



ONE-CHANCE SEALED BID SALE



Gordon D. & Paulette J. Zaagman



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

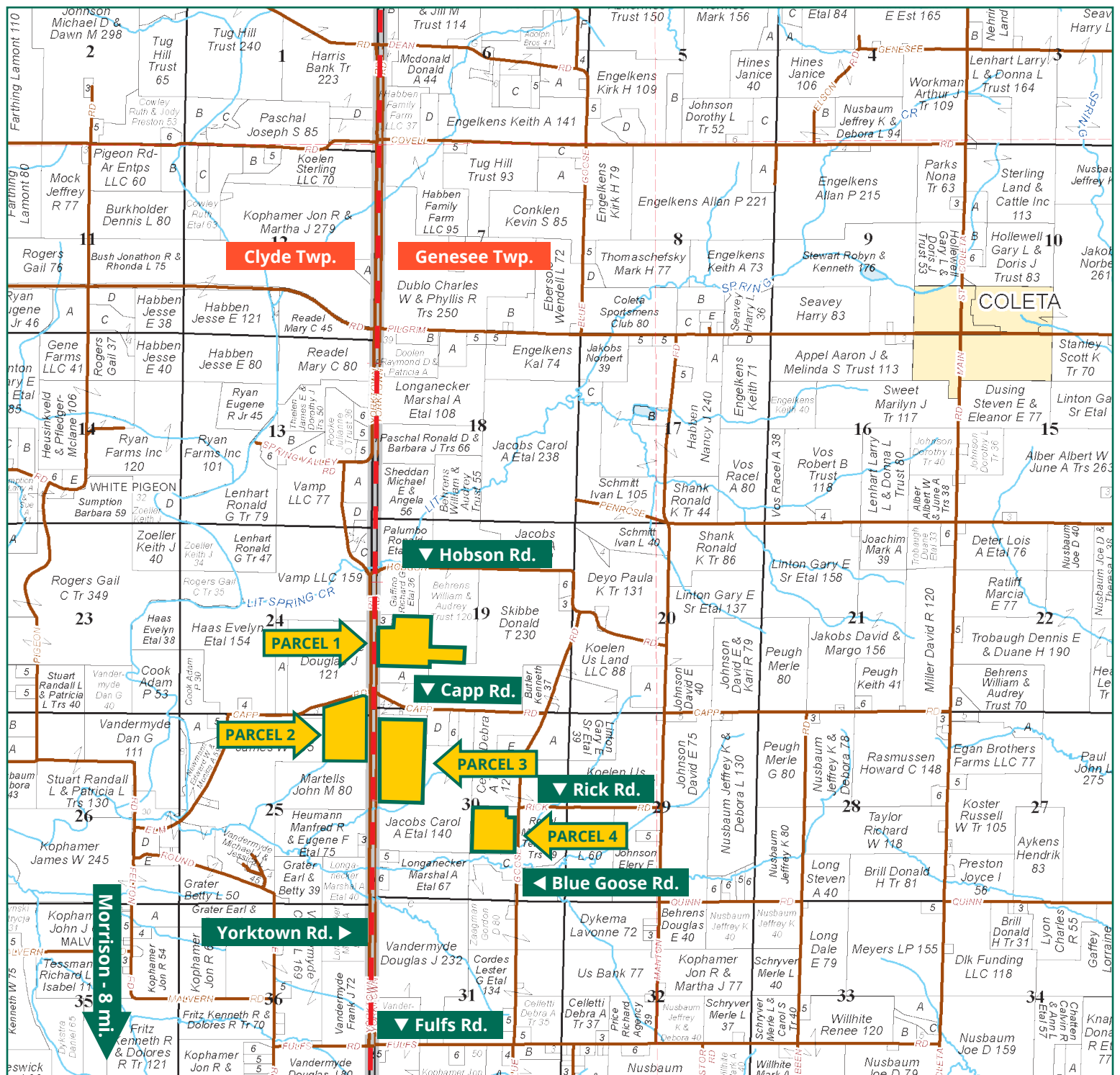


BRANDON YAKLICH, AFM
Designated Managing Broker in IL
309.883.9490
BrandonY@Hertz.ag

