



ONE-CHANCE SEALED BID SALE



The Estate of Sara A. Krueger



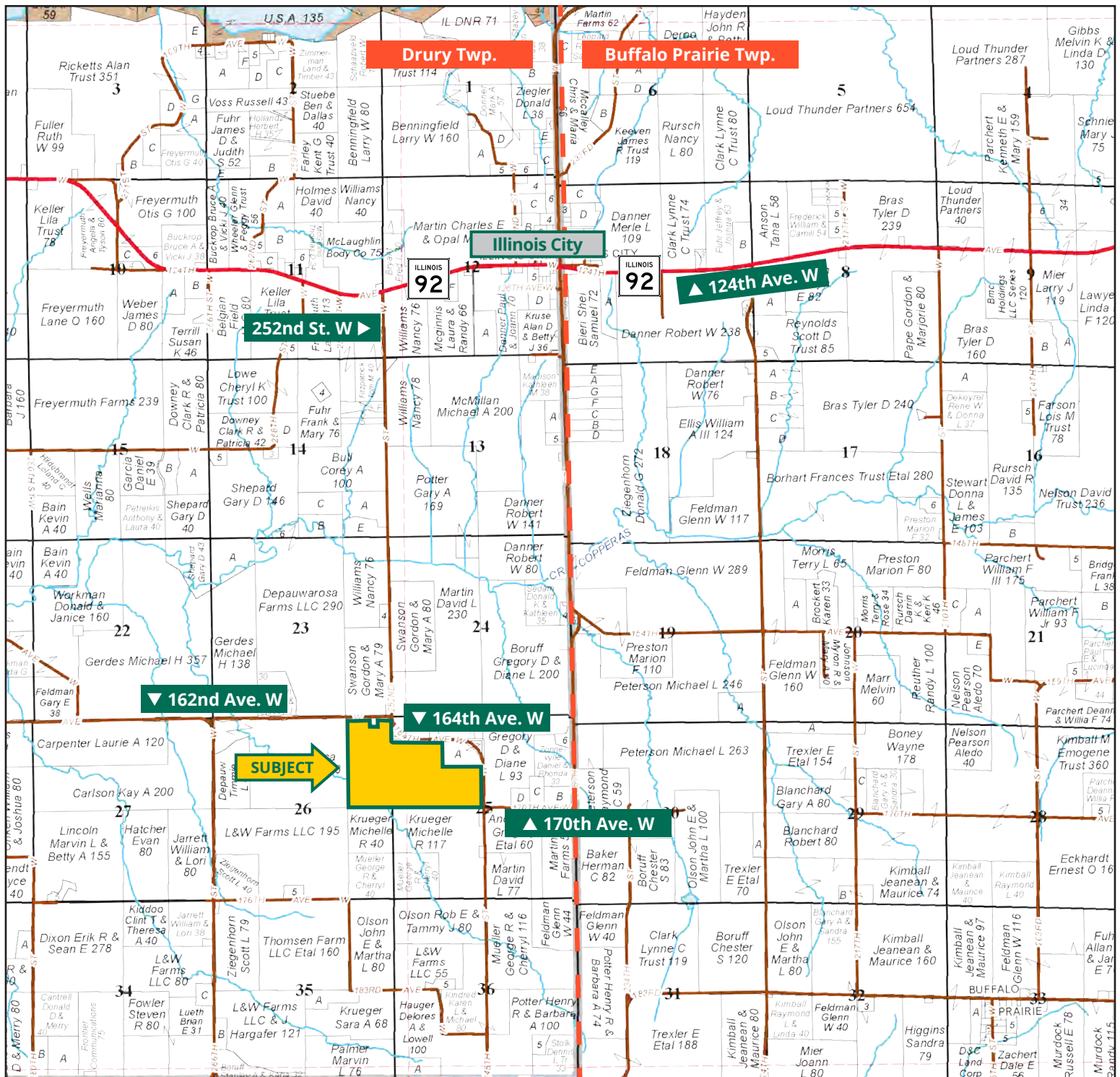
BRANDON YAKLICH, AFM
Licensed Broker in IL
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BrandonY@Hertz.ag



JOHN RAHN
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Bid Deadline:
Wednesday, October 29, 2025
12:00 Noon, CDT

