



Quality Farms Located Along  
Hard-Surfaced Roads

# AUCTION

Virtual-Online Only

**Thursday**

**September 18, 2025**

**10:00 a.m. CDT**

**bid.hertz.ag**

**187.89 Acres, m/I**  
3 Parcels  
Iroquois County, IL



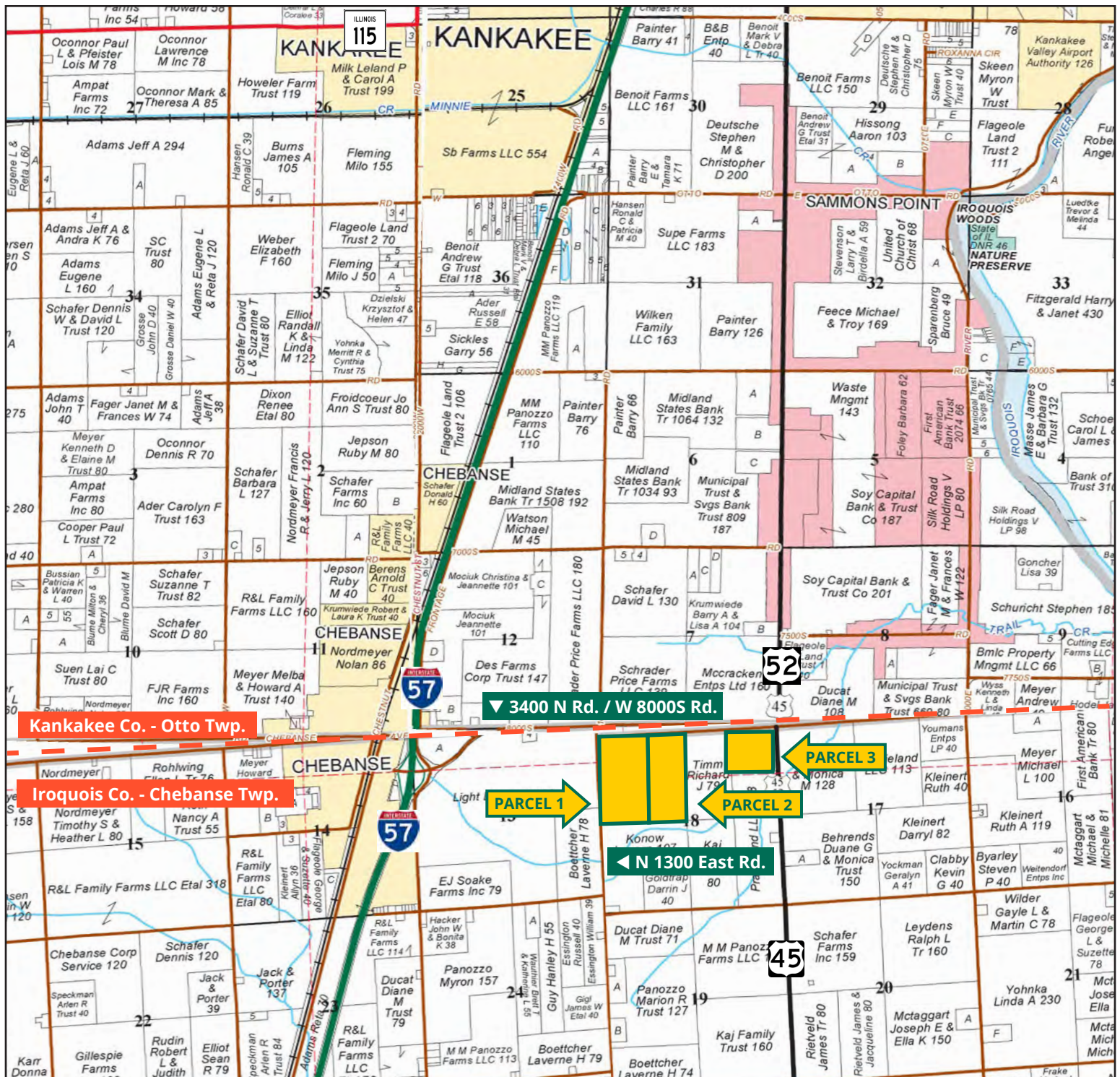
**DAKOTA SCHAUMBURG, AFM**

*Licensed Broker in IL & IN*

**817.768.6783**

DakotaS@Hertz.ag





Map reproduced with permission of Rockford Map Publishers, Inc.

