



Maple Wood Farm LLC

AUCTION

Virtual-Online Only

Wednesday

September 10, 2025

10:00 a.m. CDT

bid.hertz.ag

234.98 Acres, m/l
3 Parcels
Rock Island County, IL



CHAD KIES, AFM

Managing Broker in IL

309.944.7838

ChadK@Hertz.ag

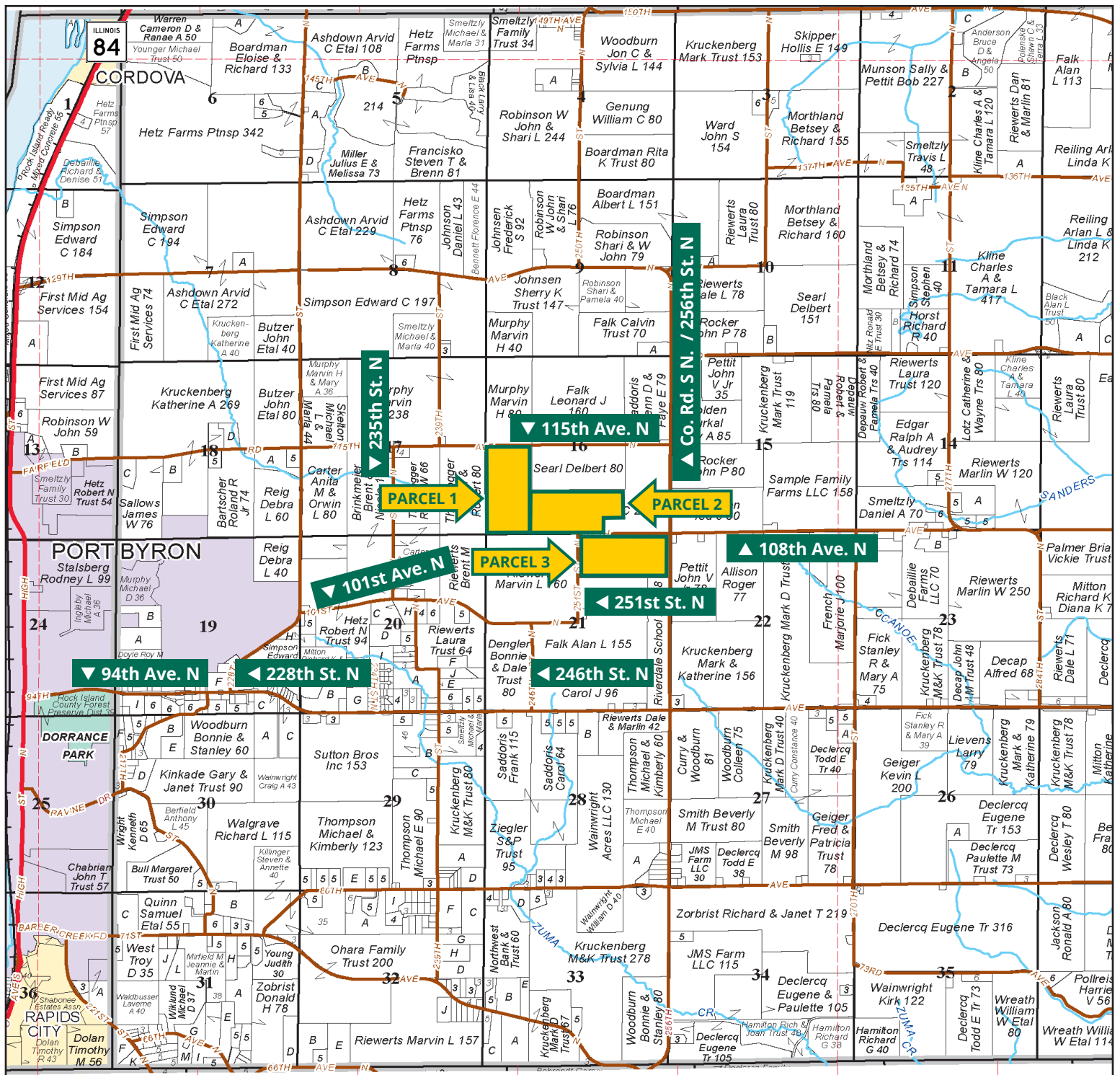


JOHN RAHN

Licensed Broker in IL

815.535.8399

JohnR@Hertz.ag

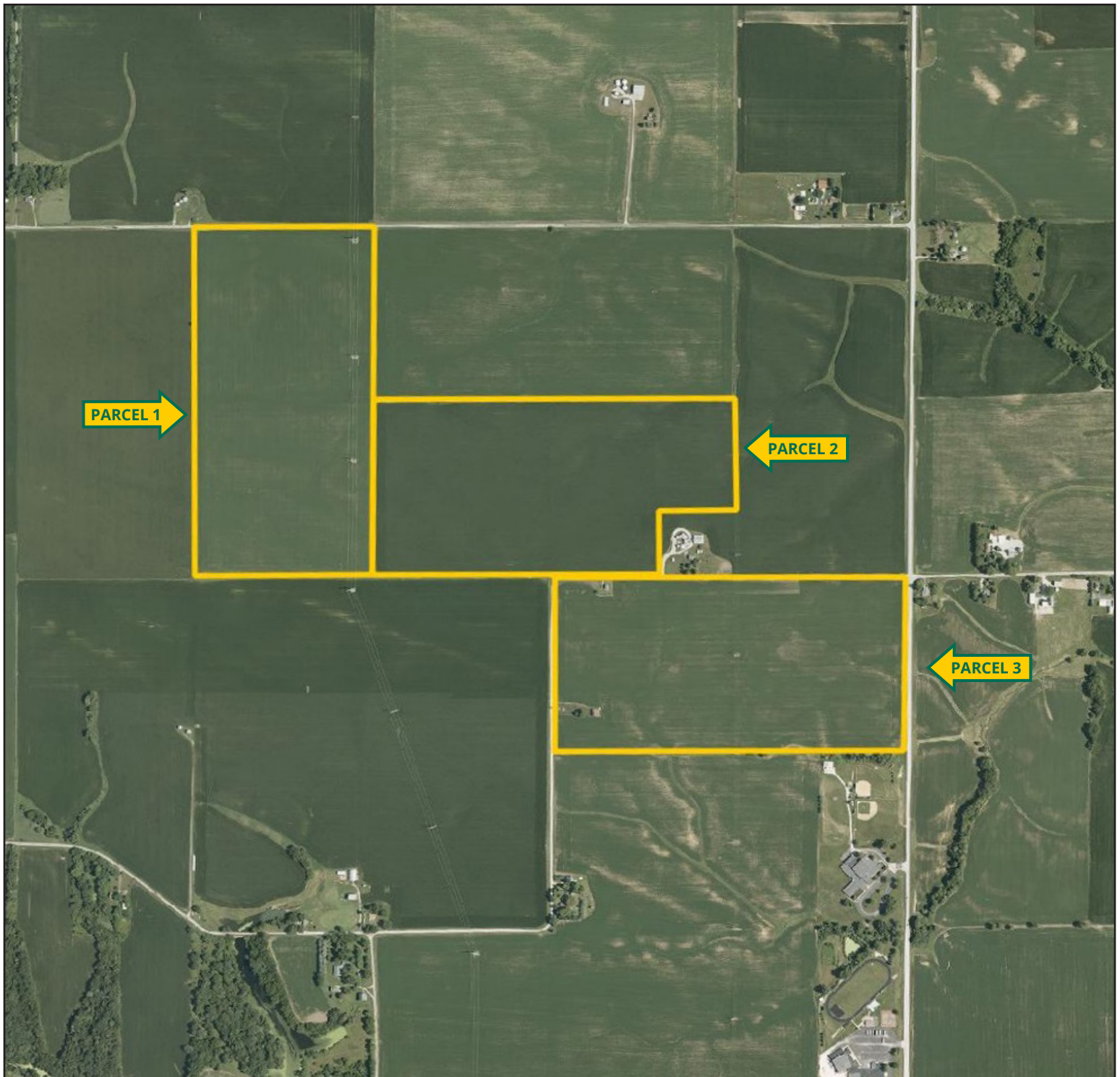