179.00 Acres, m/l
Single Parcel
Rock Island County, IL



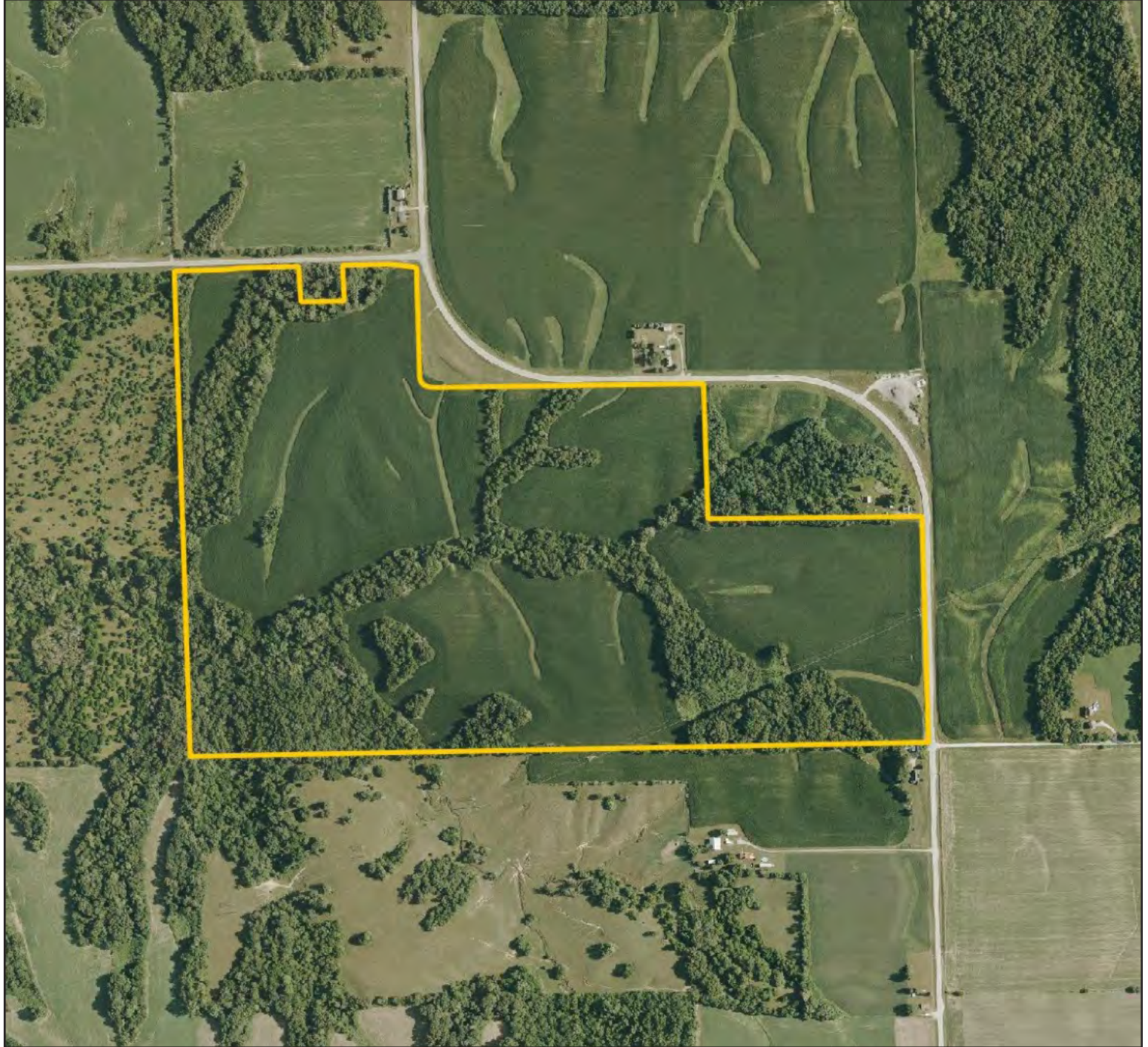
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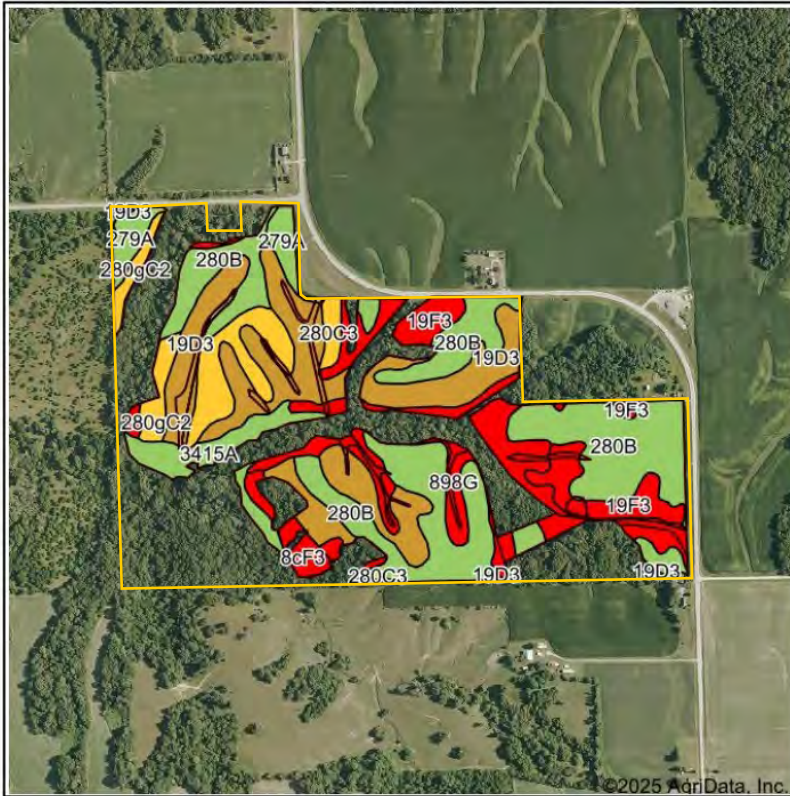
FSA/Eff. Crop Acres: 119.60 | Soil Productivity: 95.40 PI



