



ONE-CHANCE SEALED BID SALE



The Brady Farm



DAKOTA SCHAUMBURG, AFM
Licensed Broker in IL & IN
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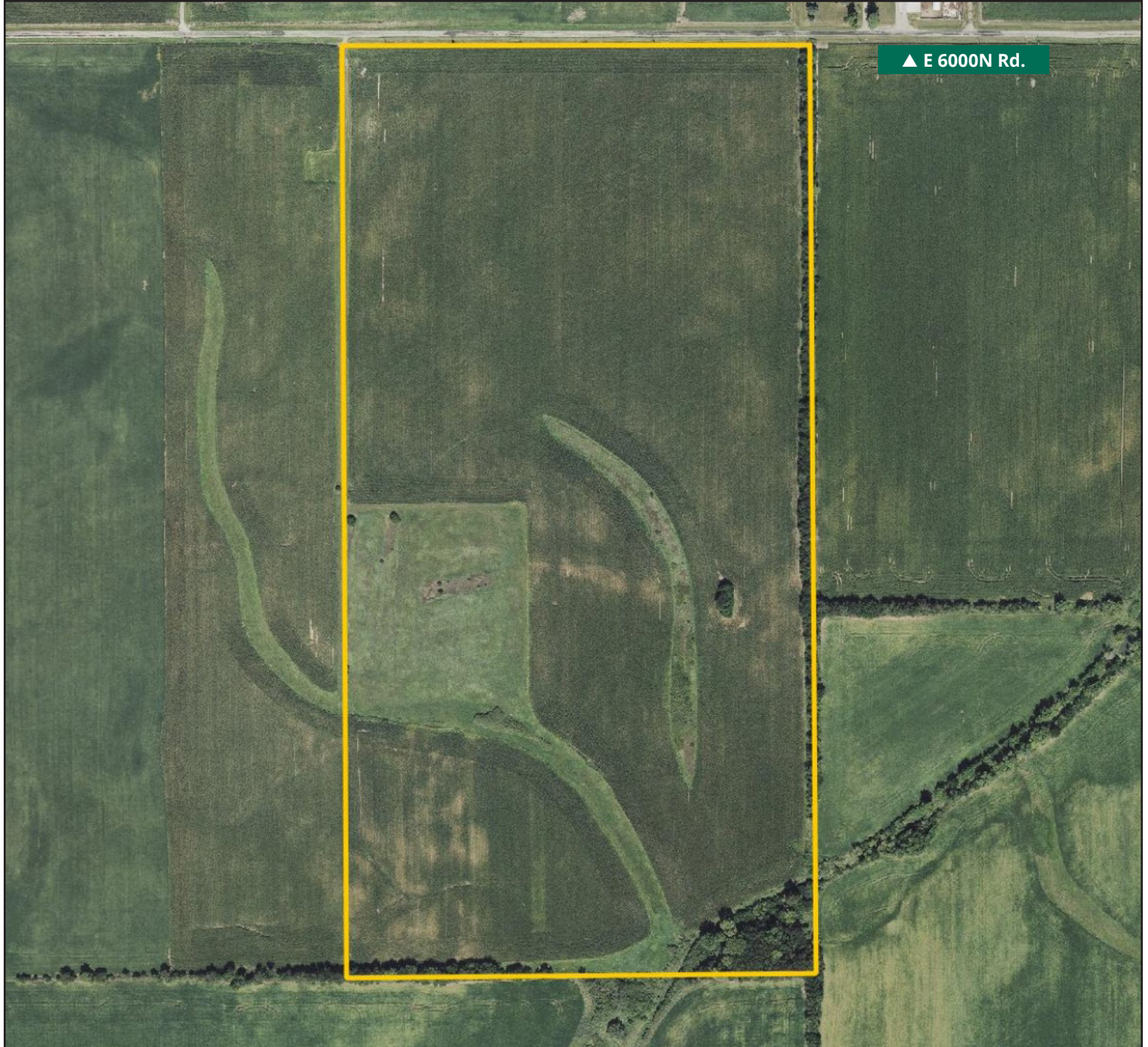