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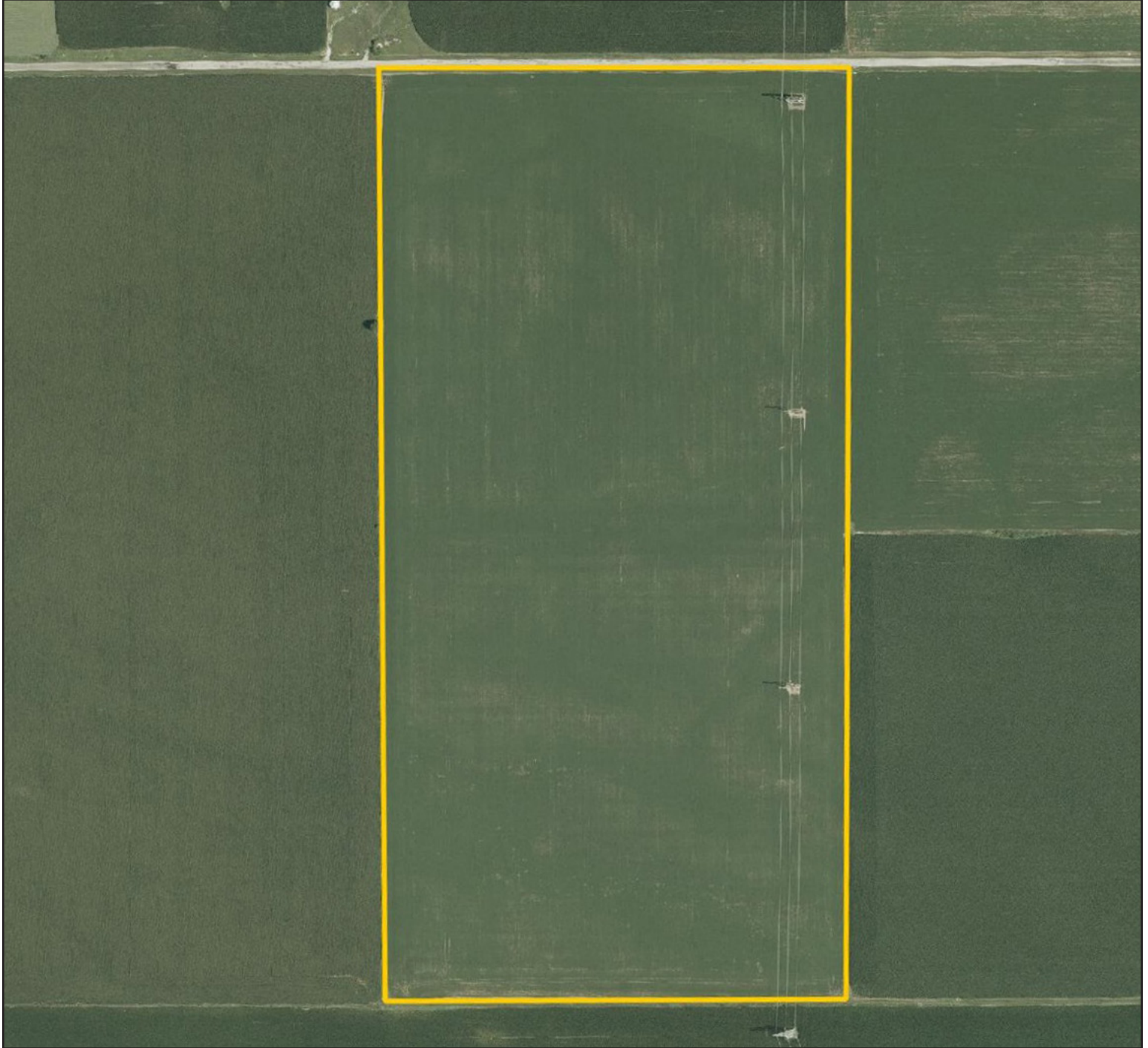
309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | **www.Hertz.ag**