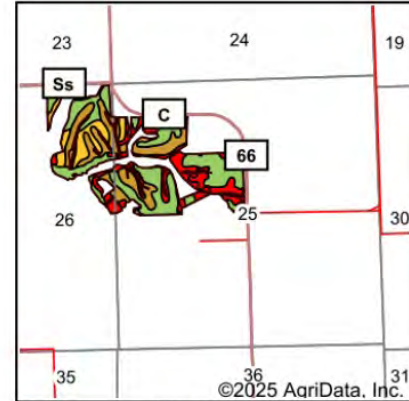
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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Rock Island**
 Location: **25-16N-5W**
 Township: **Drury**
 Acres: **119.6**
 Date: **9/22/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	39.46	32.8%		**120
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	29.87	25.0%		**87
**898G	Hickory-Sylvan silt loams, 35 to 60 percent slopes	15.39	12.9%		**46
**19F3	Sylvan silty clay loam, 18 to 35 percent slopes, severely eroded	10.22	8.5%		**66
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	10.14	8.5%		**113
**3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	5.83	4.9%		**118
279A	Rozetta silt loam, 0 to 2 percent slopes	4.64	3.9%		120
**8cF3	Hickory clay loam, cool mesic, 18 to 35 percent slopes, severely eroded	2.49	2.1%		**54
**280C3	Fayette silty clay loam, 5 to 10 percent slopes, severely eroded	1.50	1.3%		**104
**280B2	Fayette silt loam, glaciated, 2 to 5 percent slopes, eroded	0.06	0.1%		**115
Weighted Average					95.4

Location

From Illinois City: Go west on 124th Ave. W / IL Hwy 92 for 1 mile, then south on 252nd St. W for 2.3 miles, and then west on 162nd Ave. W for 0.2 miles. Property is located on the south side of the road.

Simple Legal

Part of the NW¼ NW¼; part of NE¼ NW¼; S½ NW¼ of Section 25 and E½ NE¼ of Section 26, all in Township 16 North, Range 5 West of the 4th P.M., Rock Island Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$3,836.72
Taxable Acres: 179.00
Tax per Taxable Acre: \$21.43

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 3147, Tract 1496
FSA/Eff. Crop Acres: 119.60
Corn Base Acres: 94.50
Corn PLC Yield: 161 Bu.
Bean Base Acres: 23.90
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Main soil types are Fayette, Sylvan, and Hickory-Sylvan. Productivity Index (PI) on the FSA/Eff. crop acres is 95.40. 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

Rolling to steep.

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.