Bid Deadline:
Tuesday, January 20, 2026
12:00 Noon, CST

216.08 Acres, m/I
4 Parcels
Whiteside County, IL

Clyde & Genesee Townships, Whiteside County, IL

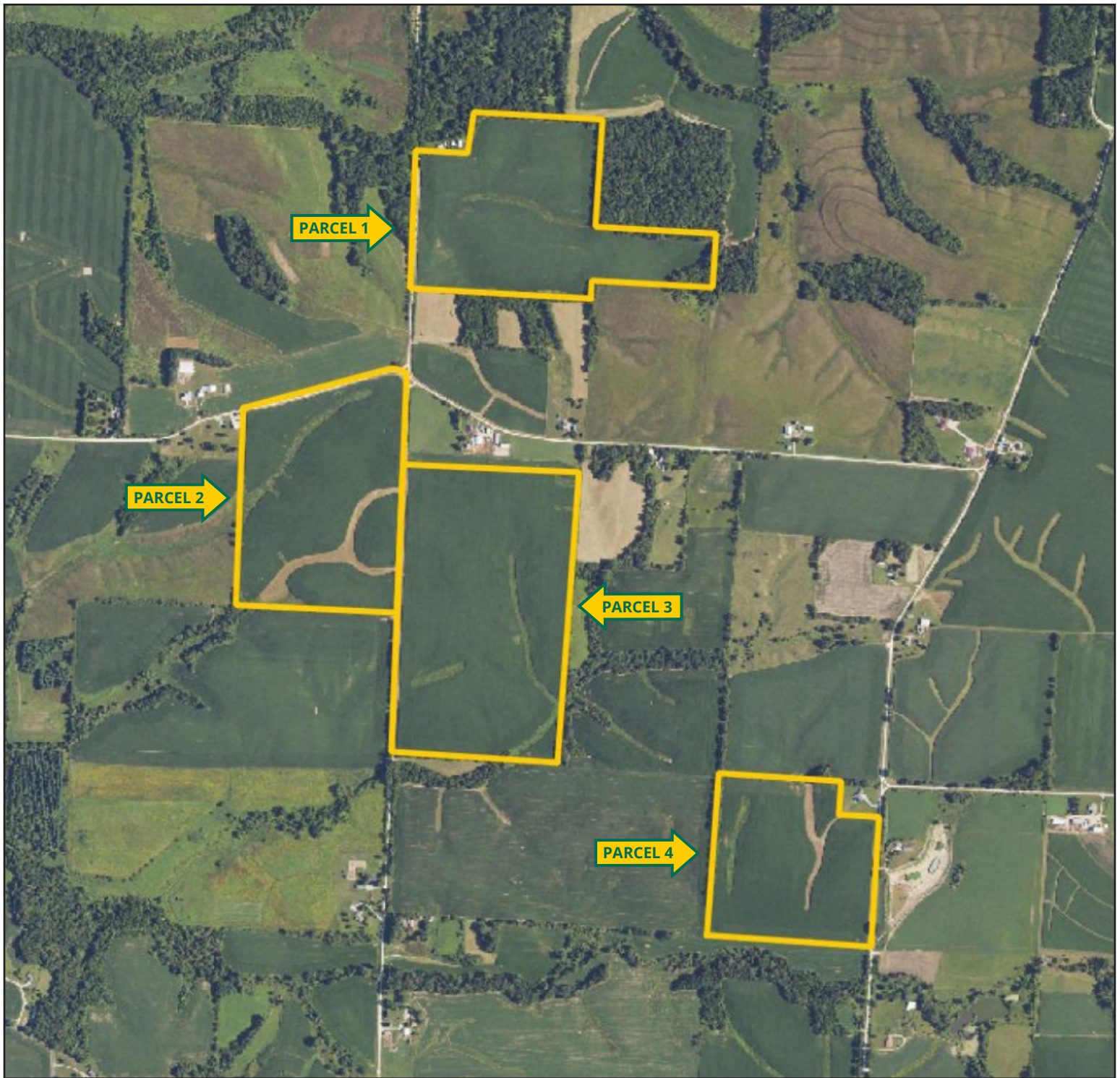


