



Watson Farm

AUCTION

Virtual-Online Only

Wednesday

January 14, 2026

10:00 a.m. CST

bid.hertz.ag

162.50 Acres, m/l

2 Parcels

Livingston County, IL



ERIC WILKINSON, AFM, ALC

Designated Managing Broker in IL

217.552.3777

EricW@Hertz.ag

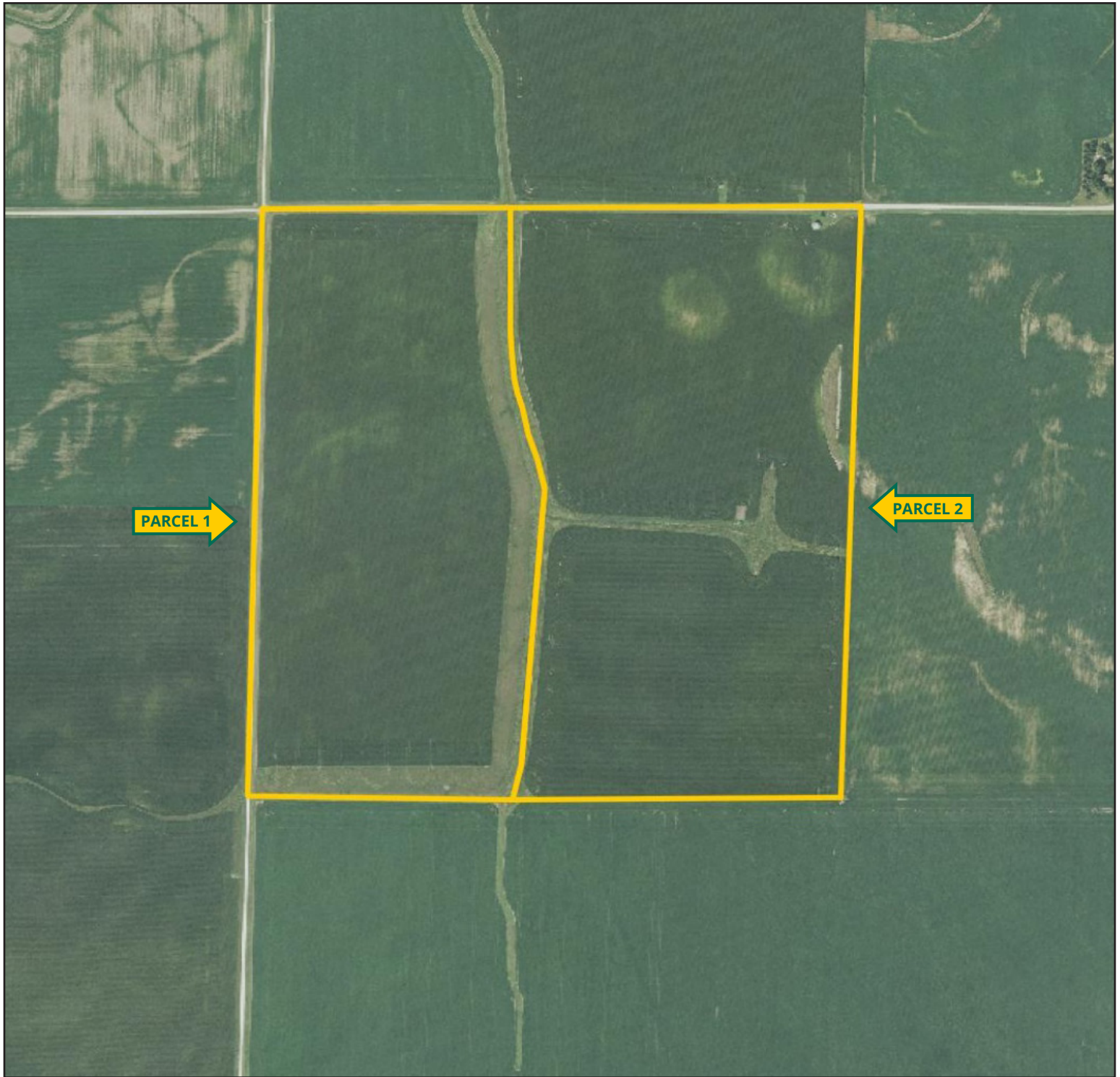


DAKOTA SCHAUMBURG, AFM

Licensed Broker in IL & IN

815.768.6783

DakotaS@Hertz.ag



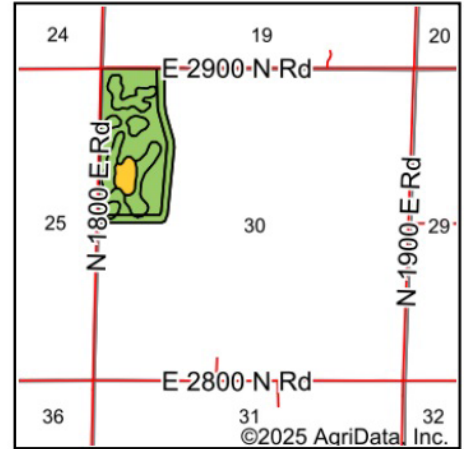
FSA/Eff. Crop Acres: 60.31 | CRP Acres: 10.40 | Soil Productivity: 119.50 PI



