



Haun Trust Farm

AUCTION

Virtual-Online Only

Thursday

October 30, 2025

10:00 a.m. CDT

bid.hertz.ag

40.00 Acres, m/l

Single Parcel

Vermilion County, IL



ERIC WILKINSON, AFM, ALC

Designated Managing Broker in IL

217.552.3777

EricW@Hertz.ag



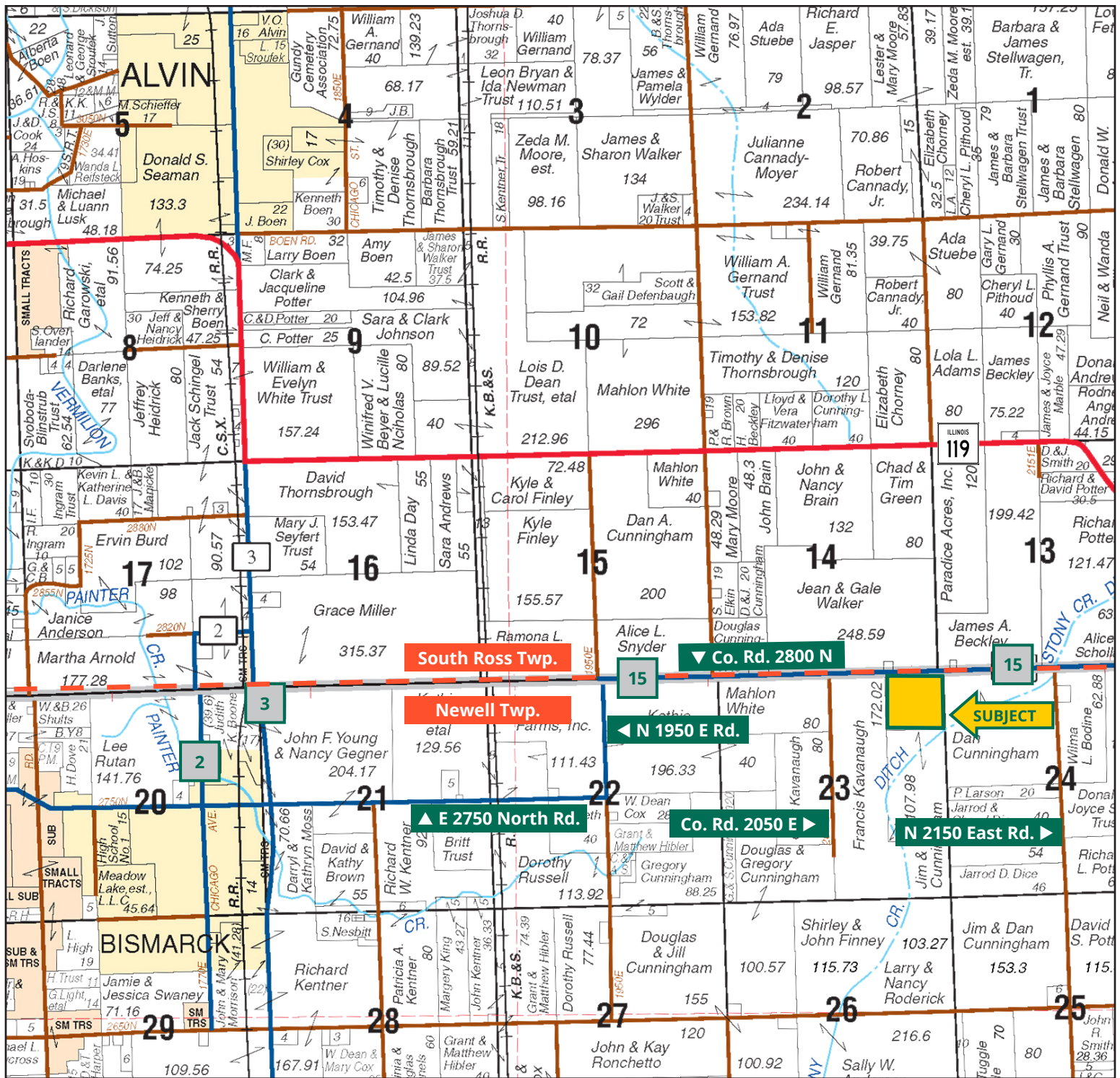
MELISSA HALPIN, ARA

Licensed Broker in IL

Designated Managing Broker in IN

815.228.0575

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Map reproduced with permission of Rockford Map Publishers, Inc.

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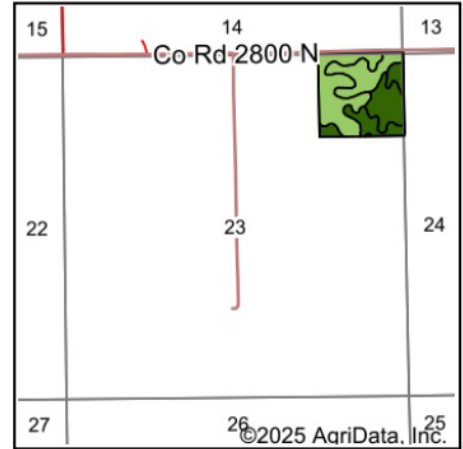
FSA/Eff. Crop Acres: 39.43 | Soil Productivity: 131.20 PI



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State: **Illinois**
 County: **Vermilion**
 Location: **23-21N-11W**
 Township: **Newell**
 Acres: **39.43**
 Date: **9/22/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	15.27	38.8%		125
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	8.60	21.8%		**127
**152A	Drummer silty clay loam, 0 to 2 percent slopes	7.78	19.7%		**144
293A	Andres silt loam, 0 to 2 percent slopes	7.78	19.7%		135
Weighted Average					131.2

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 Bismarck: Go east on E 2750 North Rd. for 1.7 miles, then north on N 1950 E Rd. for ½ mile, and then east on Co. Rd. 2800 N for 1.4 miles. Property is located on the south side of the road.

