



ONE-CHANCE SEALED BID SALE



CJRR Farm, Inc.



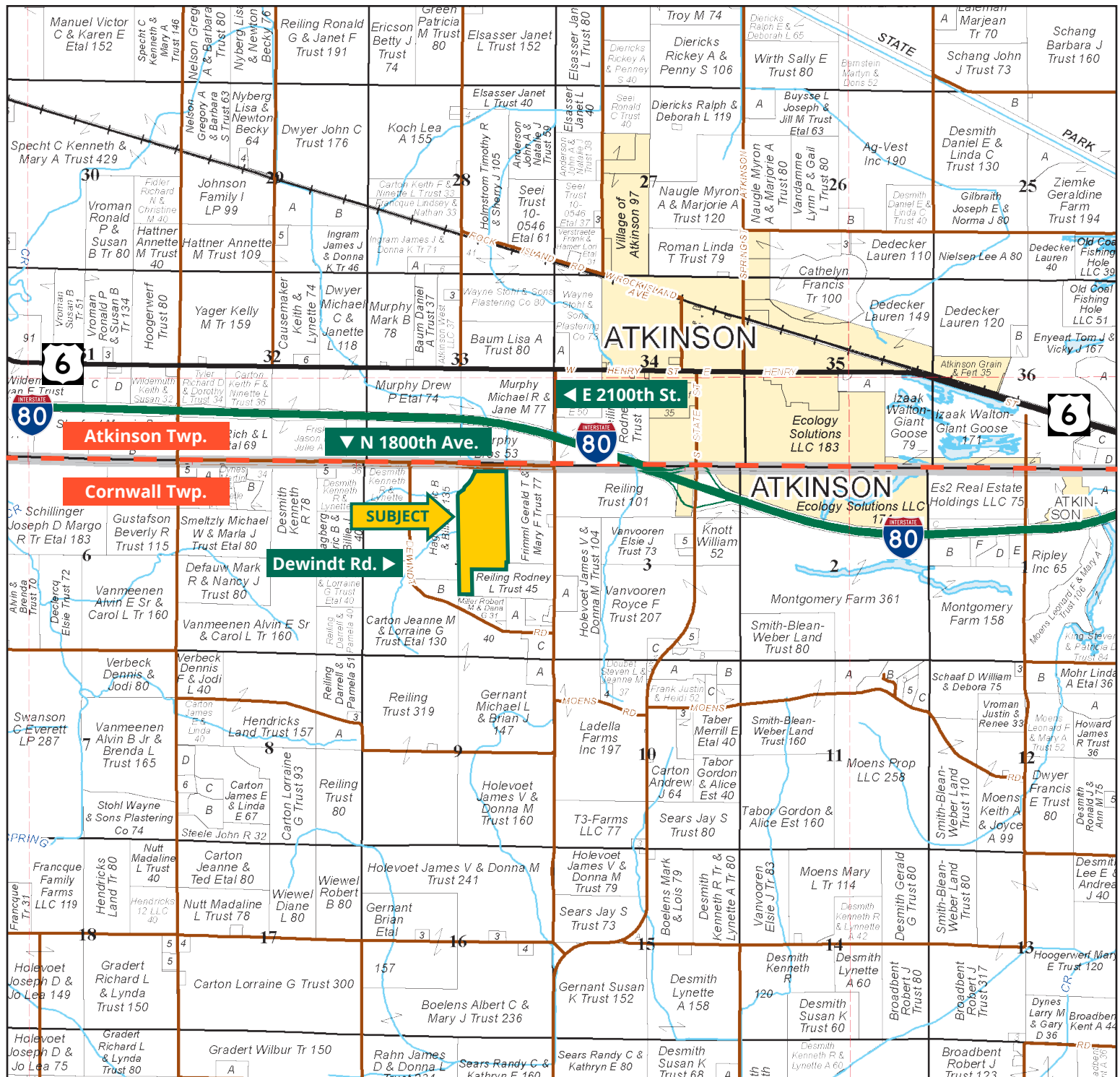
JOHN RAHN
Licensed Broker in IL
815.535.8399
JohnR@Hertz.ag