815.935.9878 | 200 E Court, Ste. 600 | Kankakee, IL 60901 | www.Hertz.ag

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State: **Illinois**
County: **Livingston**
Location: **30-30N-6E**
Township: **Nevada**
Acres: **70.71**
Date: **12/4/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL105, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**235A	Bryce silty clay, 0 to 2 percent slopes	45.50	64.4%		**120
**91A	Swygert silty clay loam, 0 to 2 percent slopes	14.53	20.5%		**118
295A	Mokena silt loam, 0 to 2 percent slopes	6.36	9.0%		126
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	4.32	6.1%		**110
Weighted Average					119.5

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: 02-08-2023

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 Interstate 55 and E 2600 N Rd. near Odell: Go west on E 2600 N Rd. for 2¾ miles and then north on N 1800 E Rd. for 2¾ miles. Property is located on the east side of the road.

Simple Legal

Part of the NW¼ of Section 30, Township 30 North, Range 6 East of the 3rd P.M., Livingston Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$2,434.78*

Taxable Acres: 73.60*

Tax per Taxable Acre: \$33.08*

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

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 1732, Part of Tract 1124

FSA/Eff. Crop Acres: 60.31

CRP Acres: 10.40

Corn Base Acres: 43.64*

Corn PLC Yield: 146 Bu.

Bean Base Acres: 14.91*

Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by the Livingston County FSA office.*

CRP Contracts

There are 10.40 acres enrolled in a CP-21 contract that pays \$3,120.00 annually and expires 9/30/2032.

Soil Types/Productivity

Main soil types are Bryce, Swygert, and Mokena. Productivity Index (PI) on the FSA/Eff. crop acres and CRP acres is 119.50. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

Year	Corn	Beans
2025	233*	-
2024	-	65*
2023	221*	-
2022	-	64*
2021	200*	-

Yield information is reported by crop insurance documents. **Yield results are a combination of both parcels.*

Land Description

Level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Lease & Easement

This property is being sold subject to a wind energy lease and wind energy easement agreement that will be assigned to the buyer at closing. Contact agent for details.

Survey

If parcels 1 and 2 sell to different buyers, a survey will be completed prior to closing at the seller's expense to establish property boundaries.

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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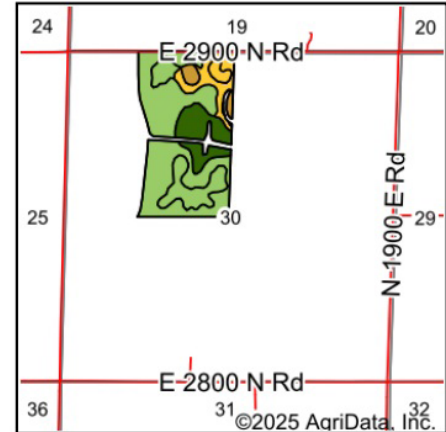
FSA/Eff. Crop Acres: 83.68 | Soil Productivity: 120.20 PI



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State: Illinois
County: Livingston
Location: 30-30N-6E
Township: Nevada
Acres: 83.68
Date: 12/3/2025



Soils data provided by USDA and NRCS.

Area Symbol: IL105, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**235A	Bryce silty clay, 0 to 2 percent slopes	46.45	55.6%		**120
**91A	Swygart silty clay loam, 0 to 2 percent slopes	12.62	15.1%		**118
**153A	Pella silty clay loam, 0 to 2 percent slopes	12.24	14.6%		**136
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	7.90	9.4%		**110
**147C2	Clarence silty clay loam, 4 to 6 percent slopes, eroded	2.59	3.1%		**97
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	1.88	2.2%		**110
Weighted Average					120.2

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: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Location

From Interstate 55 and E 2600 N Rd. near Odell: Go west on E 2600 N Rd. for 2¾ miles, then north on N 1800 E Rd. for 3 miles, and then east on E 2900 N Rd. for 0.4 miles. Property is located on the south side of the road.

