



Highly Productive Farm Located Northeast of Geneseo, Illinois

AUCTION

Virtual-Online Only

Tuesday

September 9, 2025

10:00 a.m. CDT

bid.hertz.ag

154.00 Acres, m/l

Single Parcel

Henry County, IL



BRANDON YAKLICH, AFM

Licensed Broker in IL

309.883.9490

BrandonY@Hertz.ag

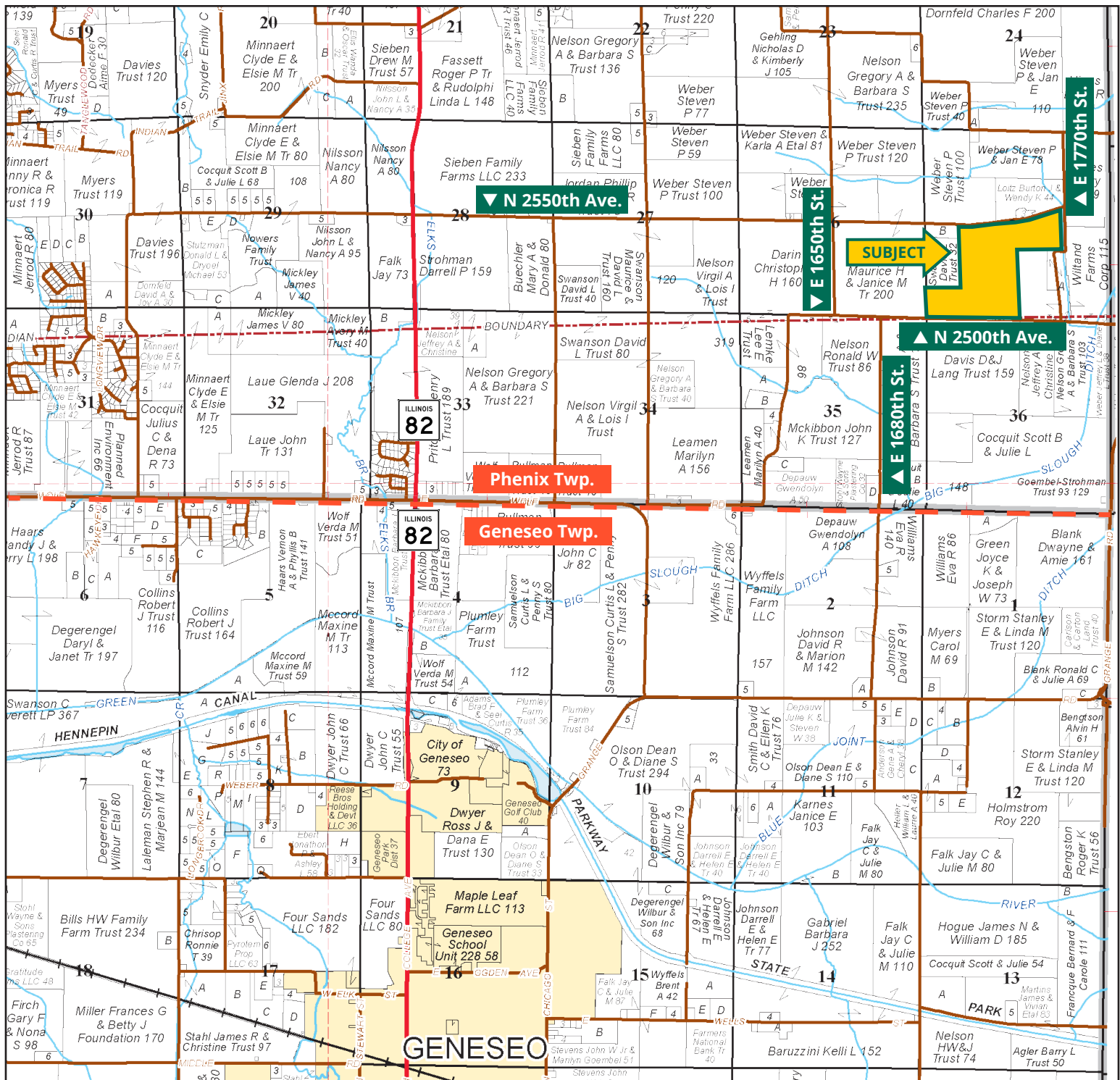


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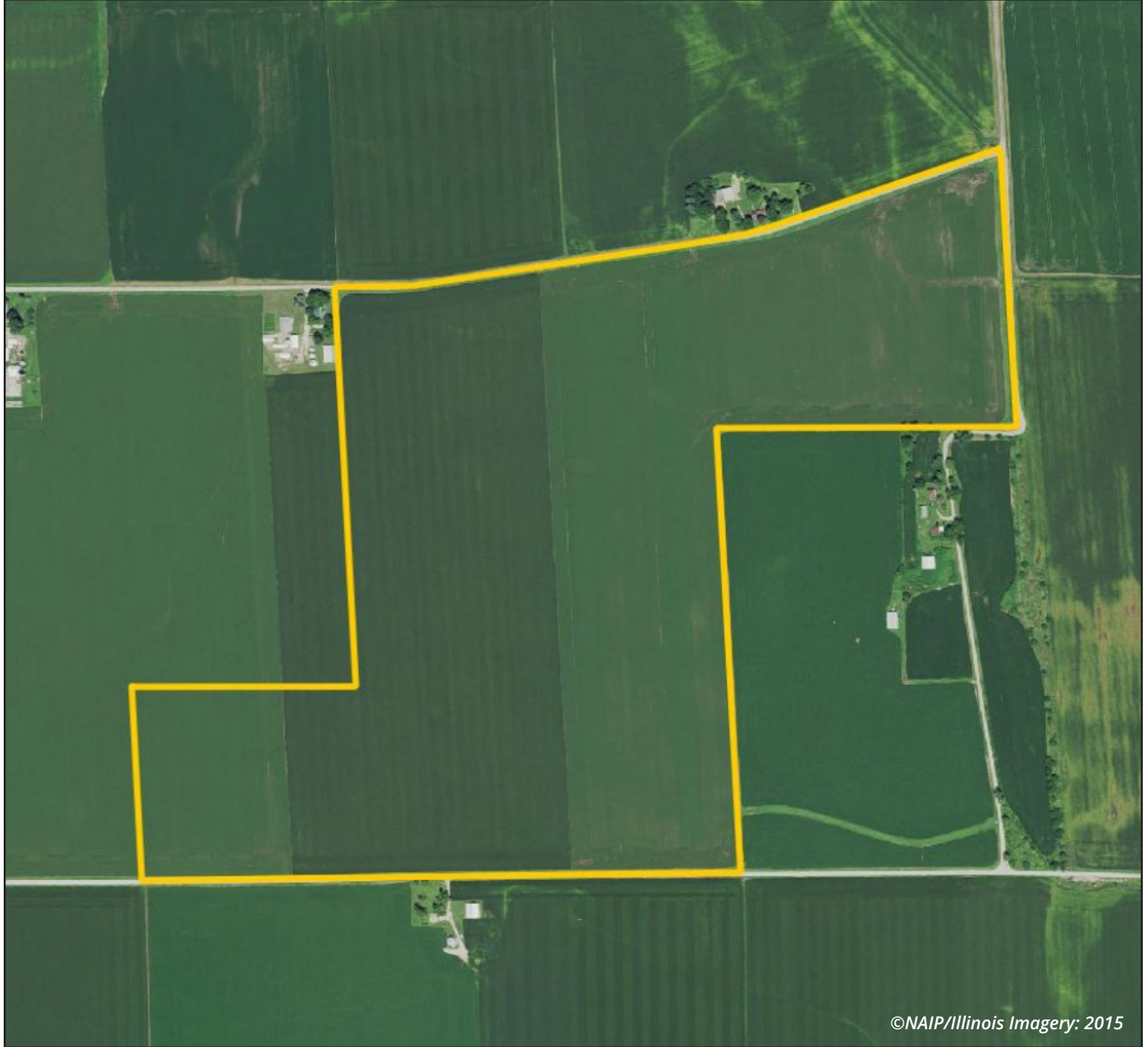
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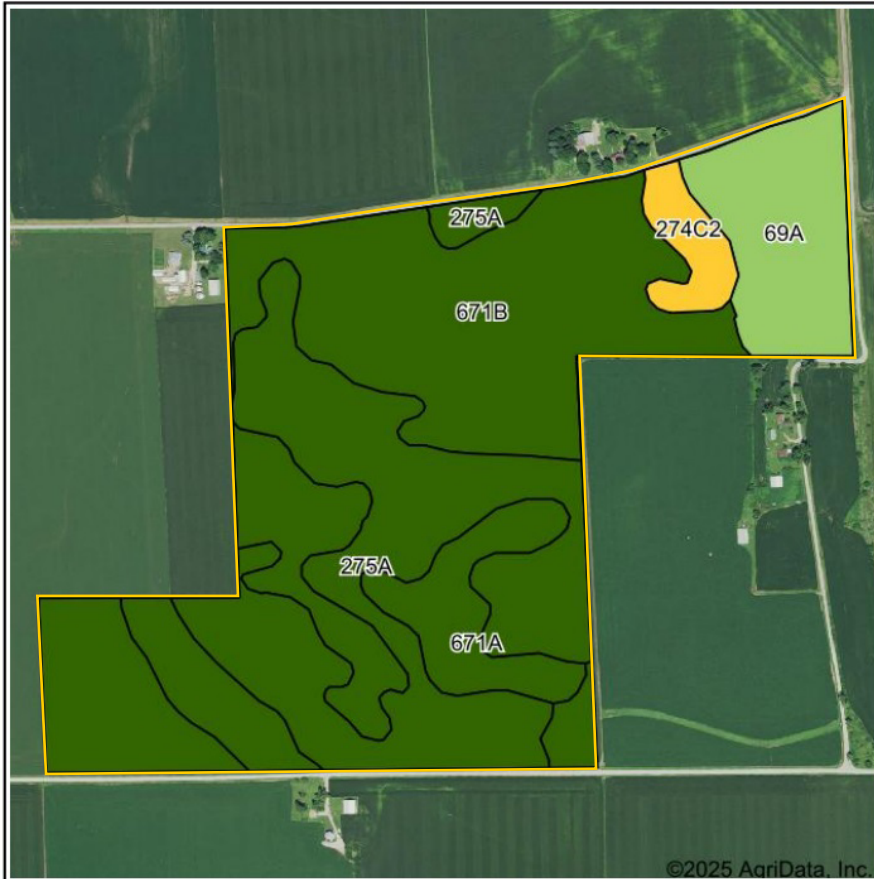
FSA/Eff. Crop Acres: 148.69 | Soil Productivity: 140.00 PI