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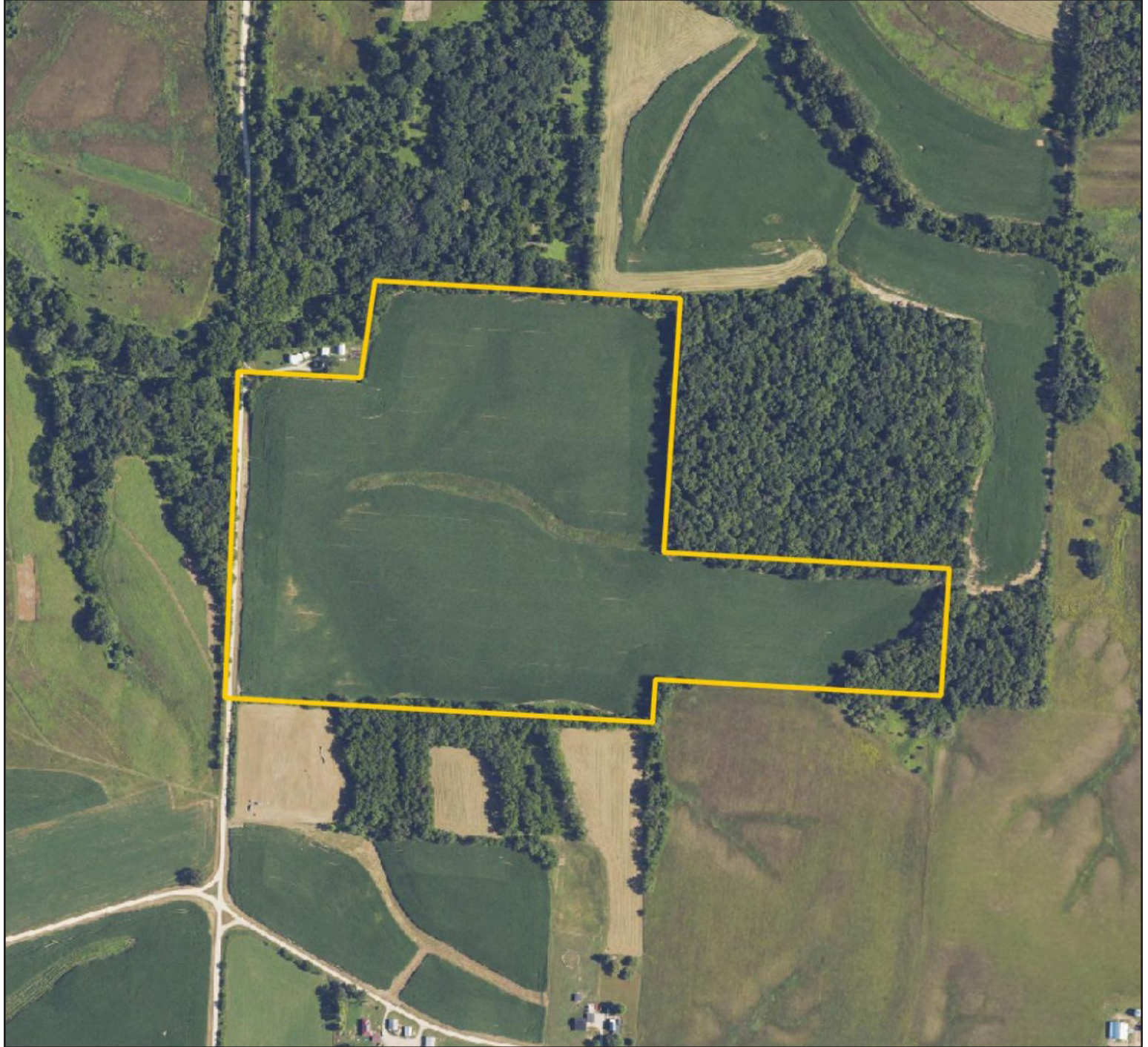
309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | **www.Hertz.ag**

