



Donna I. Jaggers Estate

AUCTION

Virtual-Online Only

Wednesday

November 19, 2025

10:00 a.m. CST

bid.hertz.ag

140.38 Acres, m/l

Single Parcel

Lee County, IL



JOHN RAHN

Licensed Broker in IL

815.535.8399

JohnR@Hertz.ag



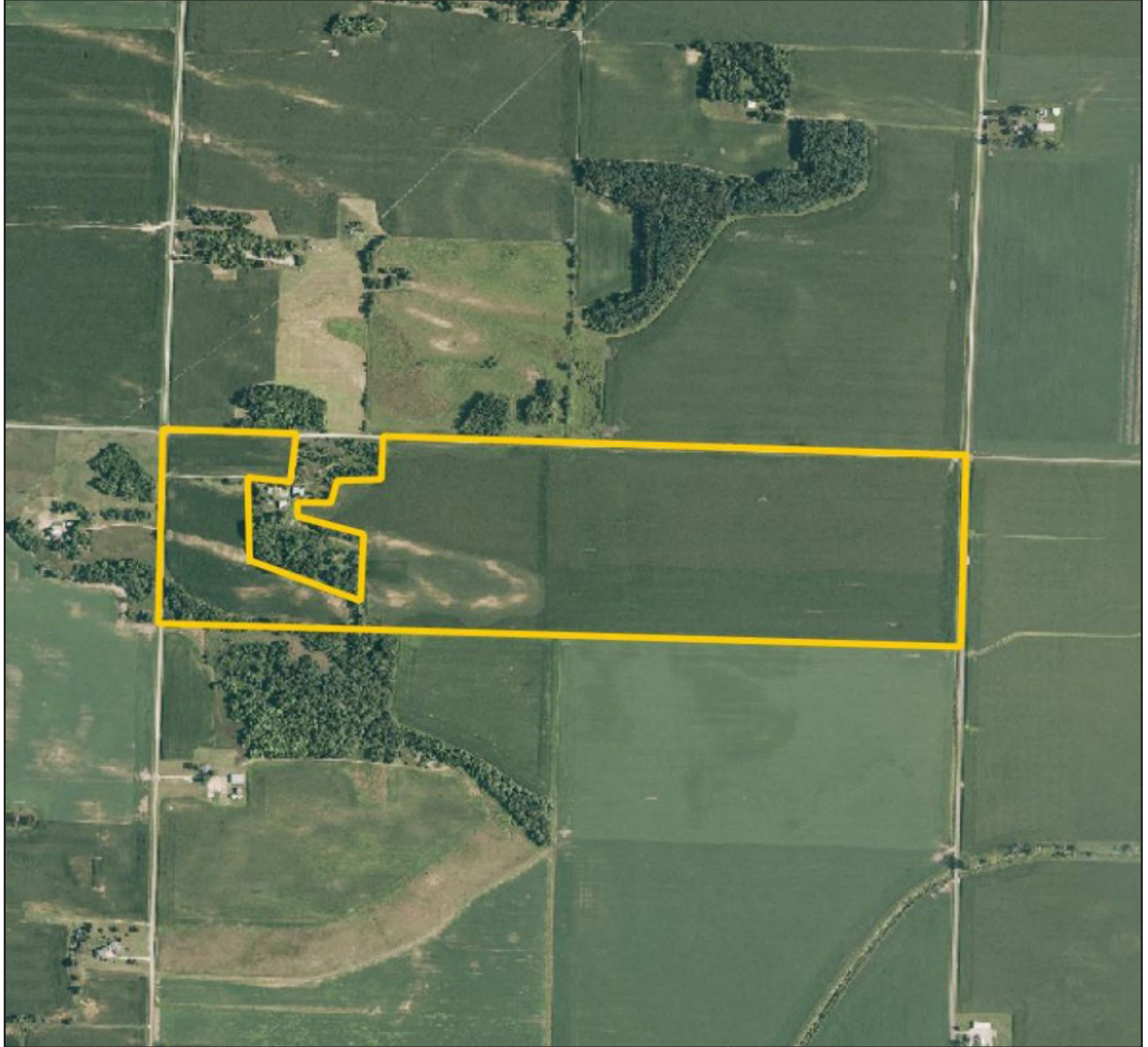
CHAD KIES, AFM

Managing Broker in IL

309.944.7838

ChadK@Hertz.ag

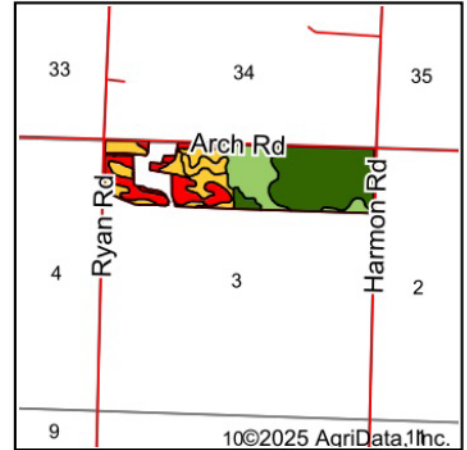
Est. FSA/Eff. Crop Acres: 131.06 | Soil Productivity: 114.60 PI



309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | www.Hertz.ag

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State: **Illinois**
 County: **Lee**
 Location: **3-19N-8E**
 Township: **Hamilton**
 Acres: **131.06**
 Date: **10/14/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL103, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Crop productivity index for optimum management
**8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	54.88	41.8%		**133
**8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	24.59	18.8%		**117
**689B	Coloma sand, 1 to 7 percent slopes	18.06	13.8%		**74
**200A	Orio loam, 0 to 2 percent slopes	11.52	8.8%		**115
**87A	Dickinson sandy loam, 0 to 2 percent