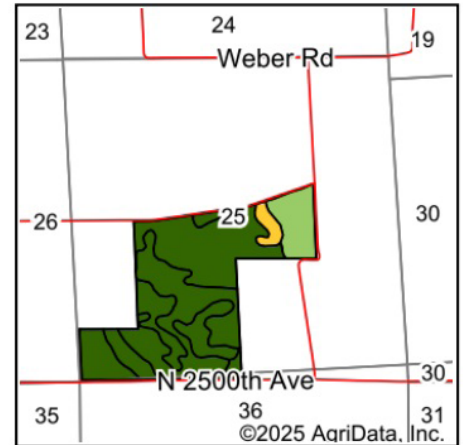
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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **25-18N-3E**
 Township: **Phenix**
 Acres: **148.69**
 Date: **7/31/2025**



Maps Provided By:

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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
**671B	Biggsville silt loam, 2 to 5 percent slopes	61.21	41.1%		**141
275A	Joy silt loam, 0 to 2 percent slopes	57.69	38.8%		144
**69A	Milford silty clay loam, 0 to 2 percent slopes	15.57	10.5%		**128
671A	Biggsville silt loam, 0 to 2 percent slopes	9.82	6.6%		142
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	4.40	3.0%		**112
Weighted Average					140

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 Geneseo: Go north on IL-82 for 4.8 miles and then east on N 2550th Ave. for 3.2 miles. Property is located on the south side of the road.

Simple Legal

Part of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$; N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$; S $\frac{3}{4}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$ and W $\frac{1}{2}$ of SW $\frac{1}{4}$, all in Section 25, Township 18 North, Range 3 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$9,482.08
Taxable Acres: 154.00
Tax per Taxable Acre: \$61.57

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 10671, Tract 11445

FSA/Eff. Crop Acres: 10.91
Corn Base Acres: 8.48
Corn PLC Yield: 182 Bu.
Bean Base Acres: 2.08
Bean PLC Yield: 51 Bu.
Wheat Base Acres: 0.35
Wheat PLC Yield: 50 Bu.

Farm Number 10673, Tract 11447

FSA/Eff. Crop Acres: 137.78
Corn Base Acres: 103.97
Corn PLC Yield: 183 Bu.
Bean Base Acres: 28.02
Bean PLC Yield: 51 Bu.
Wheat Base Acres: 4.15
Wheat PLC Yield: 50 Bu.

Soil Types/Productivity

Main soil types are Biggsville, Joy, and Milford. Productivity Index (PI) on the FSA/Eff. crop acres is 140.00. 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

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.