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FSA/Eff. Crop Acres: 79.12 | Soil Productivity: 138.70 PI



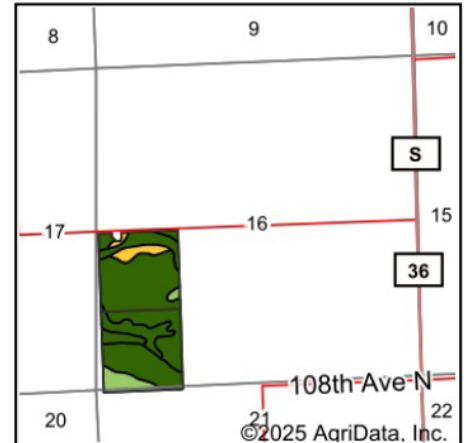
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State: **Illinois**
County: **Rock Island**
Location: **16-19N-2E**
Township: **Coe**
Acres: **79.12**
Date: **7/24/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL161, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**671B	Biggsville silt loam, 2 to 5 percent slopes	41.95	53.0%		**141
671A	Biggsville silt loam, 0 to 2 percent slopes	14.22	18.0%		142
275A	Joy silt loam, 0 to 2 percent slopes	12.80	16.2%		144
**274B	Seaton silt loam, 2 to 5 percent slopes	5.40	6.8%		**119
**274B2	Seaton silt loam, 2 to 5 percent slopes, eroded	3.95	5.0%		**114
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.80	1.0%		**126
Weighted Average					138.7

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: 01-28-2025

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 Port Byron: Go east on 94th Ave. N for 1.1 miles, then north on 228th St. N for 1.6 miles, and then east on 115th Ave. N for 1.1 miles. Property is located on the south side of the road.

Simple Legal

W½ of SW¼ of Section 16, Township 19 North, Range 2 East of the 4th P.M., Rock Island Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$4,300.28*

Gross Surveyed Acres: 80.59

Tax per Gross Surveyed Acre: \$53.75*

**Taxes estimated due to recent survey of property. Rock Island County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 3245, Tract 1819

FSA/Eff. Crop Acres: 79.12

Corn Base Acres: 64.20

Corn PLC Yield: 184 Bu.

Bean Base Acres: 14.40

Bean PLC Yield: 57 Bu.

Soil Types/Productivity

Main soil types are Biggsville and Joy. Productivity Index (PI) on the FSA/Eff. crop acres is 138.70. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Fertility data available. Contact agent for details.

Yield History (Bu./Ac.)

Yield history available. Contact agent for details.

Land Description

Gently sloping.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

None.