slopes	11.05	8.4%		**103
**172A	Hoopeston sandy loam, 0 to 2 percent slopes	4.69	3.6%		**109
**689D	Coloma sand, 7 to 15 percent slopes	3.87	3.0%		**71
**727A	Waukee loam, 0 to 2 percent slopes	2.40	1.8%		**109
Weighted Average					114.6

Location

From Harmon: Go south on Harmon Rd. for 3 miles to the intersection of Harmon Rd. and Arch Rd. Property is located on the southwest side of the intersection.

Simple Legal

Part of the N½ NW¼ and part of the N½ NE¼, all in Section 3, Township 19 North, Range 8 East of the 4th P.M., Lee Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$5,145.08*

Taxable Acres: 140.38*

Tax per Taxable Acre: \$36.65*

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

Lease Status

Open lease for the 2026 crop year.

FSA Data

FSA/Eff. Crop Acres: 131.06*

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

Soil Types/Productivity

Main soil types are Cohoctah, Ambraw, Coloma, and Orio. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 114.60. 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

Level to gently sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

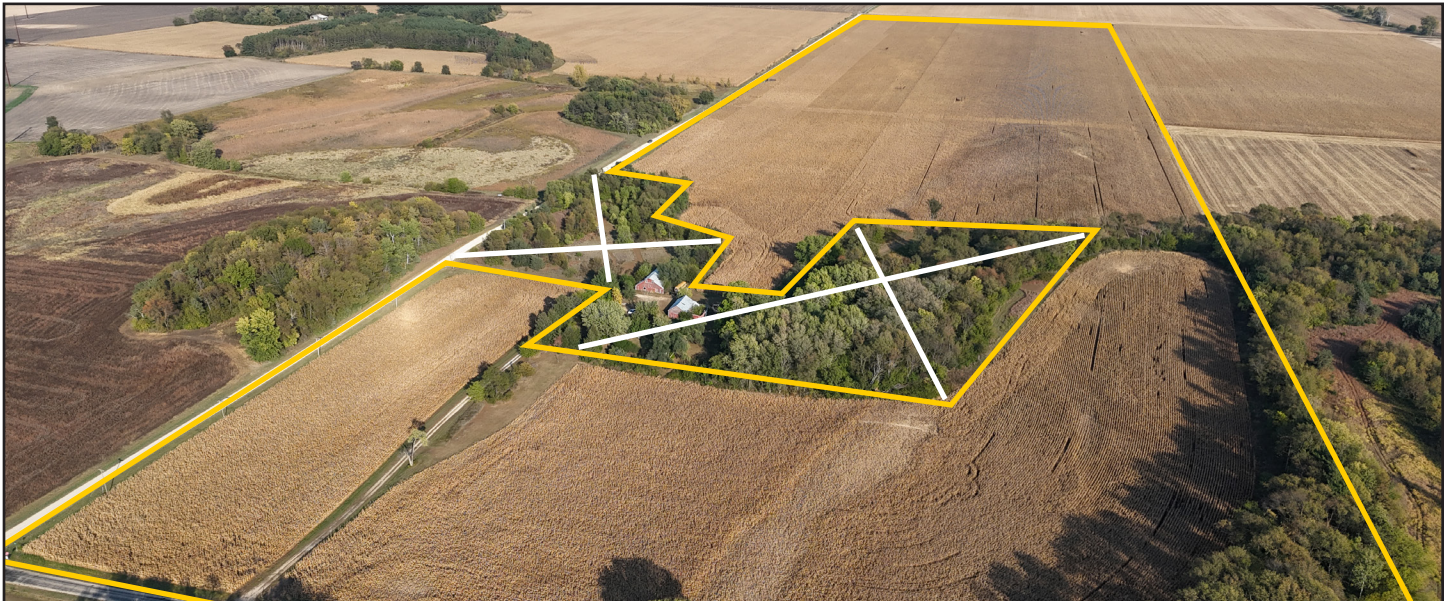
None.