Simple Legal

Part of the NW¼ of Section 30, Township 30 North, Range 6 East of the 3rd P.M., Livingston Co., IL. *Final abstract/title documents to govern legal description.*

Address

18516 E 2900 N Rd.
Odell, IL 60460

Real Estate Tax

2024 Taxes Payable 2025: \$2,940.92*

Taxable Acres: 88.90*

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

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 1732, Part of Tract 1124

FSA/Eff. Crop Acres: 83.68

Corn Base Acres: 60.56*

Corn PLC Yield: 146 Bu.

Bean Base Acres: 20.69*

Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by the Livingston County FSA office.*

Soil Types/Productivity

Main soil types are Bryce, Swygert, and Pella. Productivity Index (PI) on the FSA/Eff. crop acres is 120.20. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

Year	Corn	Beans
2025	233*	-
2024	-	65*
2023	221*	-
2022	-	64*
2021	200*	-

Yield information is reported by crop insurance documents. **Yield results are a combination of both parcels.*

Land Description

Level to moderately sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

The property includes one 30' diameter, 7-ring grain bin equipped with a full aeration floor and a centrifugal fan. The bin has an estimated capacity of approximately 10,000 bushels.

Water & Well Information

None.

Wind Lease & Easement

This property is being sold subject to a wind energy lease and wind energy easement agreement that will be assigned to the buyer at closing. Contact agent for details.

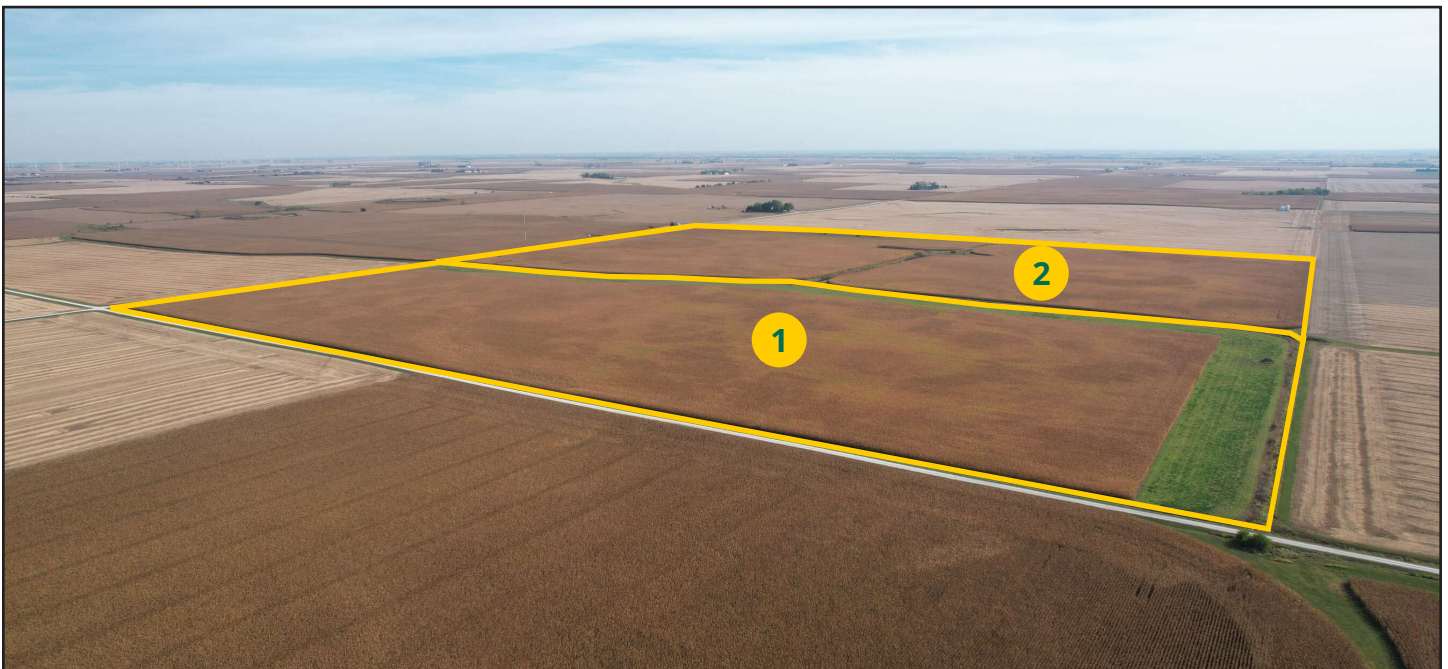
Survey

If parcels 1 and 2 sell to different buyers, a survey will be completed prior to closing at the seller's expense to establish property boundaries.

