



ONE-CHANCE SEALED BID SALE



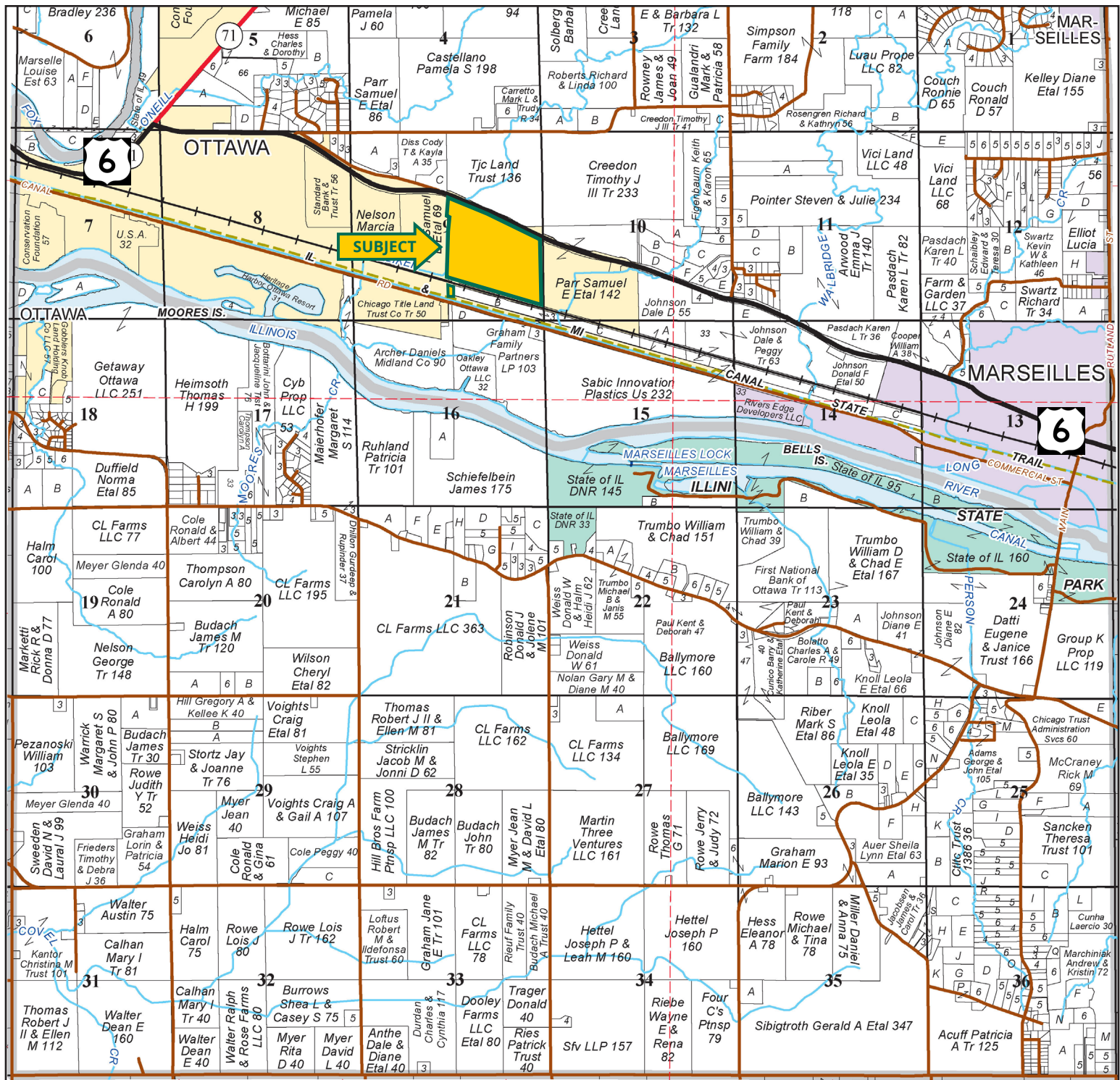
**Development Potential;
Excellent Location**



RICH GREVER, AFM, CCA
Designated Managing Broker in IL
217.725.9881
RichG@Hertz.ag

Bid Deadline:
Tuesday, October 28, 2025
12:00 Noon, CDT

128.98 Acres, m/I
Single Parcel
LaSalle County, IL



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815.748.4440 | 650 North Peace Rd., Ste. A, PO Box 907 | DeKalb, IL 60115-0907 | www.Hertz.ag