East looking West



Southwest looking Northeast



Bid Deadline: Wed., Oct. 29, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Brandon Yaklich
P.O. Box 9
Geneseo, IL 61254

Seller

The Estate of Sara A. Krueger

Agency

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

Attorney

Melissa Hancock
Schnell & Hancock, P.C.

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, Brandon Yaklich at 309-883-9490.

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 Geneseo, IL Hertz office, on or before Wednesday, October 29, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon on Friday, October 31, 2025, and all bidders will be notified shortly thereafter.

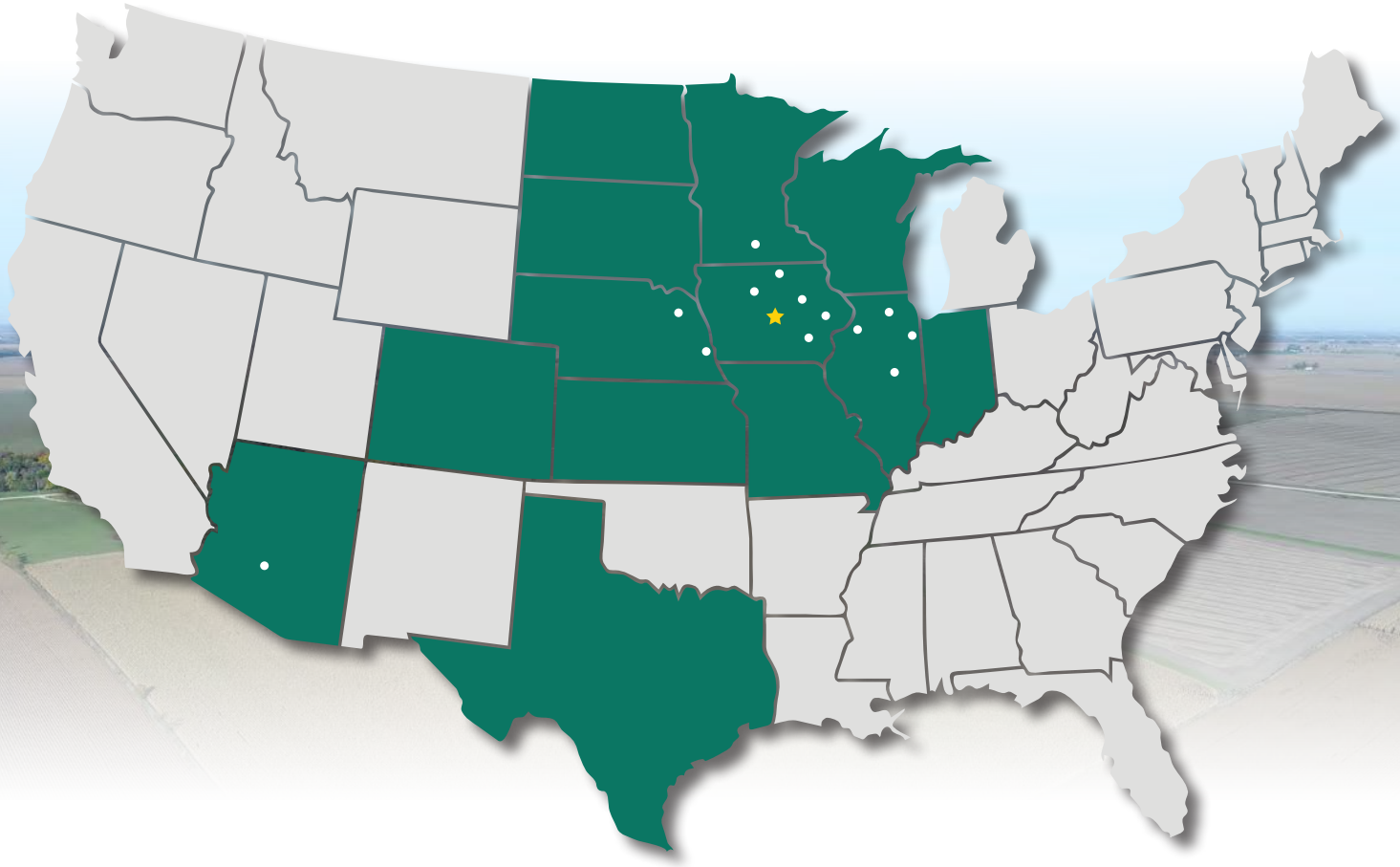
Terms of Possession

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 December 2, 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 December 31, 2025. 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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