BRANDON YAKLICH, AFM
Licensed Broker in IL
309.883.9490
BrandonY@Hertz.ag

Bid Deadline:
Thursday, November 20, 2025
12:00 Noon, CST

88.42 Acres, m/l
Single Parcel
Henry County, IL



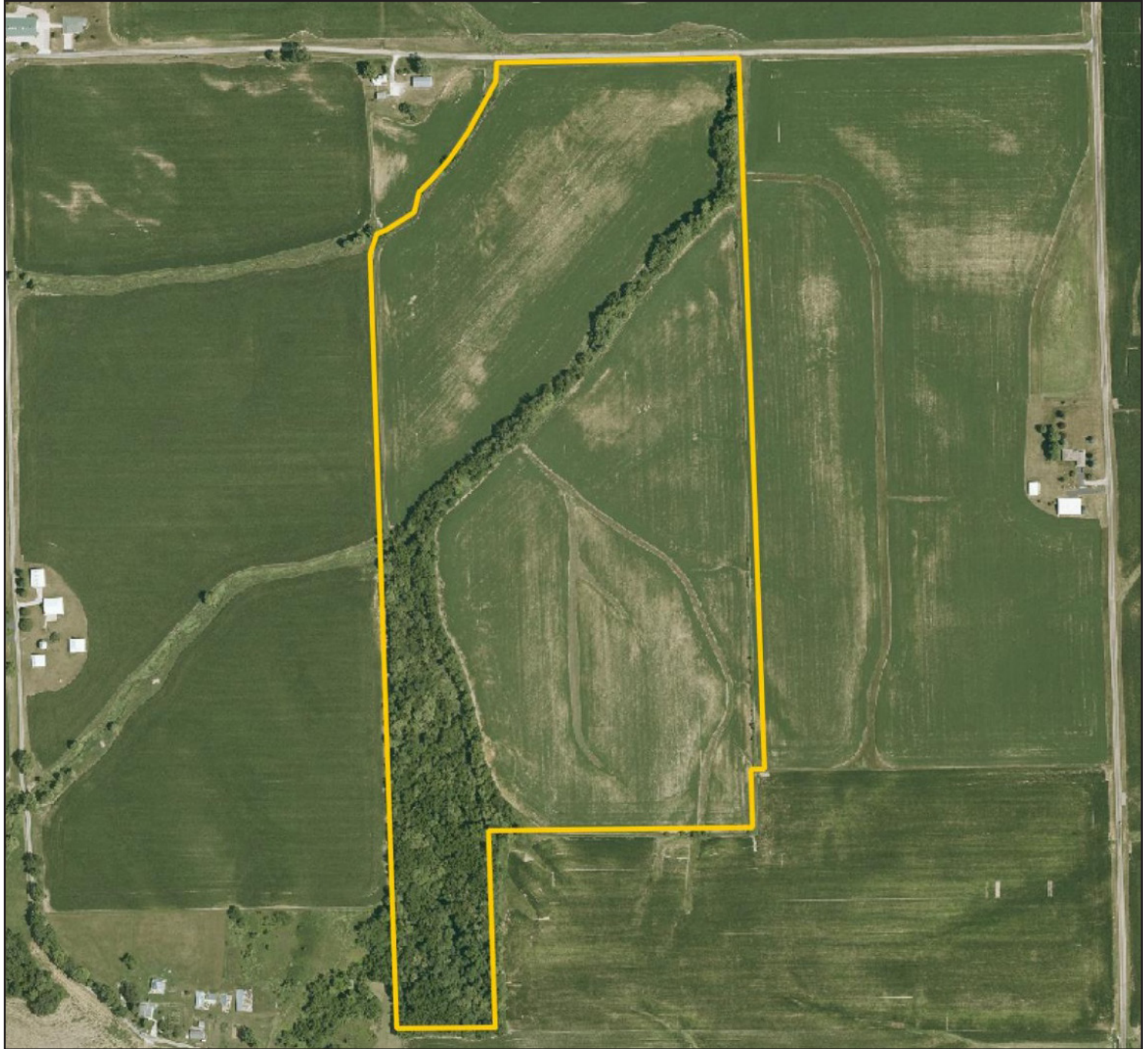
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Est. FSA/Eff. Crop Acres: 71.21 | Soil Productivity: 98.90 PI



