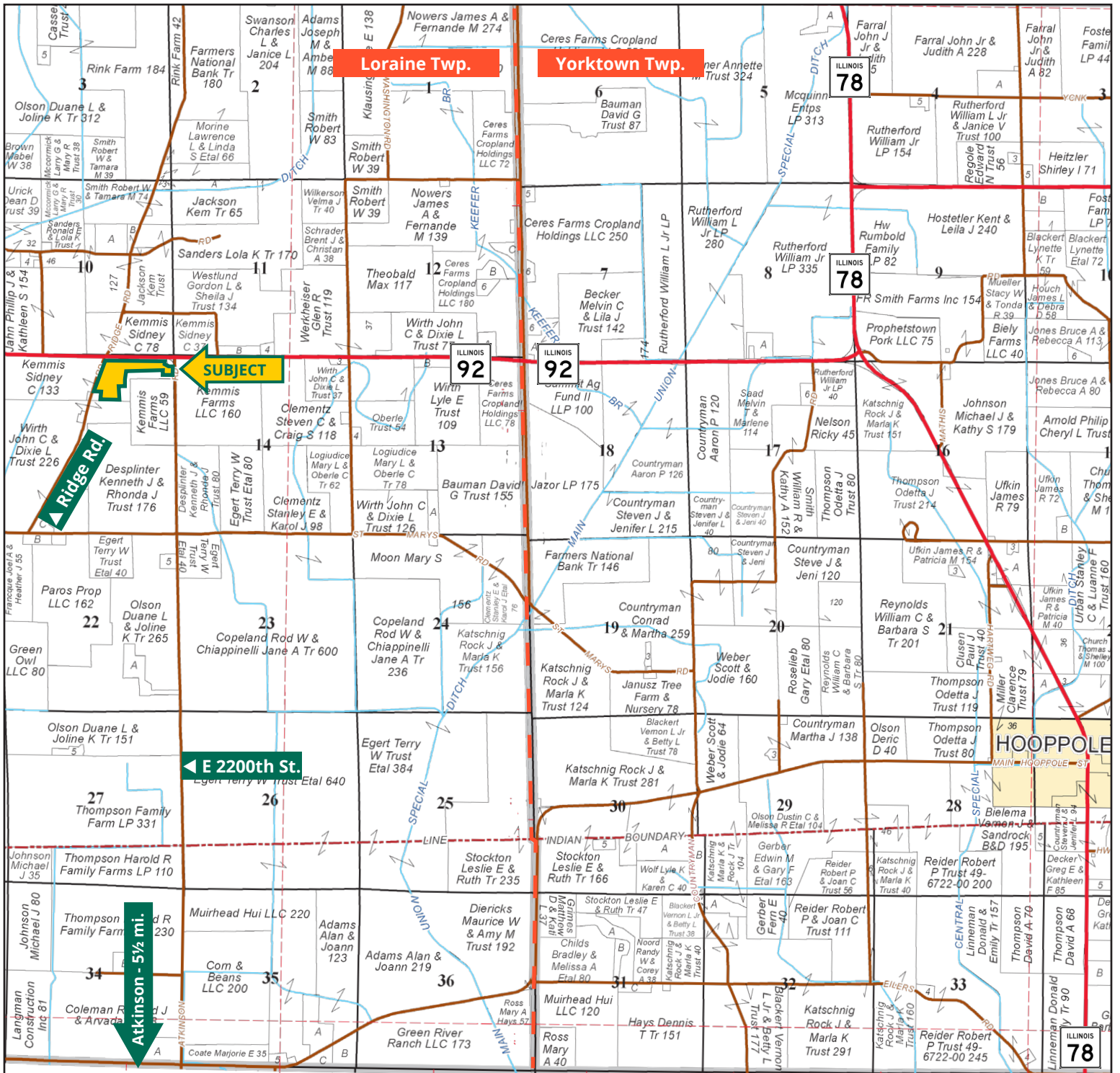
**CHAD KIES, AFM**  
*Managing Broker in IL*  
**309.944.7838**  
ChadK@Hertz.ag