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FSA/Eff. Crop Acres: 116.71 | Soil Productivity: 127.70 PI

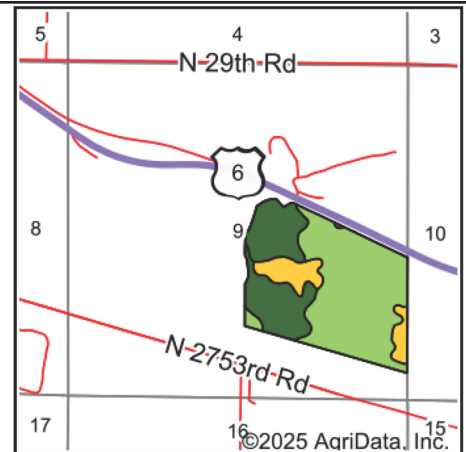


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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **LaSalle**
 Location: **9-33N-4E**
 Township: **Rutland**
 Acres: **116.71**
 Date: **9/24/2025**



Maps Provided By:

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Area Symbol: IL099, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**330A	Peotone silty clay loam, 0 to 2 percent slopes	67.25	57.7%		**123
**152A	Drummer silty clay loam, 0 to 2 percent slopes	19.18	16.5%		**144
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	16.97	14.5%		140
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	9.02	7.7%		**114
**317A	Millsdale silty clay loam, 0 to 2 percent slopes	4.13	3.5%		**109
**549F	Marseilles silt loam, 18 to 35 percent slopes	0.16	0.1%		**74
Weighted Average					127.7

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 Ottawa: go 1 mile east on IL Hwy 6. The property is on the south side of the highway.

Simple Legal

Part of the SE $\frac{1}{4}$, Section 9, Township 33 North, Range 4 East of the 3rd P.M., LaSalle Co., IL. *Final title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$6,759.94
Taxable Acres: 128.98
Tax per Taxable Acre: \$52.41

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 14039, Tract 49278
FSA/Eff. Crop Acres: 116.71
Corn Base Acres: 71.37
Corn PLC Yield: 114 Bu.
Bean Base Acres: 45.34
Bean PLC Yield: 35 Bu.

Soil Types/Productivity

Main soil types are Peotone, Drummer and Lawson. Productivity Index (PI) on the FSA/Eff. crop acres is 127.70. 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.

Buildings/Improvements

None.

Water & Well Information

None.