Water & Well Information

None.

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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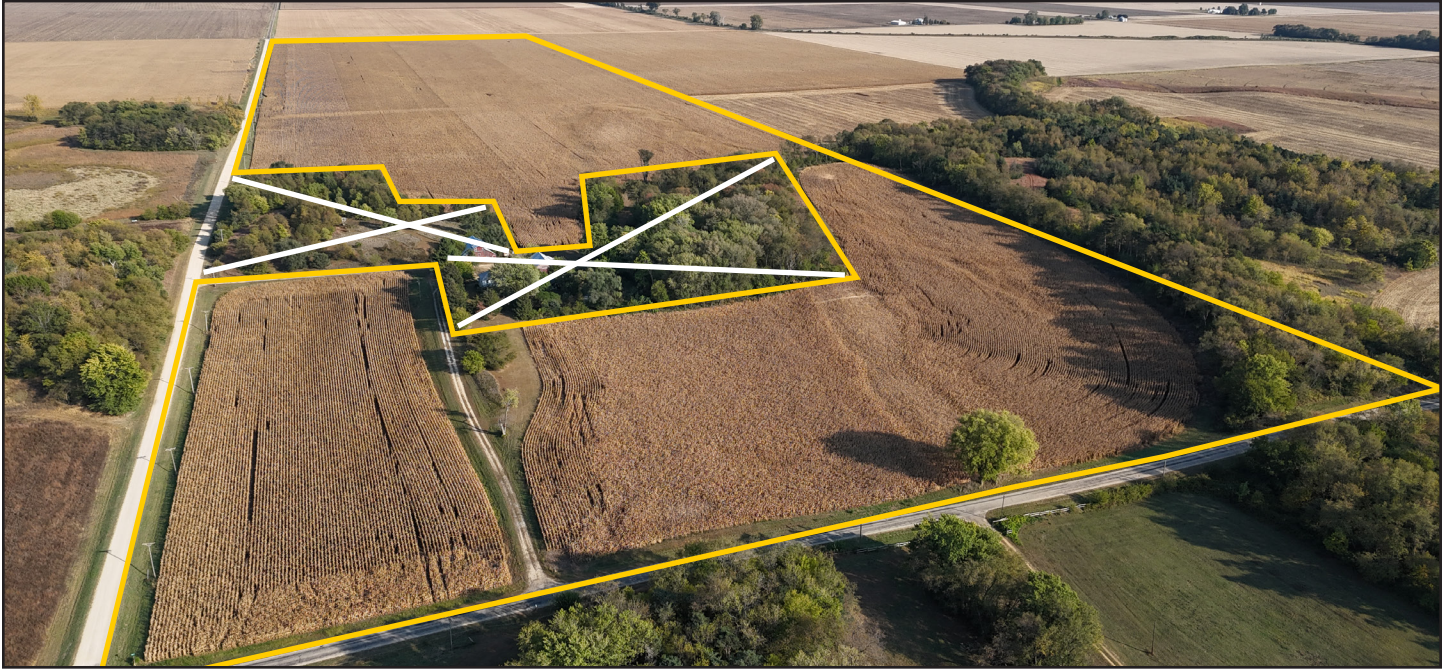
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Northwest looking Southeast



Northeast looking Southwest



Date: Wed., November 19, 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 auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, John Rahn at 815-535-8399 or Chad Kies at 309-944-7838 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

Donna I. Jaggers Estate

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

Attorney

Ryan M. Olson
Ward, Murray, Pace & Johnson, P.C.