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

Bid Deadline:  
**Tuesday, February 4, 2025**  
**12:00 Noon, CST**

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



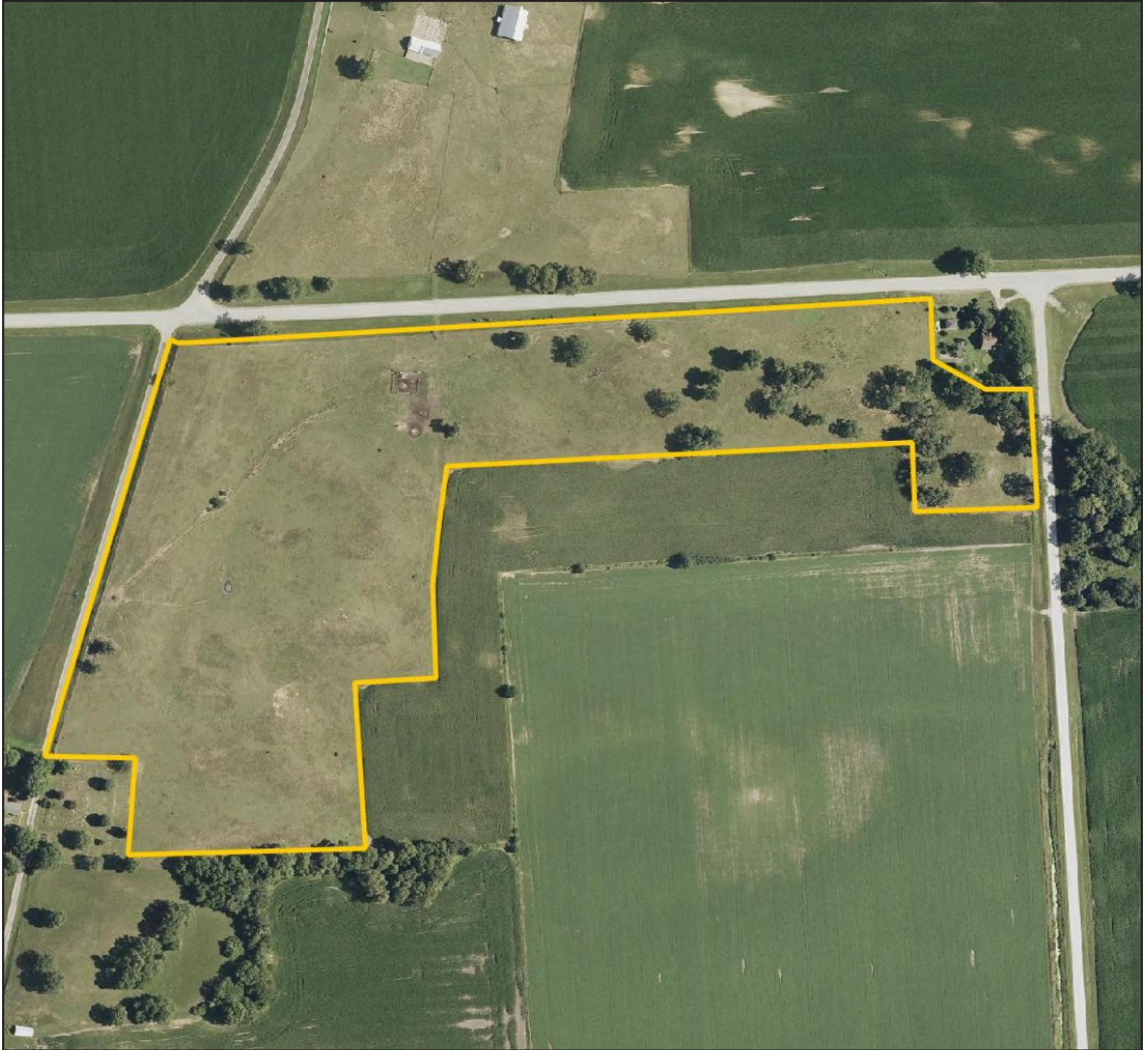