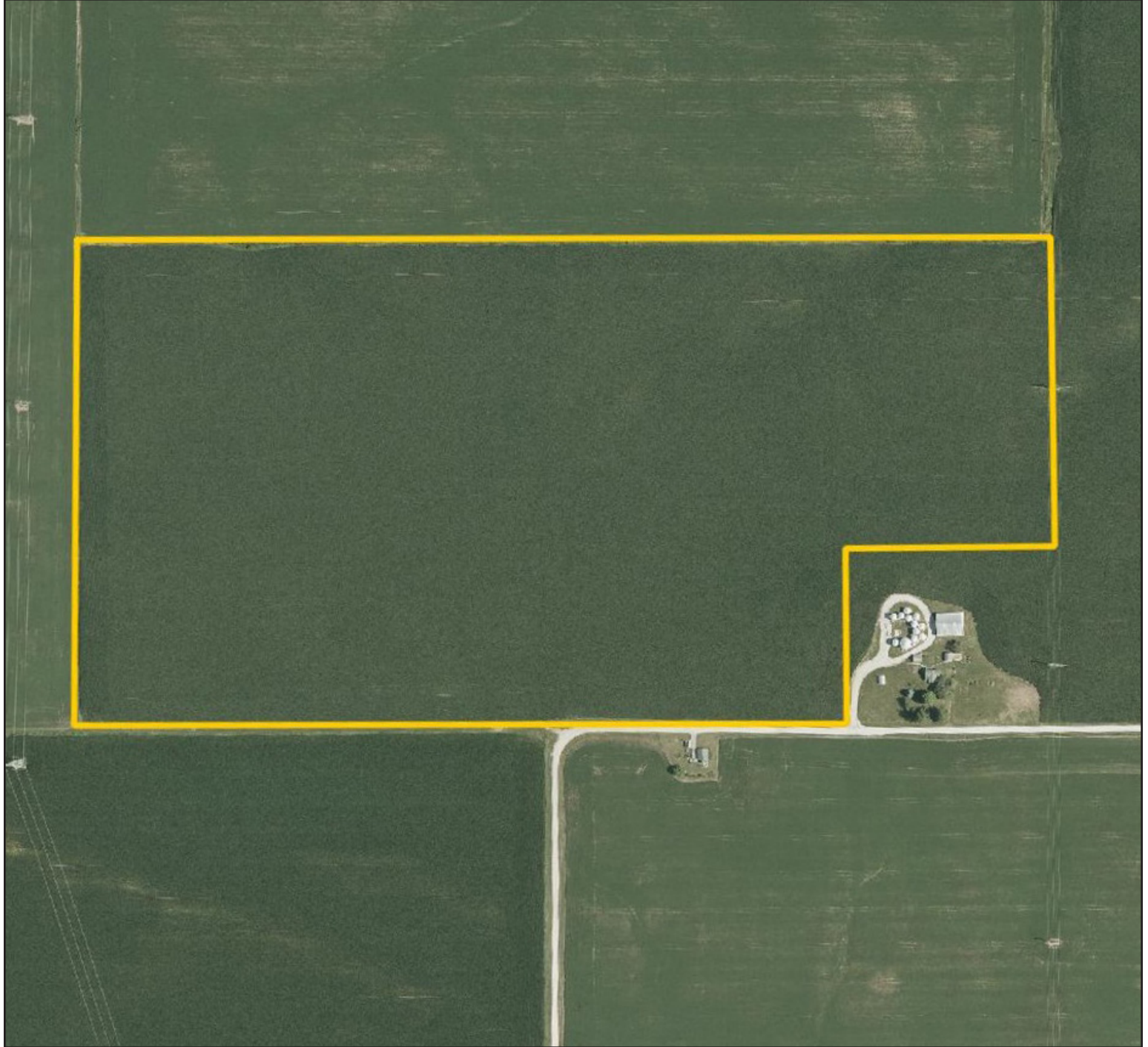
Water & Well Information

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.

Est. FSA/Eff. Crop Acres: 73.17 | Soil Productivity: 134.40 PI



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State: **Illinois**
County: **Rock Island**
Location: **16-19N-2E**
Township: **Coe**
Acres: **73.17**
Date: **7/24/2025**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL161, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**671B	Biggsville silt loam, 2 to 5 percent slopes	51.80	70.8%		**141
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	10.14	13.9%		**104
**274B2	Seaton silt loam, 2 to 5 percent slopes, eroded	4.47	6.1%		**114
671A	Biggsville silt loam, 0 to 2 percent slopes	4.02	5.5%		142
275A	Joy silt loam, 0 to 2 percent slopes	2.74	3.7%		144
Weighted Average					134.4

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: 01-28-2025

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 Port Byron: Go east on 94th Ave. N for 2.8 miles, then north on 246th St. N for ½ mile, then east on 101st Ave. N for 0.2 miles, and continue on 251 St. N for ½ mile to the intersection of 251st St. N and 108th Ave. N. Property is located on the north side of the intersection.