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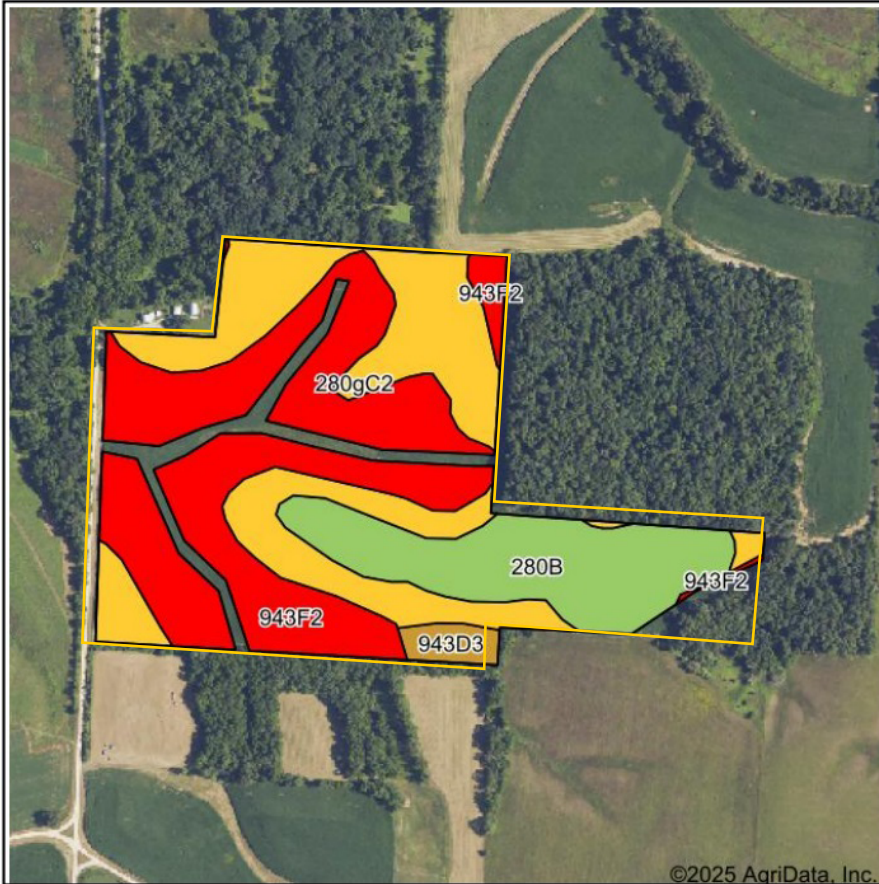
FSA/Eff. Crop Acres: 47.91 | Soil Productivity: 98.80 PI



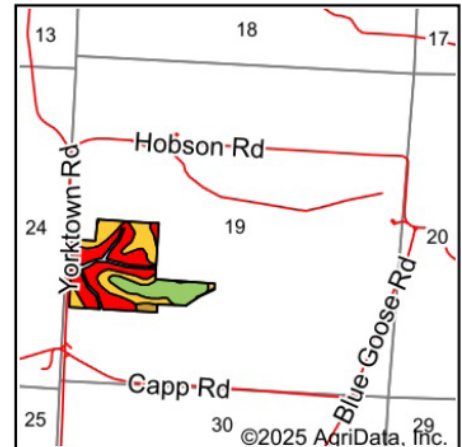
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Soils data provided by USDA and NRCS.