Southwest Corner looking Northeast



Southwest looking Northeast



Northeast Corner looking Southwest



Southeast looking Northwest



Parcel 1 - 60.31 FSA/Eff. Crop Acres

Parcel 2 - 83.68 FSA/Eff. Crop Acres



United States
Department of
Agriculture

Livingston County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 155.11 acres

2025 Program Year

Map Created March 13, 2025

Farm 1732

Tract 1124

IL105_T1124

Date: Wed., January 14, 2026

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, Eric Wilkinson at 217-552-3777 or Dakota Schaumburg at 815-768-6783 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

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Sellers

William Watson, Margaret Ebert, John Watson, and Michael Watson

Agency

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

Attorney

Jason W. Proehl
Kuhfuss & Proehl, P.C.

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 February 27, 2026, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will pay real estate taxes due and payable in 2026; Buyer will pay real estate taxes due and payable in 2027.

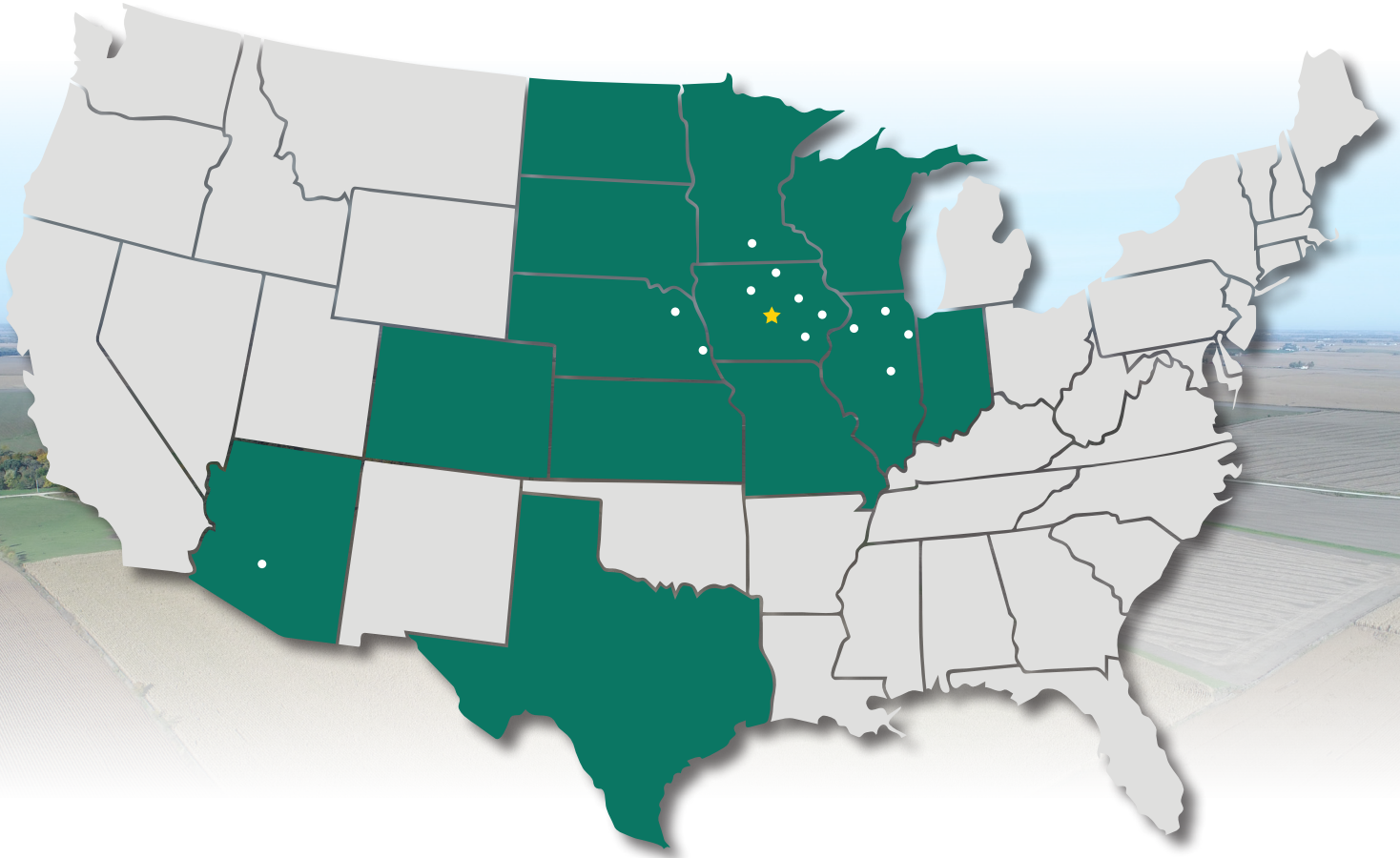
Survey

If parcels 1 and 2 sell to different buyers, a survey will be completed prior to closing at the seller's expense to establish property boundaries.

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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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