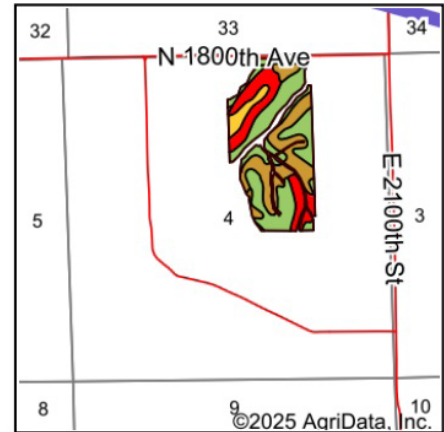
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Soils data provided by USDA and NRCS.



State: Illinois
County: Henry
Location: 4-16N-4E
Township: Cornwall
Acres: 71.21
Date: 10/13/2025



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
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	17.35	24.4%		**92
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	15.98	22.4%		**125
**943G	Seaton-Timula silt loams, 35 to 60 percent slopes	14.62	20.5%		**55
**3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	14.60	20.5%		**118
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	3.54	5.0%		**113
**672D3	Crescent loam, 10 to 18 percent slopes, severely eroded	2.05	2.9%		**92
**3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	1.92	2.7%		**126
**19F	Sylvan silt loam, 18 to 35 percent slopes	1.15	1.6%		**80
Weighted Average					98.9

Location

From Atkinson: Go west on US-6 for ½ mile, then south on E 2100th St. for ½ mile, and then west on N 1800th Ave. for 0.3 miles. Property is located on the south side of the road.

Simple Legal

Part of NW¼ NE¼; part of NE¼ NE¼; SW¼ NE¼; part of SE¼ NE¼; part of NW¼ SE¼ of Section 4, Township 16 North, Range 4 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$2,950.31*

Taxable Acres: 88.42*

Tax per Taxable Acre: \$33.37*

**Taxes estimated pending survey of property and tax parcel split. Henry County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 822, Part of Tract 1359

FSA/Eff. Crop Acres: 71.21*

**Acres are estimated as FSA information is currently not available and able to be verified with the Henry County FSA office due to the Federal Government shutdown. We will update when this information becomes available.*

Soil Types/Productivity

Main soil types are Seaton-Timula, Greenbush, and Orion. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 98.90. 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

Gently to strongly sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Drainage Easement

There is a drainage easement that runs across the property. Contact agent for details.

Survey

Prior to closing, the property will be surveyed to remove the acreage site at Seller's expense. Final sale price will be adjusted up/down based on final gross surveyed 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.

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Southwest looking Northeast



Northwest looking Southeast



Bid Deadline: Thurs., Nov. 20, 2025

Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services
Attn: John Rahn
P.O. Box 9
Geneseo, IL 61254

Seller

CJRR Farm, Inc.

Agency

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

Attorney

Curtis J. Ford
Nash, Bean, Ford & Brown LLP

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, John Rahn at 815-535-8399.

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 Thursday, November 20, 2025 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Monday, November 24, 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 16, 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. The Seller will credit the successful bidder at closing for the 2025 real estate taxes, payable in 2026.