State: Illinois
County: Whiteside
Location: 19-22N-6E
Township: Genesee
Acres: 47.91
Date: 12/12/2025



Maps Provided By



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Area Symbol: IL195, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Crop productivity index for optimum management |
|------------------|--|-------|------------------|-------------------------------------|--|
| **943F2 | Seaton-Timula silt loams, 18 to 35 percent slopes, eroded | 21.42 | 44.7% | | **79 |
| **280gC2 | Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded | 15.85 | 33.1% | | **113 |
| **280B | Fayette silt loam, glaciated, 2 to 5 percent slopes | 9.60 | 20.0% | | **120 |
| **943D3 | Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded | 1.04 | 2.2% | | **93 |
| Weighted Average | | | | | 98.8 |

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 Morrison: Go east on Hazel Rd. for 1½ miles, then north on Lyndon Rd. for 1½ miles, then east on Ward Rd. for 2½ miles, then north on Round Grove Rd. for 0.7 miles, then east on Fulfs Rd. for ½ mile, and then north on Yorktown Rd. for 2.1 miles. Property is located on the east side of the road.

Simple Legal

Lot 9 in NW¼ SW¼ of Section 19, Lots 1, 2, 3 in NE¼ SW¼ of Section 19, and Lots 10, 11, and 12 in W½ SW¼ of Section 19, all in Township 22 North, Range 6 East of the 4th P.M., Whiteside Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$1,367.44
Taxable Acres: 56.36
Tax per Taxable Acre: \$24.26

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 8983, Tract 948
FSA/Eff. Crop Acres: 47.91
Corn Base Acres: 19.70
Corn PLC Yield: 170 Bu.
Bean Base Acres: 10.93
Bean PLC Yield: 51 Bu.

NRCS Classification

HEL: Highly Erodible Land.
UHEL: Undetermined Highly Erodible Land.

Soil Types/Productivity

Main soil types are Seaton-Timula and Fayette. Productivity Index (PI) on the FSA/Eff. crop acres is 98.80. See soil map for details.

Mineral Rights

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

Fertility Data

Soil tests completed in 2024 by Rock River Lumber and Grain.
P: 65.00
K: 336.00
pH: 6.50

Land Description

Gently sloping 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.

FSA/Eff. Crop Acres: 53.23 | Soil Productivity: 97.00 PI



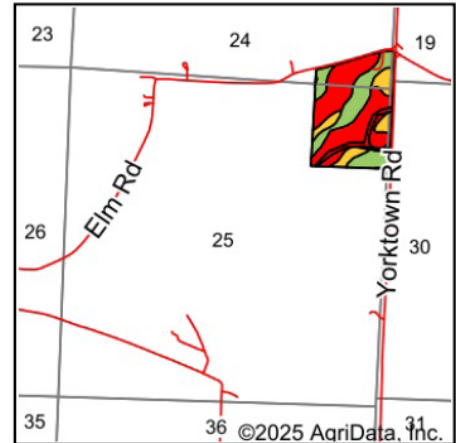
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Whiteside**
Location: **25-22N-5E**
Township: **Clyde**
Acres: **53.23**
Date: **12/12/2025**



Maps Provided By:



Area Symbol: IL195, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Crop productivity index for optimum management |
|------------------|--|-------|------------------|-------------------------------------|--|
| **943E3 | Seaton-Timula silt loams, 18 to 25 percent slopes, severely eroded | 28.48 | 53.5% | | **79 |
| **280B | Fayette silt loam, glaciated, 2 to 5 percent slopes | 16.48 | 31.0% | | **120 |
| **280gC2 | Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded | 8.27 | 15.5% | | **113 |
| Weighted Average | | | | | 97 |

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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<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 Morrison: Go east on Hazel Rd. for 1½ miles, then north on Lyndon Rd. for 1½ miles, then east on Ward Rd. for 2½ miles, then north on Round Grove Rd. for 0.7 miles, then east on Fulfs Rd. for ½ mile, and then north on Yorktown Rd. for 1½ miles. Property is located on the west side of the road.