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 17, 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 credit the successful bidder at closing for the 2025 real estate taxes, payable in 2026.

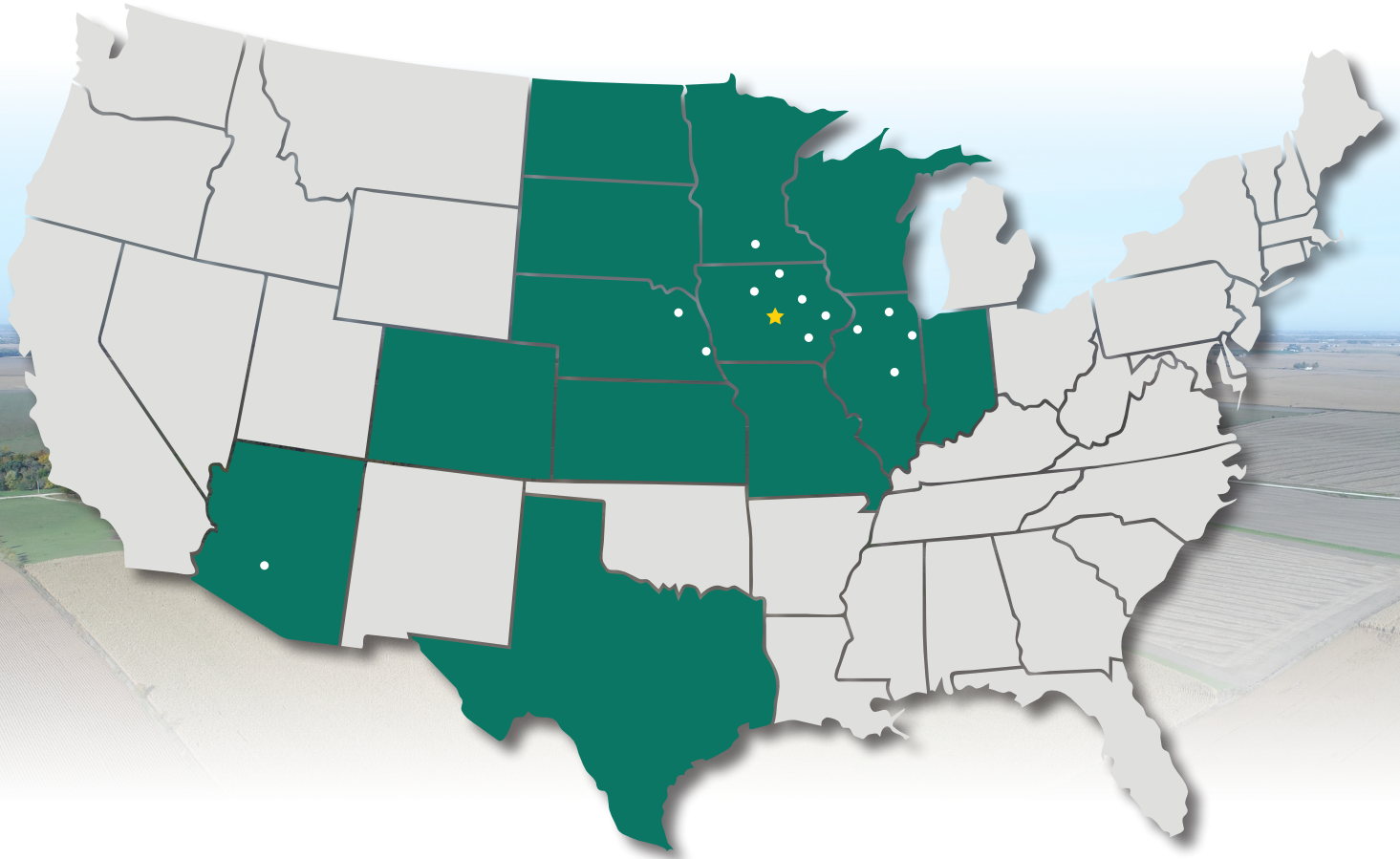
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Contract & Title

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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