



Sargent Farm

AUCTION

Virtual Online-Only

Wednesday

March 5, 2025

10:00 a.m. CST

bid.hertz.ag

41.58 Acres, m/l

Single Parcel

Shelby County, IL



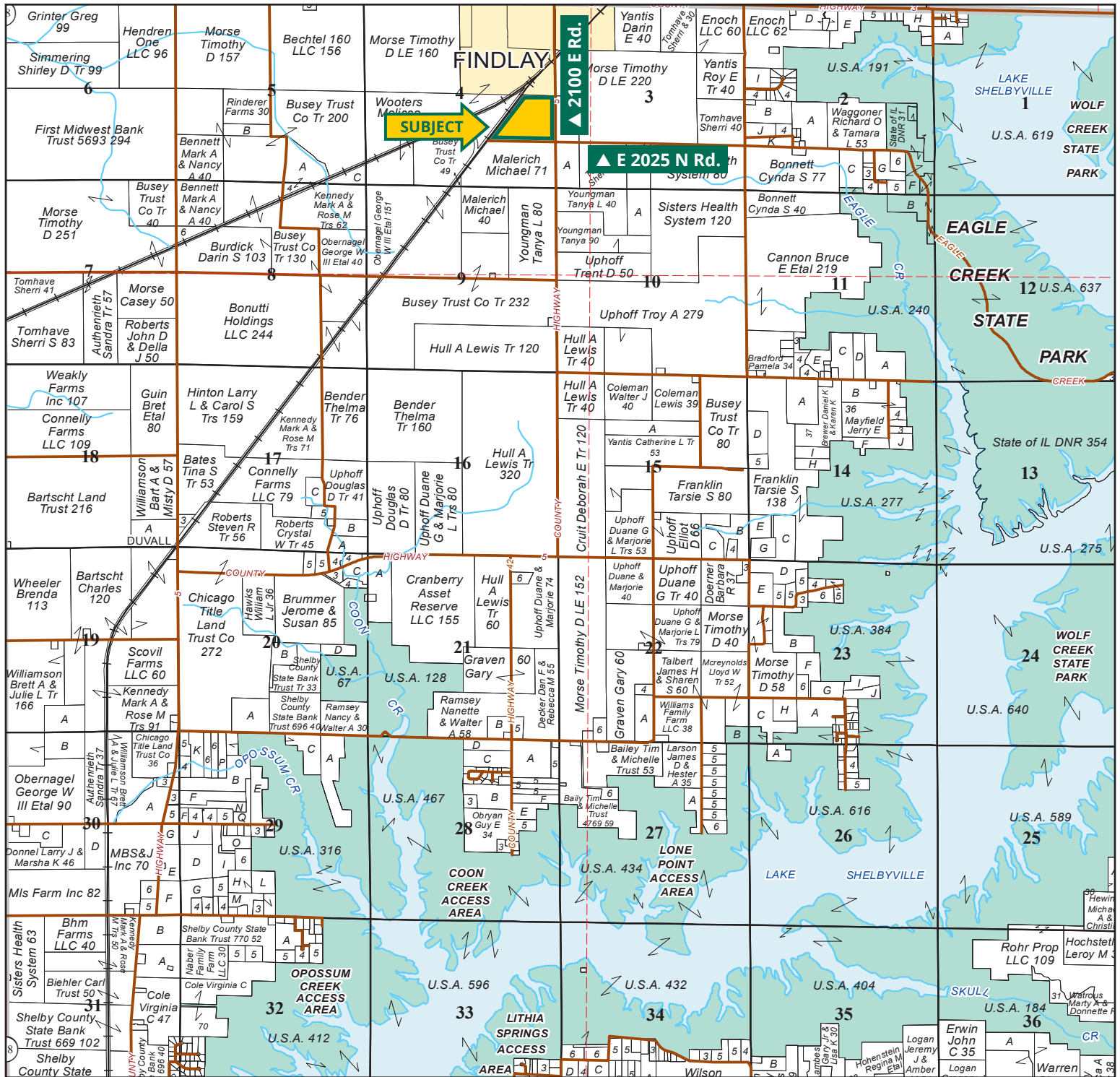
SPENCER SMITH, AFM, ALC

Licensed Broker in IL & IN

Licensed Salesperson in IA

309.826.7736

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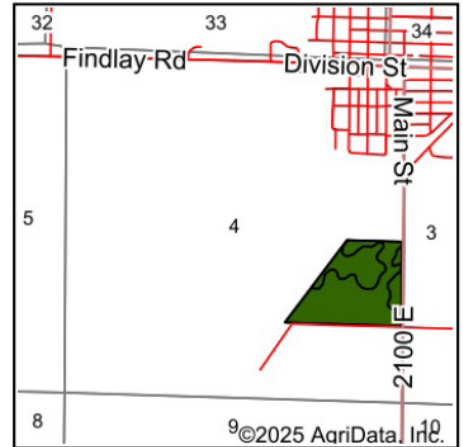
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FSA/Eff. Crop Acres: 40.42 | Soil Productivity: 144 PI



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State: **Illinois**
 County: **Shelby**
 Location: **4-12N-4E**
 Township: **Okaw**
 Acres: **40.42**
 Date: **1/27/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL173, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	27.85	68.9%		**144
154	Flanagan silt loam	12.57	31.1%		144
Weighted Average					144

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 Findlay: Go south on 2100 E Rd. for 0.2 miles. The property is located on the west side of the road.