Simple Legal

Part of the E½ SE¼ of Section 24 lying south of Hwy and NE¼ NE¼ of Section 25, all in Township 22 North, Range 5 East of the 4th P.M., Whiteside Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$1,247.06
Taxable Acres: 50.02
Tax per Taxable Acre: \$24.93

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 8983, Part of Tract 5197
FSA/Eff. Crop Acres: 53.23
Corn Base Acres: 18.48*
Corn PLC Yield: 170 Bu.
Bean Base Acres: 8.66*
Bean PLC Yield: 51 Bu.
**Acres are estimated pending reconstitution of farm by the Whiteside County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Seaton-Timula and Fayette. Productivity Index (PI) on the FSA/Eff. crop acres is 97.00. See soil map for details.

Mineral Rights

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

Fertility Data

Soil tests completed in 2024 by Rock River Lumber and Grain.
P: 76.00
K: 322.00
pH: 6.90

Land Description

Gently sloping to steep.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.



Parcel 1 - Southeast looking Northwest



Parcel 2 - Northeast looking Southwest



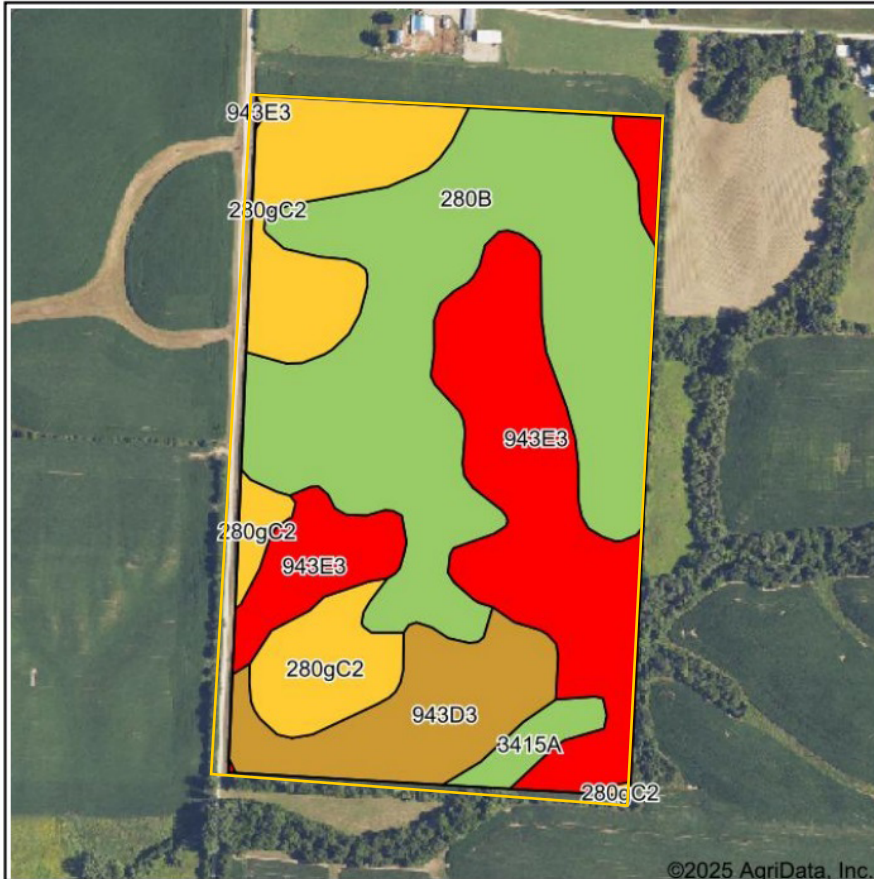
Est. FSA/Eff. Crop Acres: 71.69 | Soil Productivity: 104.50 PI



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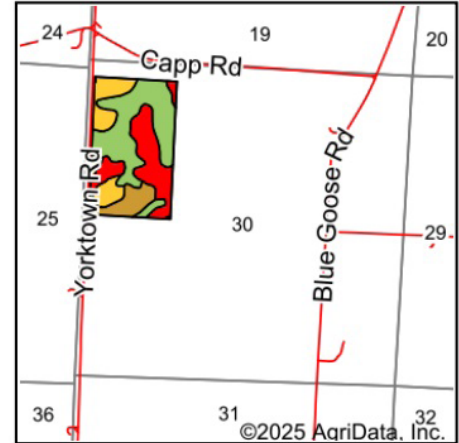
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Soils data provided by USDA and NRCS.