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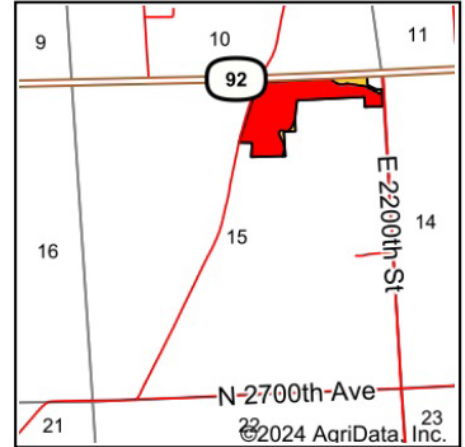
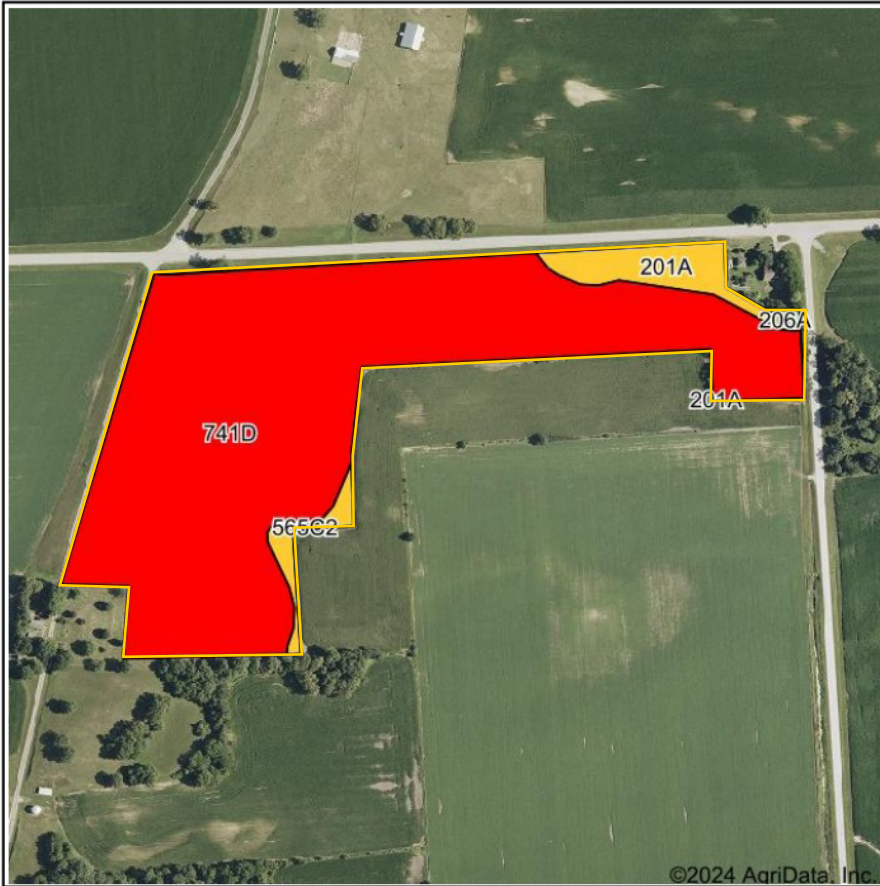
Est. Pasture Acres: 32.00 | Soil Productivity: 78.70 PI