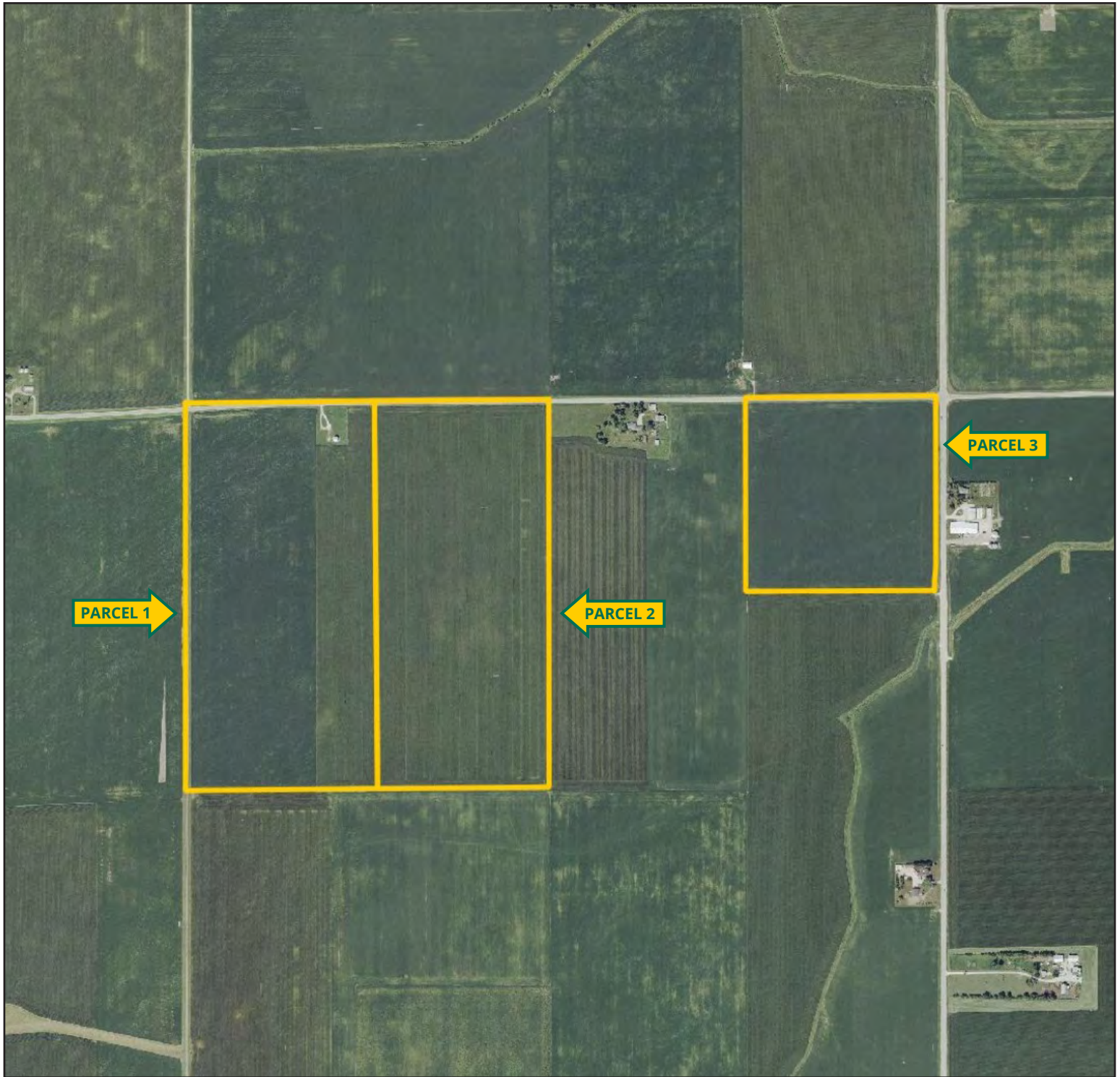
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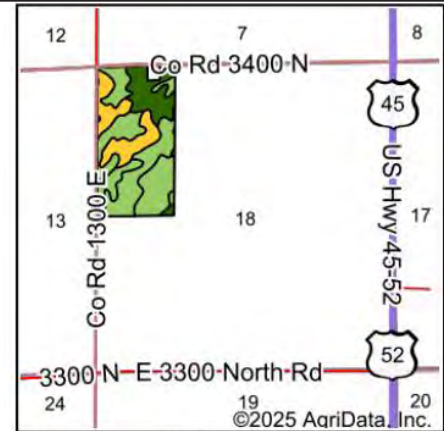
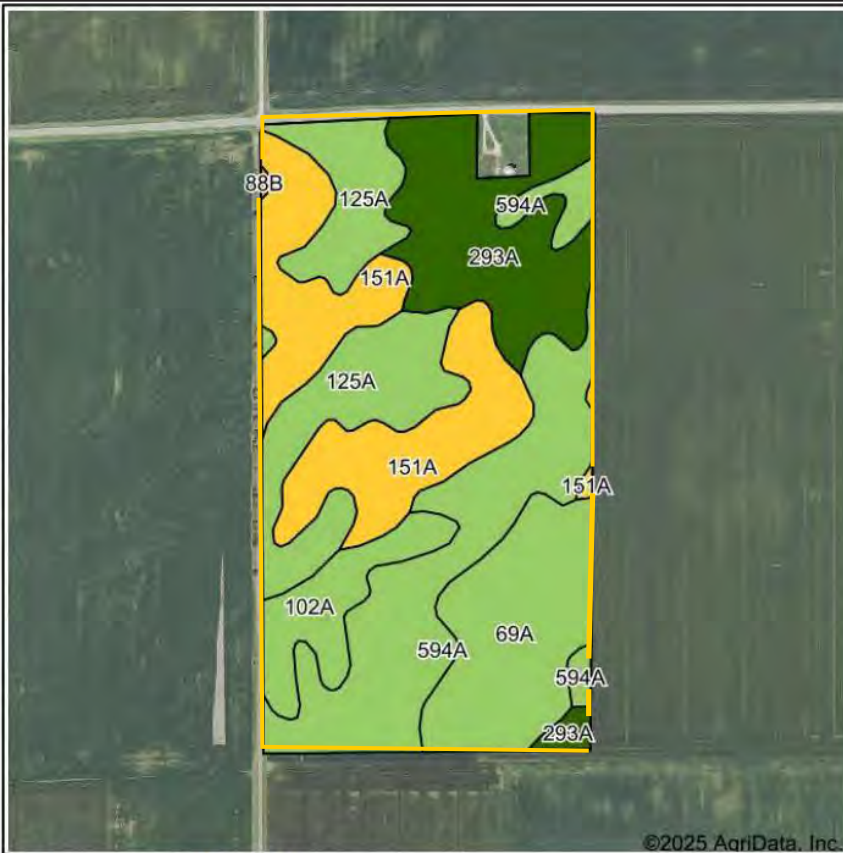