State: Illinois
County: Whiteside
Location: 30-22N-6E
Township: Geneseo
Acres: 71.69
Date: 12/12/2025



| Area Symbol: IL195, Soil Area Version: 24 | | | | | |
|---|--|-------|------------------|-------------------------------------|--|
| 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 | 29.68 | 41.4% | | **120 |
| **943E3 | Seaton-Timula silt loams, 18 to 25 percent slopes, severely eroded | 19.63 | 27.4% | | **79 |
| **280gC2 | Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded | 12.97 | 18.1% | | **113 |
| **943D3 | Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded | 7.87 | 11.0% | | **93 |
| **3415A | Orion silt loam, 0 to 2 percent slopes, frequently flooded | 1.54 | 2.1% | | **118 |
| Weighted Average | | | | | 104.5 |

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 Morrison: Go east on Hazel Rd. for 1½ miles, then north on Lyndon Rd. for 1½ miles, then east on Ward Rd. for 2½ miles, then north on Round Grove Rd. for 0.7 miles, then east on Fulfs Rd. for ½ mile, and then north on Yorktown Rd. for 1½ miles. Property is located on the east side of the road.

Simple Legal

Part of the W½ NW¼ of Section 30, Township 22 North, Range 6 East of the 4th P.M., Whiteside Co., IL. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$2,000.43*

Taxable Acres: 71.69*

Tax per Taxable Acre: \$27.90*

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

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 8983, Part of Tract 5197

FSA/Eff. Crop Acres: 71.69*

Corn Base Acres: 25.92*

Corn PLC Yield: 170 Bu.

Bean Base Acres: 12.14*

Bean PLC Yield: 51 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Fayette, Seaton-Timula, and Orion. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 104.50. See soil map for details.

Mineral Rights

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

Fertility Data

Soil tests completed in 2024 by Rock River Lumber and Grain.

P: 77.00

K: 328.00

pH: 7.00

Land Description

Nearly level to steep.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Survey will be completed prior to closing, at the seller's expense, to formally establish the northern boundary. Final sale price will adjust up/down based on final gross surveyed acres.



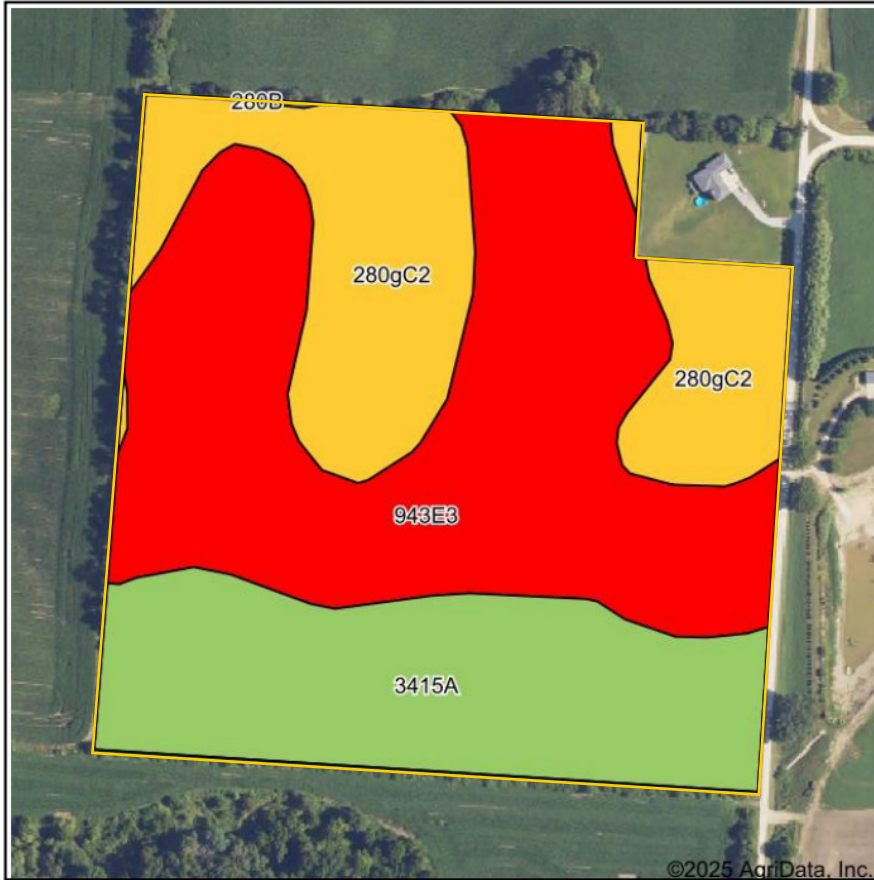
FSA/Eff. Crop Acres: 38.37 | Soil Productivity: 98.10 PI