Simple Legal

The NE¼ of the SE¼ lying east of the Chicago and Eastern IL RR, all in Section 4, Township 12 North, Range 4 East of the 3rd P.M., Shelby Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Taxes Payable 2024: \$2,343.98
Taxable Acres: 41.58
Tax per Taxable Acre: \$56.37

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 3411, Tract 3099
FSA/Eff. Crop Acres: 40.42
Corn Base Acres: 21.79
Corn PLC Yield: 165 Bu.
Bean Base Acres: 18.20
Bean PLC Yield: 54 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Drummer. Productivity Index (PI) on the FSA/Eff. crop acres is 144.00. 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.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Fall Inputs

Buyer shall credit Seller at closing \$5,547.93 for dry fertilizer applied in the Fall of 2024. Contact broker for details.

Comments

High-quality farm located in a strong area.



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.

East looking West



Northeast corner looking Southwest



Date: Wed., March 5, 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 Manager, Spencer Smith, AFM, ALC 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

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

Sellers

Nikkie Sargent Flowers & Kristina Sargent

Agency

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

Auctioneer

Spencer Smith, AFM, ALC
License No. 441.002375

Attorney

Thomas Jennings
Livingston Barger

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 April 16, 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. The Seller will credit the successful bidder at closing for the 2024 real estate taxes, payable in 2025.

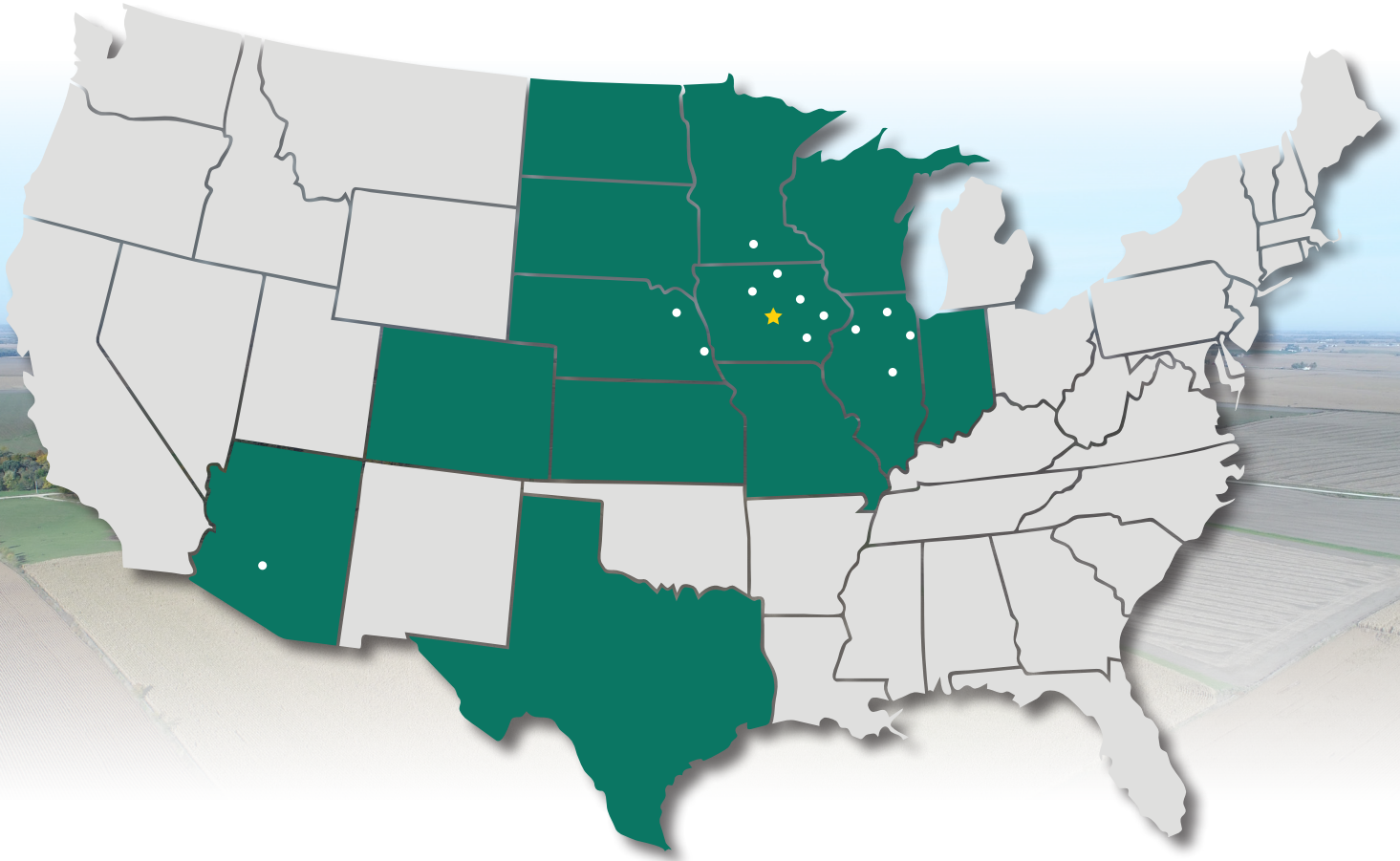
Fall Inputs

Buyer shall credit Seller at closing \$5,547.93 for dry fertilizer applied in the Fall of 2024. Contact broker for details.

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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