Northwest looking Southeast



South looking North



Date: Tues., September 9, 2025

Time: 10:00 a.m.

Site: Virtual Live Auction
Online Only
bid.hertz.ag

Online Bidding Information

- To bid on this property, 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, Brandon Yaklich, AFM at 309-883-9490 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

Gladys M. Swanson Trust

Agency

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

Auctioneer

Eric Wilkinson, AFM, ALC
License No. 441.002361

Attorney

Kelli M. Golinghorst
Brooks Law Firm, P.C.

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.

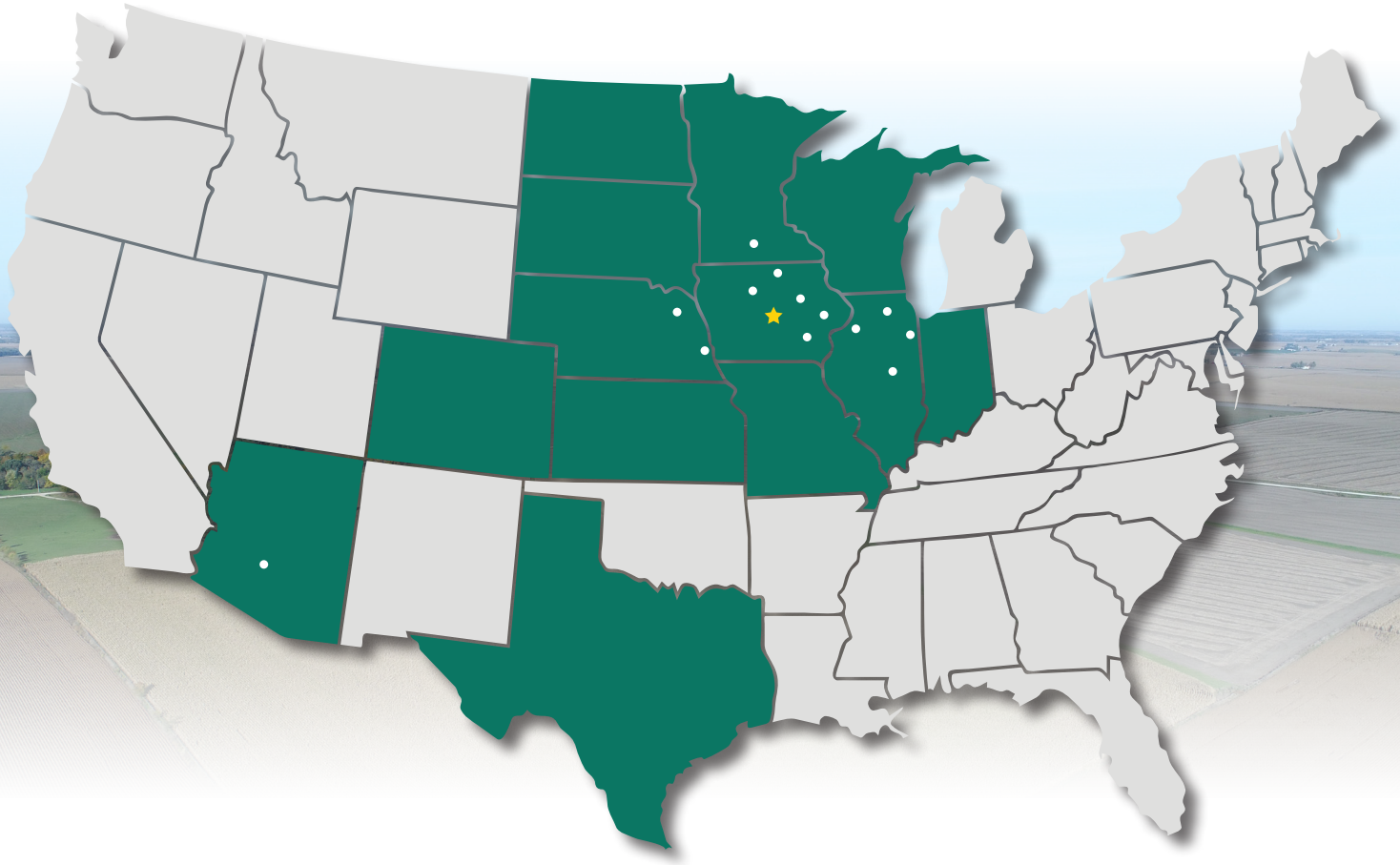
Terms of Possession

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 9, 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, 2026. The Seller will credit the successful bidder at closing for the 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.

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