Est. FSA/Eff. Crop Acres: 77.98 | Soil Productivity: 125.50 PI



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State: **Illinois**  
County: **Iroquois**  
Location: **18-29N-13W**  
Township: **Chebanse**  
Acres: **77.98**  
Date: **8/13/2025**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**594A	Reddick clay loam, 0 to 2 percent slopes	17.24	22.1%		**126
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	16.36	21.0%		**114
**125A	Selma loam, 0 to 2 percent slopes	13.80	17.7%		**129
293A	Andres silt loam, 0 to 2 percent slopes	13.74	17.6%		135
**69A	Milford silty clay loam, 0 to 2 percent slopes	11.66	15.0%		**128
**102A	La Hogue loam, 0 to 2 percent slopes	5.10	6.5%		**121
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	0.08	0.1%		**90
Weighted Average					125.5

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 II. Soils EFOTG



## Location

From Chebanse: go 1 mile east on 3400 N Rd./W 8000S Rd. The farm is on the south side of the road.

## Simple Legal

W½ NW¼ of Section 18, Township 29 North, Range 13 West of the 2 P.M., Iroquois Co., IL. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

2024 Taxes Payable 2025: \$3,402.91\*  
Taxable Acres: 80.00\*

*\*Taxes estimated due to tax parcel split. Iroquois County Treasurer/Assessor will determine final tax figures.*

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 1181, Part of Tract 449

FSA/Eff. Crop Acres: 77.98\*

Corn Base Acres: 58.10\*

Corn PLC Yield: 159 Bu.

Bean Base Acres: 19.50\*

Bean PLC Yield: 51 Bu.

*\*Acres are estimated pending reconstitution of farm by the Iroquois County FSA office.*

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Main soil types are Reddick, Ridgeville, Selma, and Andres. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 125.50. 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

Nearly level.

## Drainage

Some tile. Contact agent for maps.

## Buildings/Improvements

There is a 12,500 bushel capacity grain bin on the property.

## Water & Well Information

None.