Simple Legal

Part of SW¼ of SE¼ and SE¼ of SW¼ of Section 16, Township 19 North, Range 2 East of the 4th P.M., Rock Island Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$3,599.84*

Gross Surveyed Acres: 74.19

Tax per Gross Surveyed Acre: \$48.82*

**Taxes estimated due to recent survey of property. Rock Island County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 3245, Part of Tract 2529

FSA/Eff. Crop Acres: 73.17*

Corn Base Acres: 51.23*

Corn PLC Yield: 184 Bu.

Bean Base Acres: 19.48*

Bean PLC Yield: 57 Bu.

**Acres are estimated pending reconstitution of farm by the Rock Island County FSA office.*

Soil Types/Productivity

Main soil type is Biggsville. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 134.40. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Fertility data available. Contact agent for details.

Yield History (Bu./Ac.)

Yield history available. Contact agent for details.

Land Description

Gently sloping.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

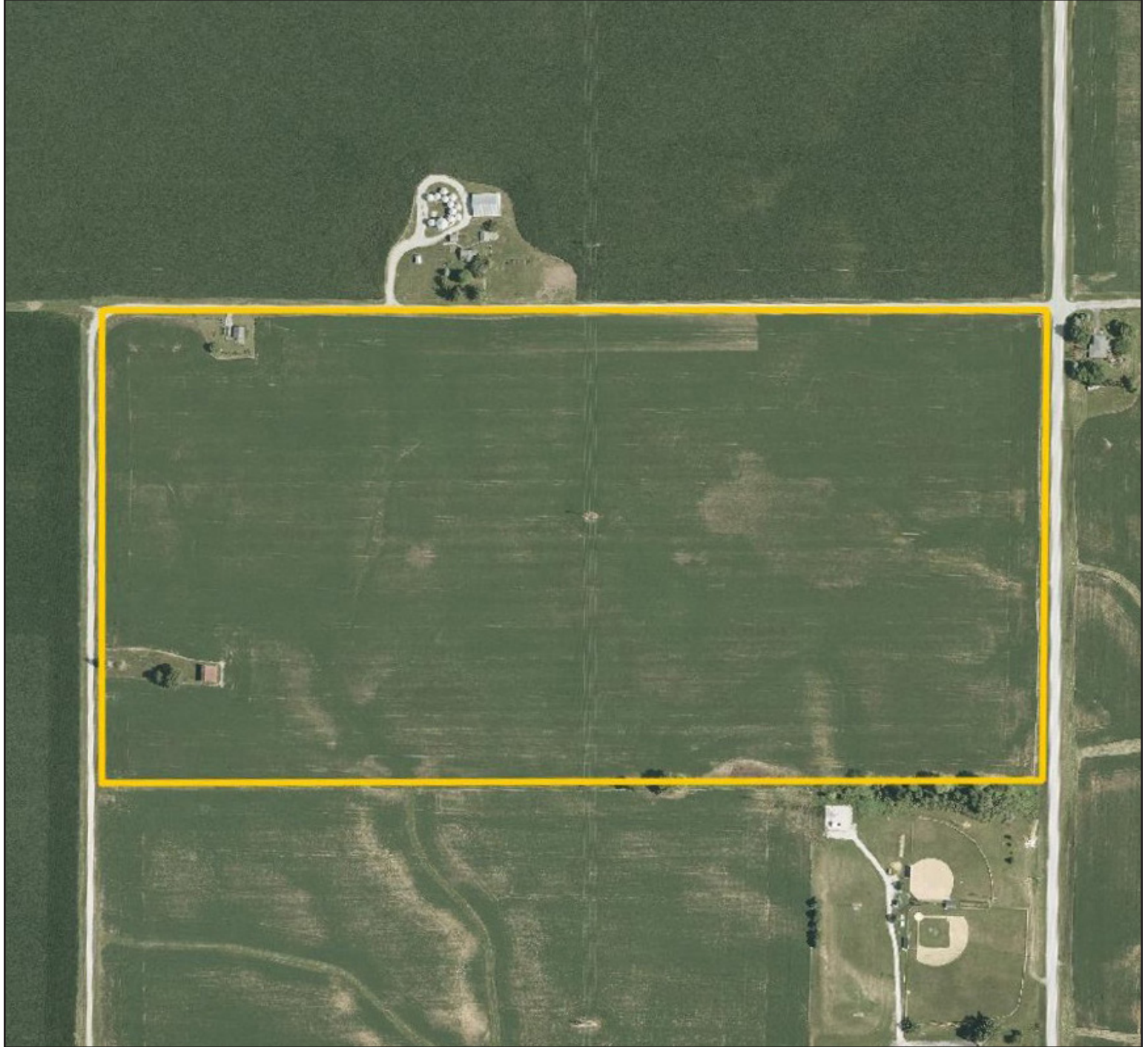
None.