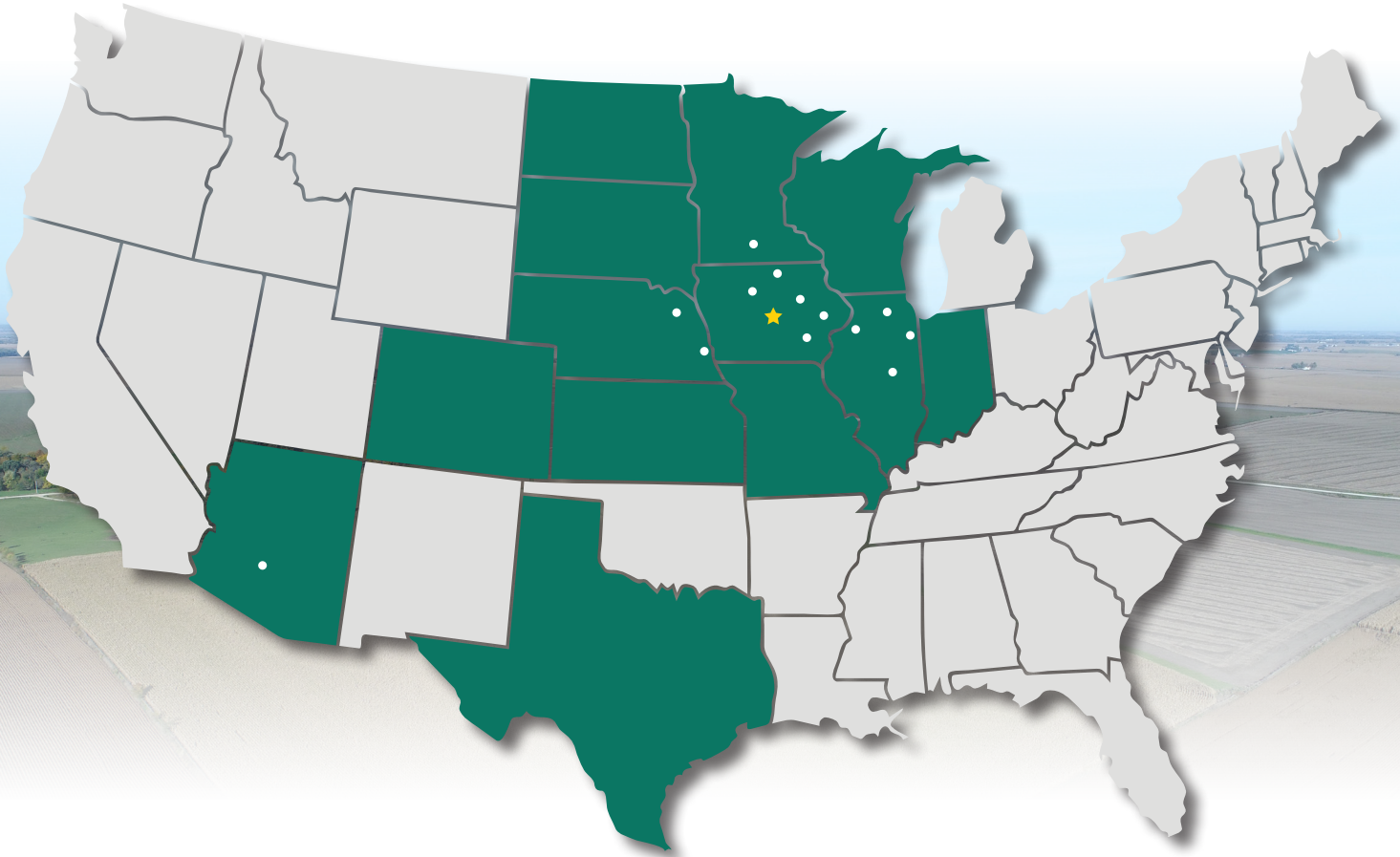
Survey

Prior to closing, the property will be surveyed to remove the acreage at Seller's expense. Final sale price will be adjusted up/down based on final gross surveyed acres.

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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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