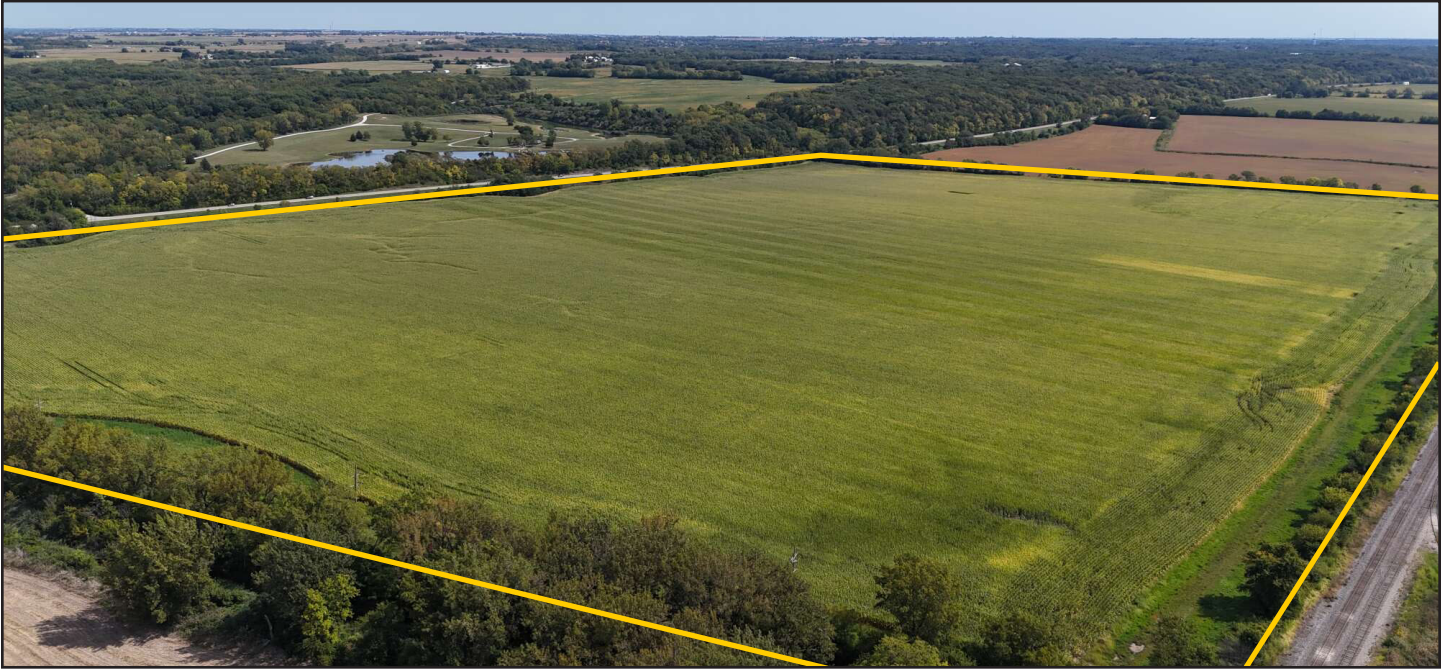
Comments

This property is in an excellent location that adjoins Ottawa, Illinois and is bordered by IL State Hwy 6 to the north and railroad on the south. This property has prime development potential.



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.

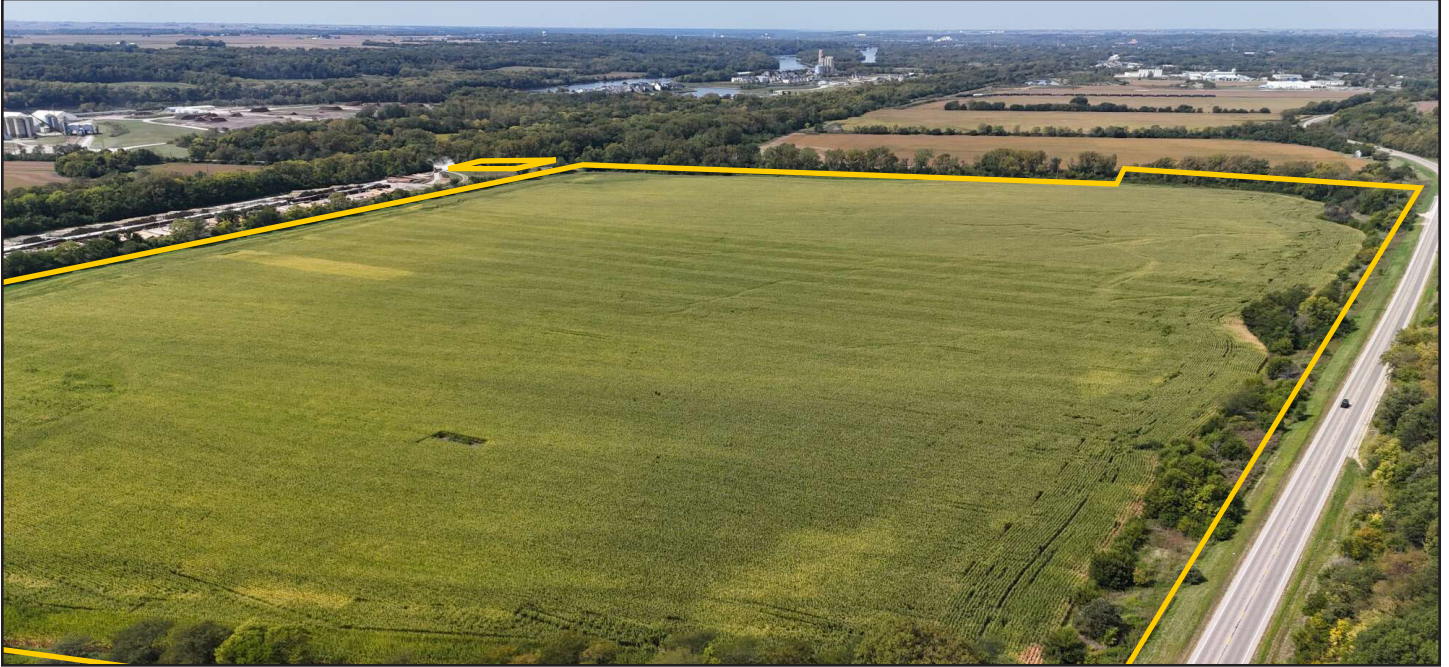
Looking Northeast



Looking Northwest



Looking Southwest



Looking East



Bid Deadline: Tues., October 28, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Rich Grever
PO Box 907
DeKalb, IL 60115

Seller

First National Bank of Omaha

Agency

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

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, Rich Grever at 217-725-9881.