Water & Well Information

None.



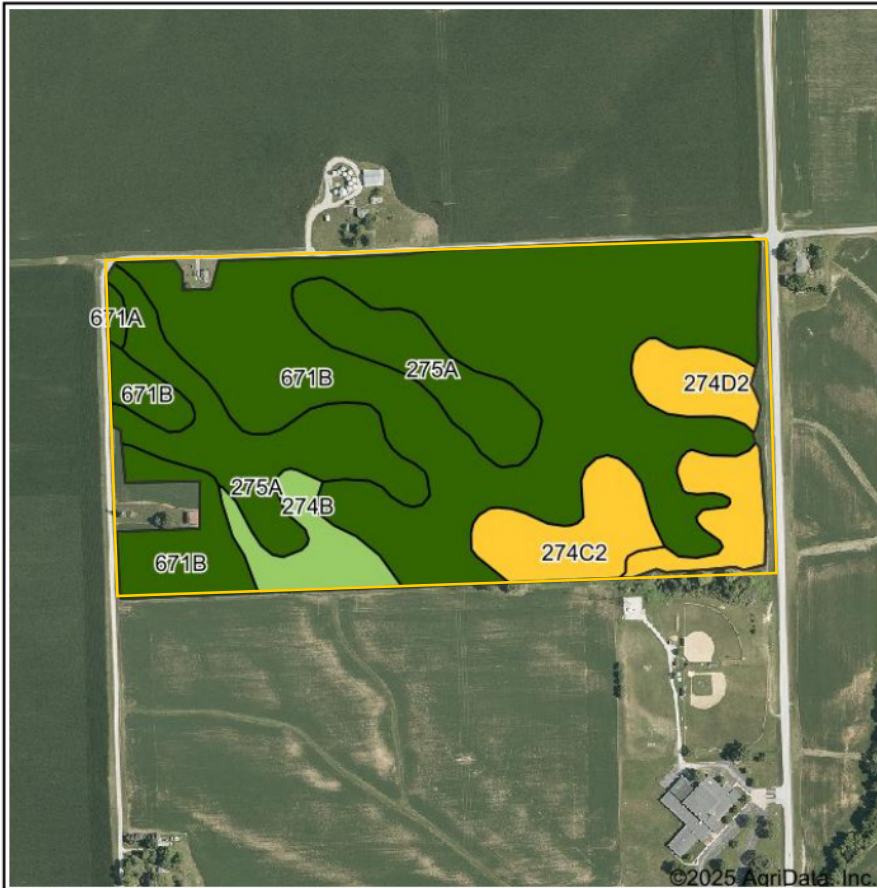
FSA/Eff. Crop Acres: 74.08 | Soil Productivity: 135.70 PI