Simple Legal

NE¼ NE¼ of Section 23, Township 21 North, Range 11 West of the 2nd P.M., Vermilion Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$1,819.56
Taxable Acres: 40.00
Tax per Taxable Acre: \$45.49

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 5092, Tract 1515
FSA/Eff. Crop Acres: 39.43
Corn Base Acres: 30.70
Corn PLC Yield: 170 Bu.
Bean Base Acres: 8.10
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Elliott, Ashkum, Drummer, and Andres. Productivity Index (PI) on the FSA/Eff. crop acres is 131.20. 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

Natural with 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.

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Southwest looking Northeast



Southeast looking Northwest



Date: Thurs., October 30, 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, Eric Wilkinson at 217-552-3777 or Melissa Halpin at 815-228-0575 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

Monte R. Haun & Cheryl A. Haun 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.

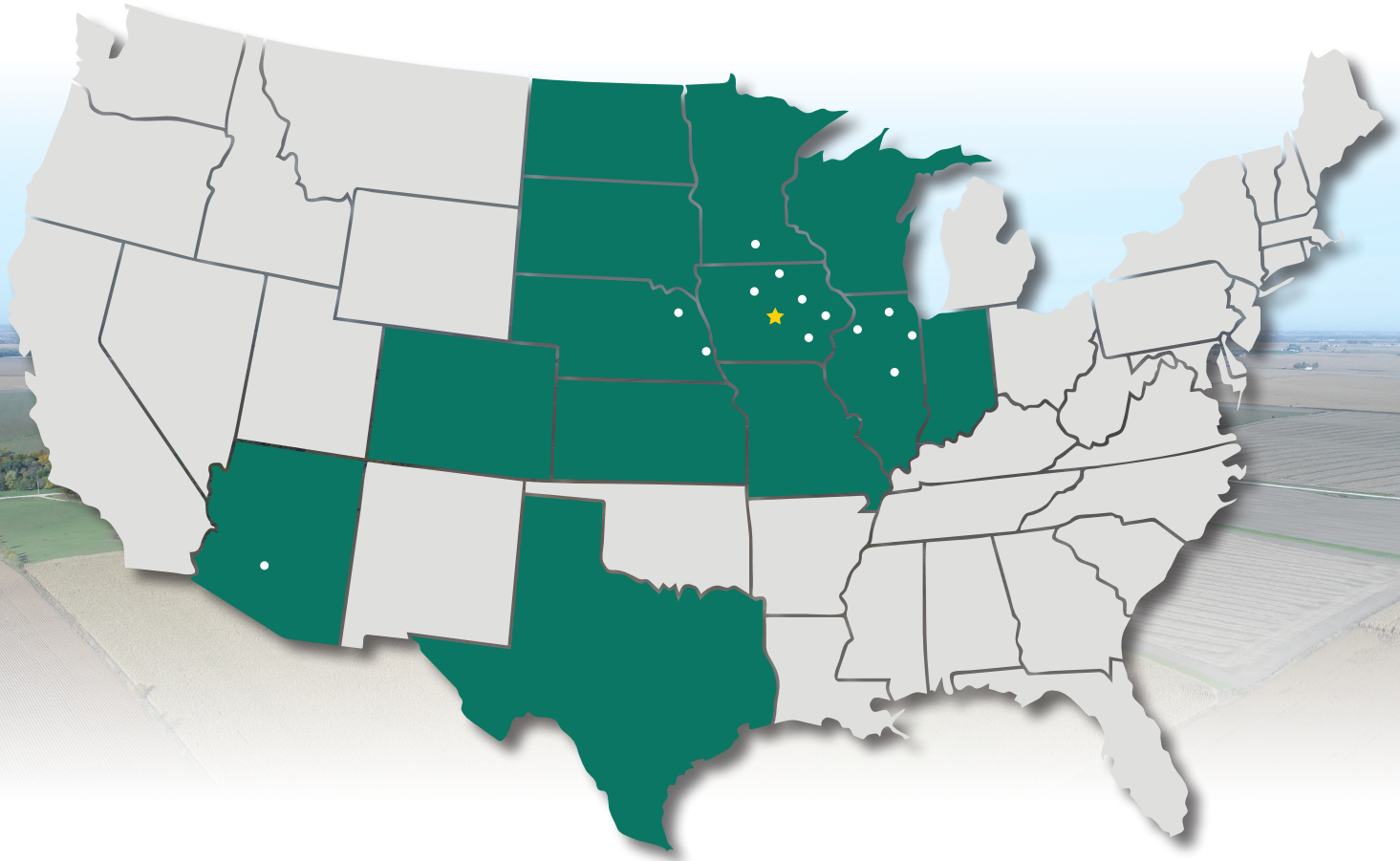
Terms of Possession

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 December 4, 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 pay real estate taxes due and payable in 2025; Buyer will pay real estate taxes due and 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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