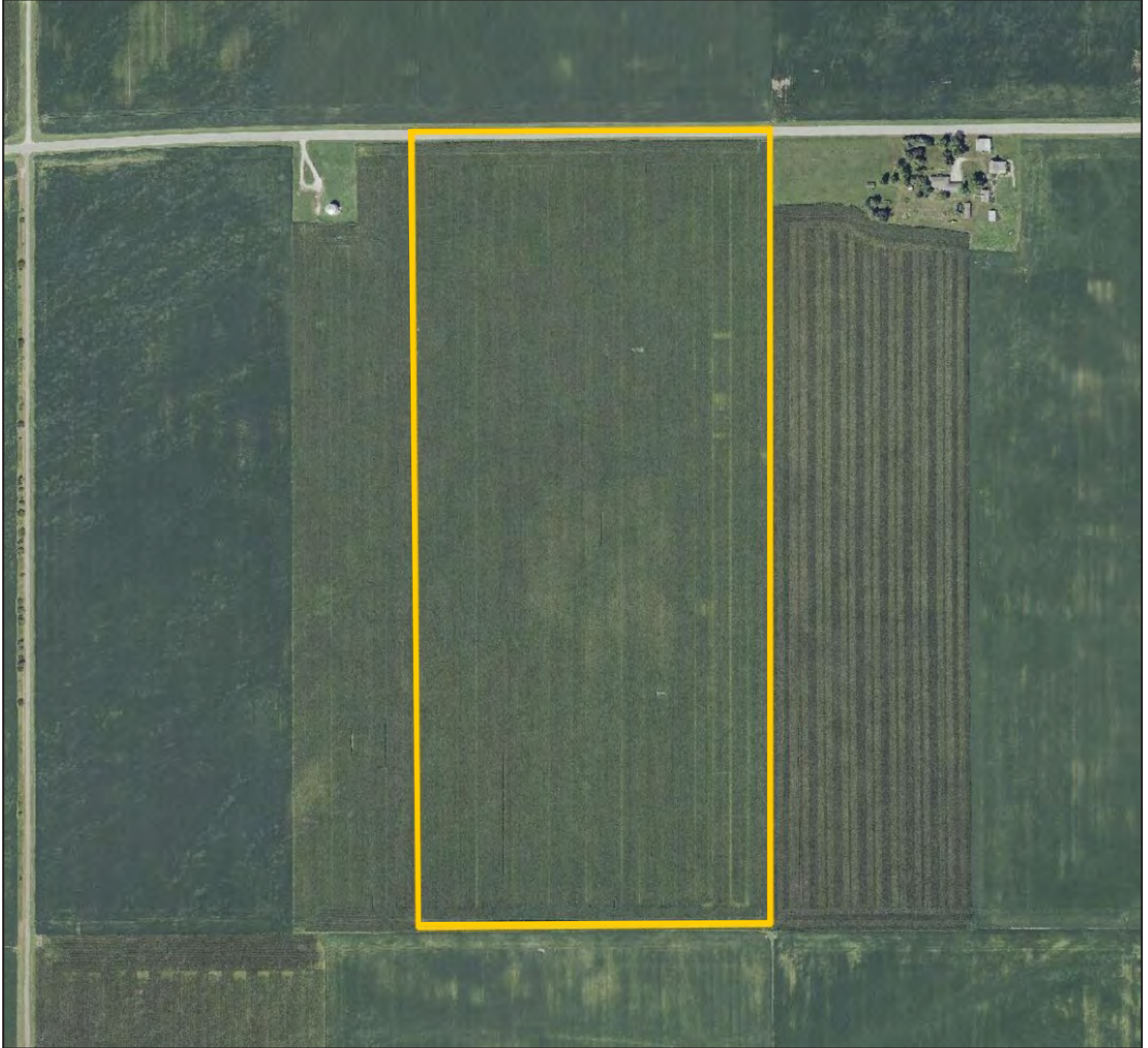
## Survey

If parcels 1 and 2 sell to different buyers, a survey will be completed at the Seller's expense and final sale price will not be adjusted up/down based on final 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.