ERIC WILKINSON, AFM, ALC
Designated Managing Broker in IL
217.552.3777
EricW@Hertz.ag

Bid Deadline:
Wednesday, March 12, 2025
12:00 Noon, CDT

80.93 Acres, m/l
Single Parcel
Kankakee County, IL

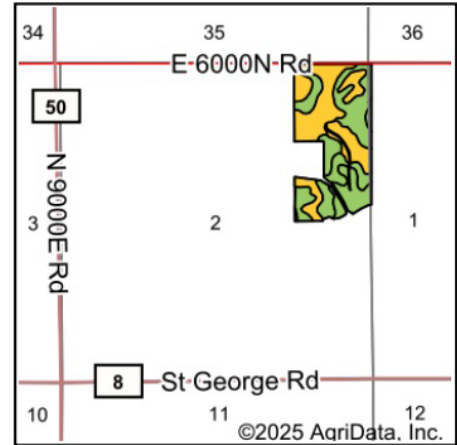
FSA/Eff. Crop Acres: 68.42 | Soil Productivity: 114.00 PI



815.935.9878 | 200 E Court, Ste. 600 | Kankakee, IL 60901 | www.Hertz.ag

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State: **Illinois**
 County: **Kankakee**
 Location: **2-31N-13E**
 Township: **Ganeer**
 Acres: **68.42**
 Date: **2/10/2025**



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

Area Symbol: IL091, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	16.39	24.0%	Orange	**100
**531B	Markham silt loam, 2 to 4 percent slopes	14.67	21.4%	Light Green	**119
298A	Beecher silt loam, 0 to 2 percent slopes	14.35	21.0%	Orange	114
740A	Darroch silt loam, 0 to 2 percent slopes	8.41	12.3%	Light Green	129
**330A	Peotone silty clay loam, 0 to 2 percent slopes	7.75	11.3%	Light Green	**123
**294B	Symerton silt loam, 2 to 5 percent slopes	6.72	9.8%	Light Green	**130
**805B	Orthents, clayey, undulating	0.13	0.2%	Light Green	**998
Weighted Average					114

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 Mokenca: Go north on IL-1/IL-17 for 2.9 miles and then west on E 6000N Rd. for 1.1 miles. Property is located on the south side of the road.

Simple Legal

E½ of the NE¼ of Section 2, Township 31 North, Range 13 East of the 3rd P.M., Kankakee Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Taxes Payable 2024: \$2,028.14
Surveyed Acres: 80.93
Taxable Acres: 80.00
Tax per Taxable Acre: \$25.35

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 10069, Tract 14020
FSA/Eff. Crop Acres: 68.42
Corn Base Acres: 34.05
Corn PLC Yield: 153 Bu.
Bean Base Acres: 34.37
Bean PLC Yield: 42 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Varna, Markham, and Beecher. Productivity Index (PI) on the FSA/Eff. crop acres is 114.00. 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

Gently sloping.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Environmental Disclosure

This property includes land that is subject to Environmental Land Use Control. Contact agent for details.



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 Corner looking Southwest



Southeast Corner looking Northwest



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USDA United States Department of Agriculture
Kankakee County, Illinois



Legend	
	Tract Boundary
	Non-Cropland
	Cropland
	CRP

Wetland Determination Identifiers	
	Restricted Use
	Limited Restrictions
	Exempt from Conservation Compliance Provisions

2024 Program Year
 Map Created March 11, 2024
Farm 10069
Tract 14020
 IL091_T14020

Tract Cropland Total: 68.42 acres

Bid Deadline: Wed., March 12, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Dakota Schaumburg, AFM
200 E Court St., Ste. 600
Kankakee, IL 60901

Sellers

The Estate of John A. Brady & the
Trustee of James T. Brady Trust
Dated July 9, 1986

Agency

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

Attorney

Brian Ford O'Grady
O'Grady Law Group, P.C.

Cooperating Broker

Hertz is offering a cooperating
broker commission to the broker
who represents the successful buyer.
Please contact Sale Manager for
details.

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, Dakota Schaumburg, AFM at 815-935-9878.