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State: Illinois  
 County: Henry  
 Location: 15-18N-4E  
 Township: Loraine  
 Acres: 32  
 Date: 12/30/2024



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	Il. State Productivity Index Legend	Crop productivity index for optimum management
**741D	Oakville fine sand, 7 to 15 percent slopes	29.35	91.6%		**76
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	1.81	5.7%		**109
**565C2	Tell silt loam, 5 to 10 percent slopes, eroded	0.69	2.2%		**104
206A	Thorp silt loam, 0 to 2 percent slopes	0.15	0.5%		126
<b>Weighted Average</b>					<b>78.7</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 Atkinson: Go North on E 2200th St. for 9.4 miles. Property is located on the west side of the road.

### Simple Legal

Part of the NW¼ NE¼; part of the NE¼ NE¼ of Section 15, Township 18 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: \$265.53\*

Taxable Acres: 32.00\*

Tax per Taxable Acre: \$8.30\*

*\*Taxes estimated pending survey of the property and pending tax parcel split. Henry County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 1437, Part of Tract 241

### Soil Types/Productivity

Main soil types are Oakville, Gilford and Tell. Productivity Index (PI) on the estimated pasture acres is 78.70. 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

Moderately sloping.

### Drainage

Natural.

### Buildings/Improvements

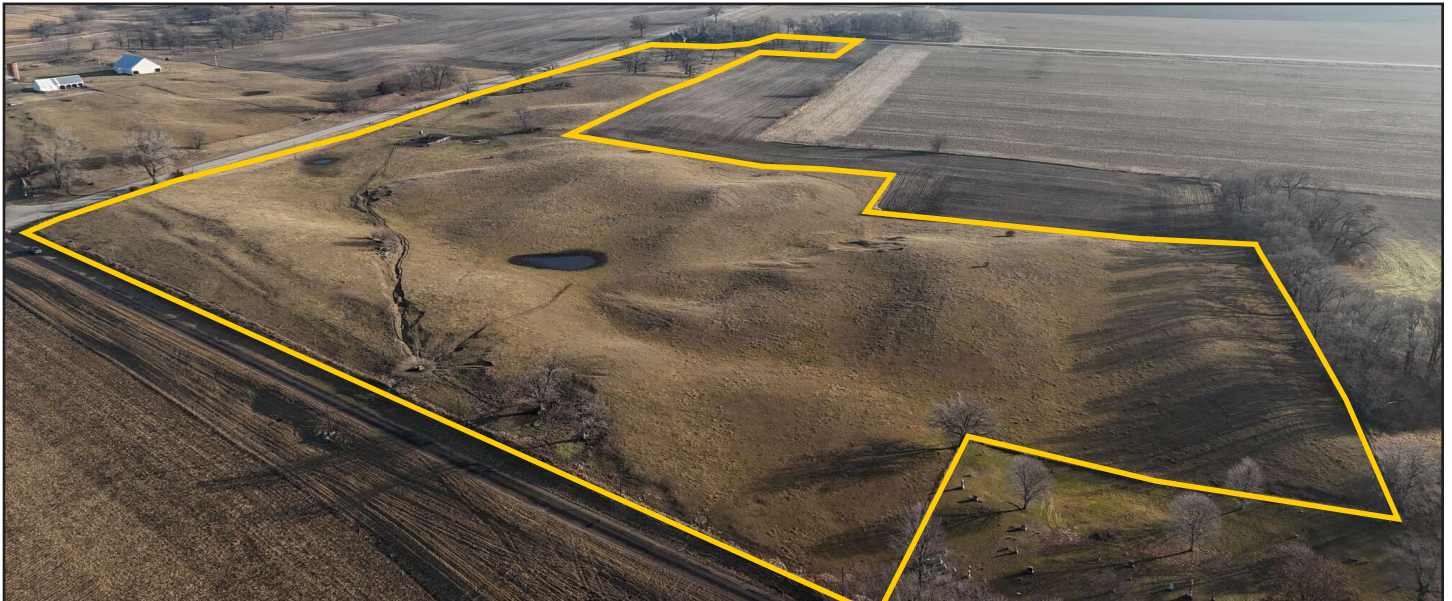
None.

### Water & Well Information

There is a well located in the ditch on the west side of Ridge Rd. A well agreement will be provided to buyer. Contact agent for details.

### Survey

Property will be surveyed at Seller's expense prior to closing to determine property boundaries. Final sale price will be adjusted up or down based on final gross surveyed acres.



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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Northeast looking Southwest



East looking West



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**Bid Deadline:** Tues., Feb. 4, 2025

**Time:** 12:00 Noon, CST

**Mail To:**

Hertz Real Estate Services  
Attn: Chad Kies, AFM  
P.O. Box 9  
Geneseo, IL 61254

**Sellers**

Sidney C. Kemmis Trust & Carlene S. Kemmis Trust

**Agency**

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

**Attorney**

Nadine Palmgren  
Palmgren Law Office

**Method of Sale**

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

**Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

**Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Chad Kies, AFM at 309-944-2184.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Geneseo, IL Hertz office, on or before Tuesday, February 4, 2025 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Thursday, February 6, 2025, and all bidders will be notified shortly thereafter.

**Terms of Possession**

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 4, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will credit the successful bidder at closing for the 2024 real estate taxes, payable in 2025.

**Survey**

Property will be surveyed at Seller's expense prior to closing to determine property boundaries. Final sale price will be adjusted up or down based on final gross surveyed acres.

**Contract & Title**

Upon acceptance of bid by Seller, the successful 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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