Est. FSA/Eff. Crop Acres: 66.44 | Soil Productivity: 124.90 PI



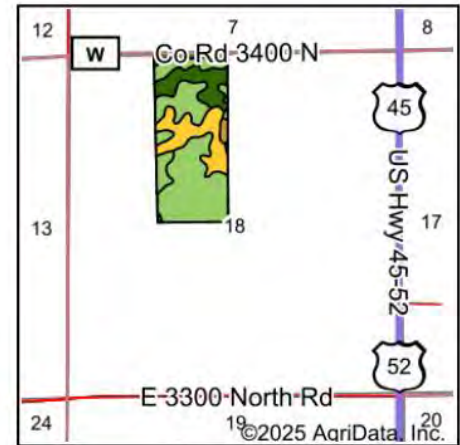
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Soils data provided by USDA and NRCS.



State: Illinois  
County: Iroquois  
Location: 18-29N-13W  
Township: Chebanse  
Acres: 66.44  
Date: 8/13/2025



Maps Provided By:  
  
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Area Symbol: IL075, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**594A	Reddick clay loam, 0 to 2 percent slopes	38.37	57.7%		**126
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	12.68	19.1%		**114
293A	Andres silt loam, 0 to 2 percent slopes	11.82	17.8%		135
**69A	Milford silty clay loam, 0 to 2 percent slopes	2.59	3.9%		**128
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	0.98	1.5%		**90
Weighted Average					124.9

**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 Chebanse: go 1 mile east on 3400 N Rd./W 8000S Rd. The farm is on the south side of the road.

## Simple Legal

Part of the E½ NW¼ of Section 18, Township 29 North, Range 13 West of the 2nd P.M., Iroquois Co., IL. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

2024 Taxes Payable 2025: \$2,653.97\*

Taxable Acres: 68.06\*

Tax per Taxable Acre: \$38.99\*

*\*Taxes estimated due to tax parcel split. Iroquois County Treasurer/Assessor will determine final tax figures.*

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 1181, Part of Tract 449

FSA/Eff. Crop Acres: 66.44\*

Corn Base Acres: 49.51\*

Corn PLC Yield: 159 Bu.

Bean Base Acres: 16.62\*

Bean PLC Yield: 51 Bu.

*\*Acres are estimated pending reconstitution of farm by the Iroquois County FSA office.*

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Main soil types are Reddick, Ridgeville, and Andres. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 124.90. 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

Nearly level.

## Drainage

Some tile. Contact agent for tile maps.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Survey

If parcels 1 and 2 sell to different buyers, a survey will be completed at the Seller's expense and final sale price will not be adjusted up/down based on final acres.









FSA/Eff. Crop Acres: 38.68 | Soil Productivity: 130.50 PI



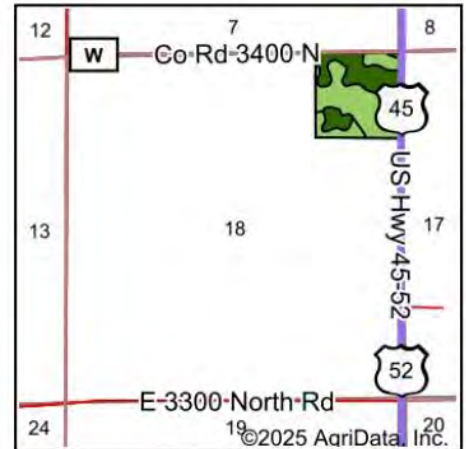
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State: **Illinois**  
County: **Iroquois**  
Location: **18-29N-13W**  
Township: **Chebanse**  
Acres: **38.68**  
Date: **8/13/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 18					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**69A	Milford silty clay loam, 0 to 2 percent slopes	16.90	43.7%		**128
293A	Andres silt loam, 0 to 2 percent slopes	15.50	40.1%		135
**594A	Reddick clay loam, 0 to 2 percent slopes	6.28	16.2%		**126
Weighted Average					130.5

**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 Chebanse: go 2 miles east on 3400 N Rd./W 8000S Rd. The farm is on the south side of the road.

## Simple Legal

Part of the NE¼ NE¼ in Section 18, Township 29 North, Range 13 West of the 2nd P.M., Iroquois Co., IL. *Final abstract/ title documents to govern legal description.*

## Real Estate Tax

2024 Taxes Payable 2025: \$1,690.82  
Taxable Acres: 39.83  
Tax per Taxable Acre: \$42.45

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 1181, Tract 350  
FSA/Eff. Crop Acres: 38.68  
Corn Base Acres: 28.95  
Corn PLC Yield: 159 Bu.  
Bean Base Acres: 9.72  
Bean PLC Yield: 51 Bu.

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Main soil types are Milford and Andres. Productivity Index (PI) on the FSA/Eff. crop acres is 130.50. 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

Nearly level.

## Drainage

Some tile. Contact agent for tile maps.