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 DeKalb, IL Hertz office, on or before Tuesday, October 28, 2025 by 12:00 p.m., Noon, CDT. The Seller will accept or reject all bids by 5:00 p.m., CDT, Thursday, October 30, 2025, and all bidders will be notified shortly thereafter.

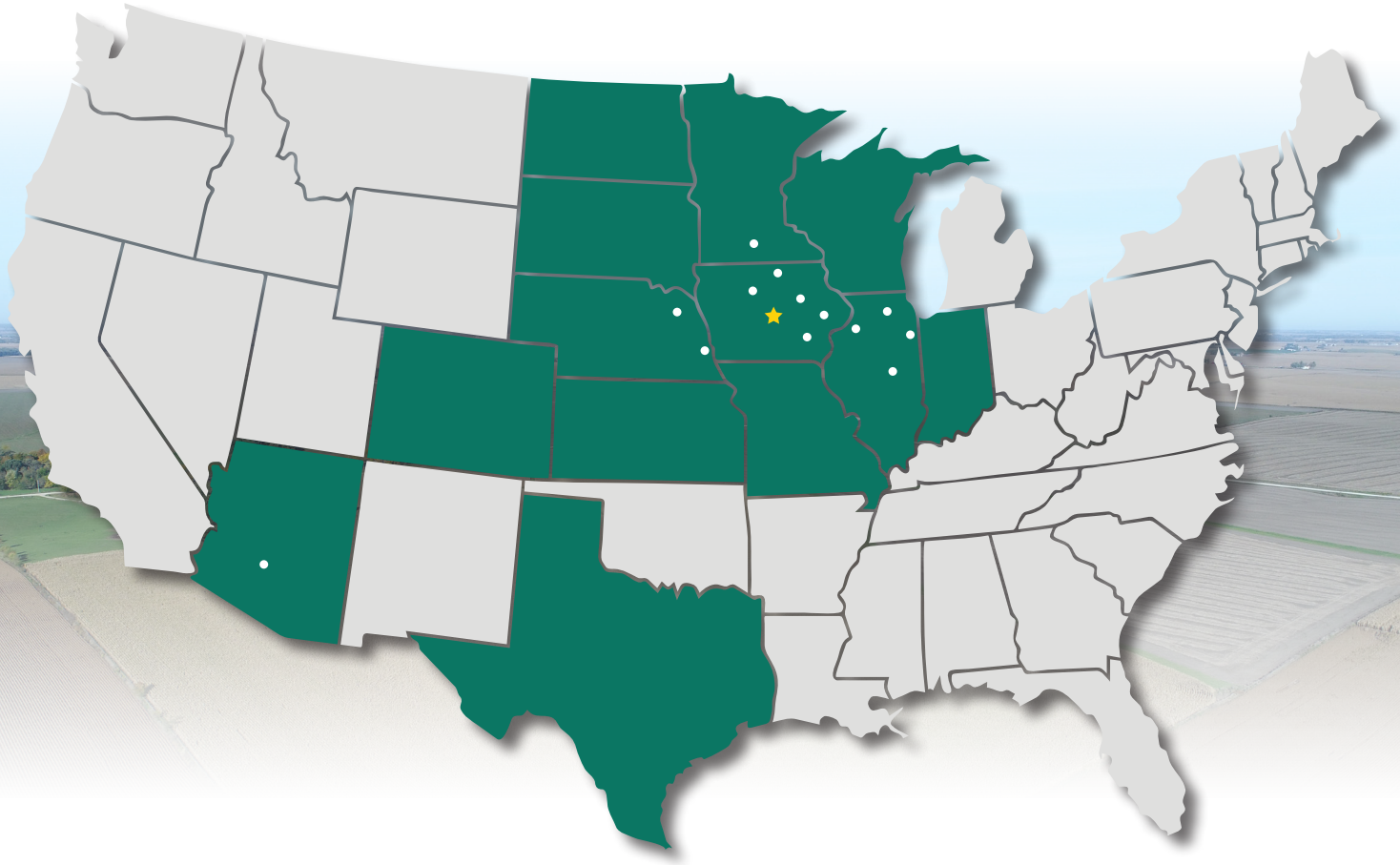
Terms of Possession

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 November 28, 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, subject to the existing lease which expires February 28, 2026. Seller will retain 100% of the 2025 land rent. The Seller will credit the successful bidder at closing for the 2025 real estate taxes payable in 2026.

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.

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