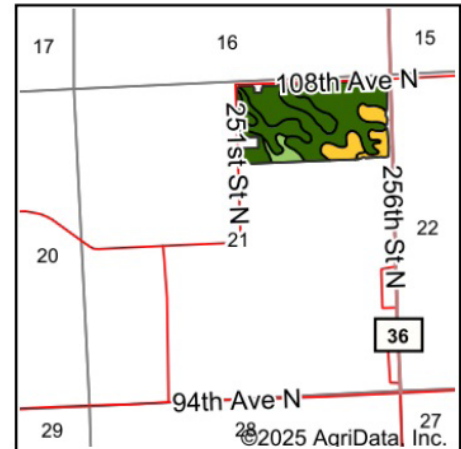
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Rock Island**
Location: **21-19N-2E**
Township: **Coe**
Acres: **74.08**
Date: **7/24/2025**



Maps Provided By:

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Area Symbol: IL161, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**671B	Biggsville silt loam, 2 to 5 percent slopes	45.22	61.0%		**141
275A	Joy silt loam, 0 to 2 percent slopes	14.35	19.4%		144
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	5.91	8.0%		**104
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	4.81	6.5%		**112
**274B	Seaton silt loam, 2 to 5 percent slopes	3.44	4.6%		**119
671A	Biggsville silt loam, 0 to 2 percent slopes	0.35	0.5%		142
Weighted Average					135.7

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: 01-28-2025
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>

Location

From Port Byron: Go east on 94th Ave. N for 2.8 miles, then north on 246th St. N for ½ mile, then east on 101st Ave. N for 0.2 miles, and continue on 251 St. N for 0.3 miles. Property is located on the east side of the road.

Simple Legal

N½ of NE¼ of Section 21, Township 19 North, Range 2 East of the 4th P.M., Rock Island Co., IL. *Final abstract/title documents to govern legal description.*

Address

25124 108th Ave. N
Port Byron, IL 61275

Real Estate Tax

2024 Taxes Payable 2025: \$6,087.68*

Gross Surveyed Acres: 80.20

**Taxes estimated due to recent survey of property. Rock Island County Treasurer/ Assessor will determine final tax figures.*

Lease Status

The farmland has an open lease for the 2026 crop year. The dwelling is currently leased on a per month basis. Contact agent for details.

FSA Data

Farm Number 2895 , Tract 2530

FSA/Eff. Crop Acres: 74.08

Corn Base Acres: 73.60

Corn PLC Yield: 182 Bu.

Soil Types/Productivity

Main soil types are Biggsville and Joy. Productivity Index (PI) on the FSA/Eff. crop acres is 135.70. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Fertility data available. Contact agent for details.

Yield History (Bu./Ac.)

Yield history available. Contact agent for details.

Land Description

Gently sloping.

Drainage

Natural with some tile. Contact agent for tile maps.

Dwelling

Built in 1930, there is a 796 square foot, single-story home with two-bedrooms and one-bathroom on the property.

Buildings/Improvements

There is a 40'x42' barn on the property.

Water & Well Information

A well is located in the basement of the house. A well is also located west of the barn.



Parcel 1 - North looking South



Parcel 2 - Northwest looking Southeast



Parcel 3 - View of the House & Barn



Parcel 3 - Northwest looking Southeast



Date: Wed., September 10, 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

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Maple Wood Farm LLC

Agency

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

Auctioneer

Eric Wilkinson, AFM, ALC
License No. 441.002361

Attorney

Curtis J. Ford
Nash, Bean, Ford & Brown LLP

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 October 10, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of the farmland will be given at settlement subject to the existing lease which expires February 28, 2026. Possession of the house will be given subject to terms of the monthly lease. Contact agent for details. The Seller will credit the successful bidder at closing for the estimated 2025 real estate taxes, payable in 2026.

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.