## Buildings/Improvements

None.

## Water & Well Information

None.







Southwest Corner of Parcel 1 Looking Northeast



North End of Parcels 1 & 2 Looking South





Northeast Corner of Parcel 2 Looking Southwest



Southeast Corner of Parcel 3 Looking Northwest



**Date:** Thurs., September 18, 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 the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Dakota Schaumburg at 815-768-6783 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

Ellen Peterson & The Reese Family Trust

### Agency

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

### Auctioneer

Eric Wilkinson  
License No. 441.002361

### 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

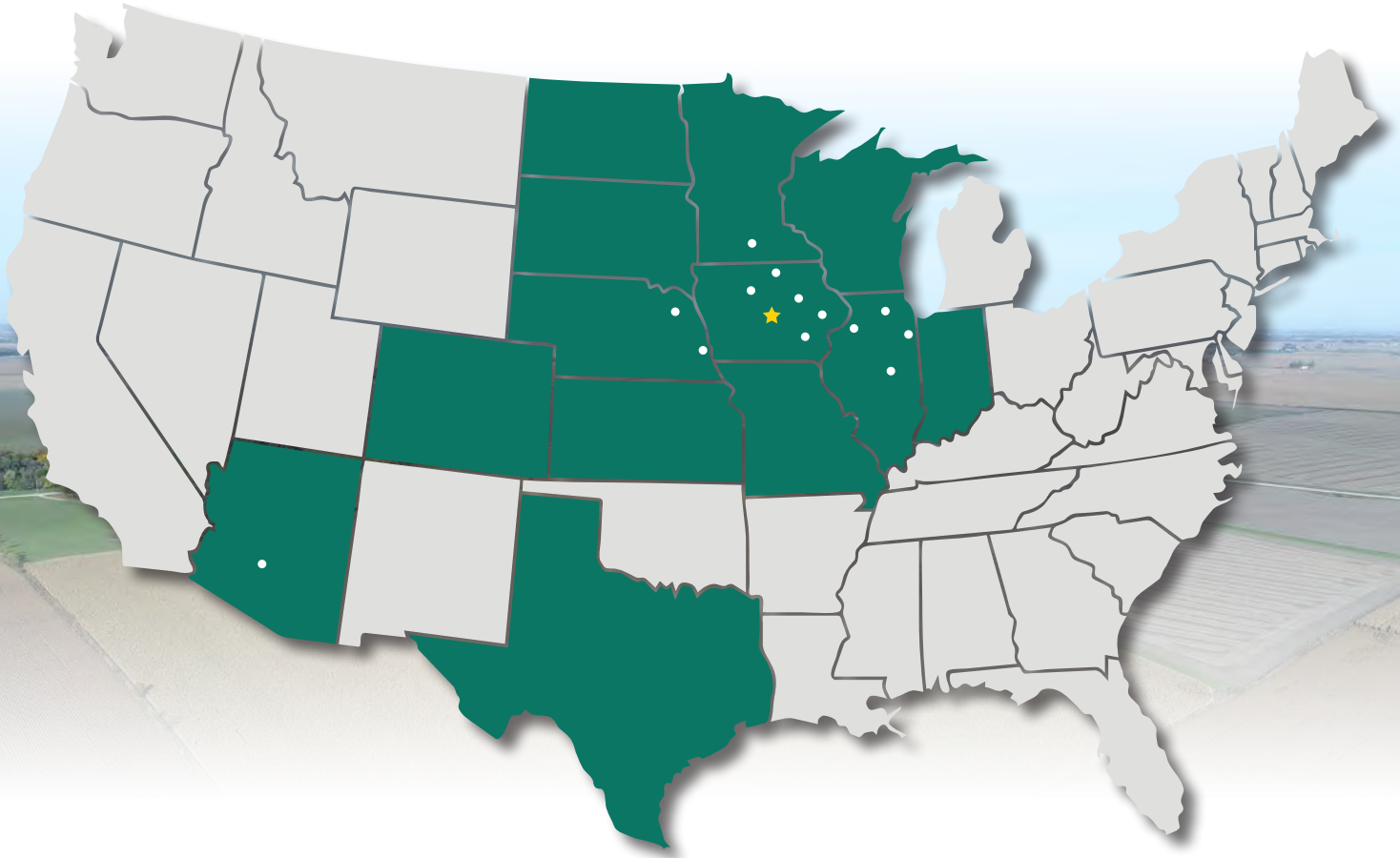
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 3, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires once 2025 Harvest is complete. 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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