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 Kankakee, IL Hertz office, on or before Wednesday, March 12, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on Friday, March 14, 2025, and all bidders will be notified shortly thereafter.

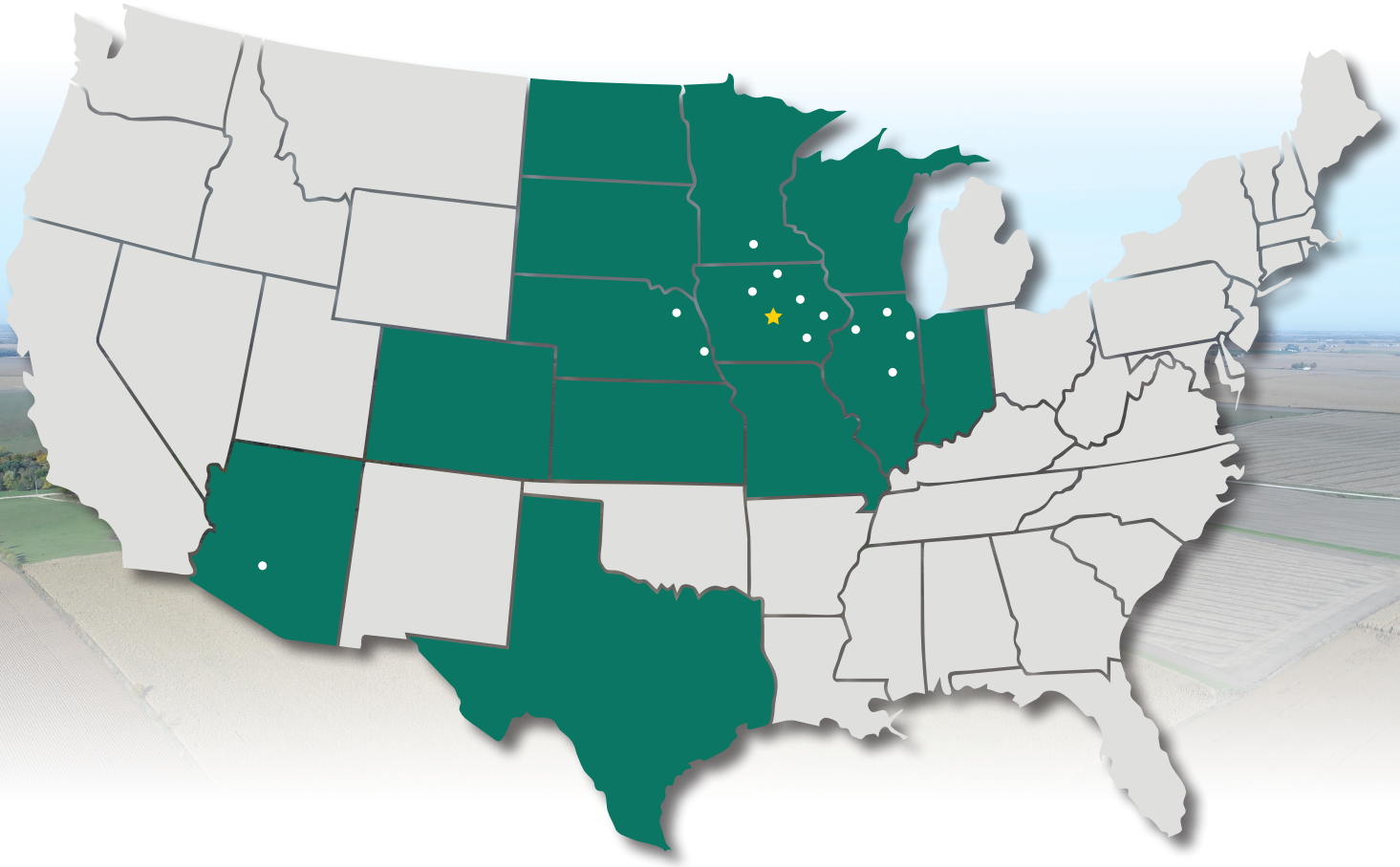
Terms of Possession

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 April 14, 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.

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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Professional Farm Management

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