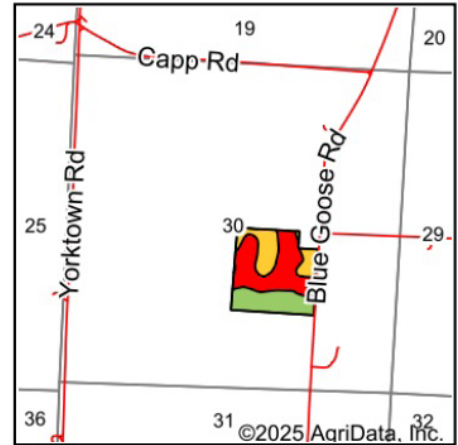
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Soils data provided by USDA and NRCS.



State: Illinois
County: Whiteside
Location: 30-22N-6E
Township: Genesee
Acres: 38.37
Date: 12/12/2025



Area Symbol: IL195, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Crop productivity index for optimum management |
|------------------|--|-------|------------------|-------------------------------------|--|
| **943E3 | Seaton-Timula silt loams, 18 to 25 percent slopes, severely eroded | 18.40 | 47.9% | | **79 |
| **3415A | Orion silt loam, 0 to 2 percent slopes, frequently flooded | 10.46 | 27.3% | | **118 |
| **280gC2 | Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded | 9.51 | 24.8% | | **113 |
| Weighted Average | | | | | 98.1 |

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 Morrison: Go east on Hazel Rd. for 1½ miles, then north on Lyndon Rd. for 1½ miles, then east on Ward Rd. for 2½ miles, then north on Round Grove Rd. for 0.7 miles, then east on Fulfs Rd. for 1.2 miles, and then north on Blue Goose Rd. for 1.1 miles. Property is located on the west side of the road.

Simple Legal

Part of the W½ SE¼ of Section 30, Township 22 North, Range 6 East of the 4th P.M., Whiteside Co., IL. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$930.00
Taxable Acres: 38.01
Tax per Taxable Acre: \$24.47

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 8983, Tract 949
FSA/Eff. Crop Acres: 38.01
Corn Base Acres: 27.90
Corn PLC Yield: 170 Bu.
Bean Base Acres: 10.47
Bean PLC Yield: 51 Bu.

NRCS Classification

HEL: Highly Erodible Land.
UHEL: Undetermined Highly Erodible Land.

Soil Types/Productivity

Main soil types are Seaton-Timula, Orion, and Fayette. Productivity Index (PI) on the FSA/Eff. crop acres is 98.10. See soil map for details.

Mineral Rights

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

Fertility Data

Soil tests completed in 2024 by Rock River Lumber and Grain.
P: 51.00
K: 287.00
pH: 6.30

Land Description

Nearly level to steep.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.



Parcel 3 - North looking South



Parcel 4 - Southwest looking Northeast



Bid Deadline: Tues., Jan. 20, 2026

Time: 12:00 Noon, CST

Mail To:

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

Seller

Gordon D. & Paulette J. Zaagman

Agency

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

Attorney

William R. Shirk
Law Office of William R. Shirk PC

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- 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.

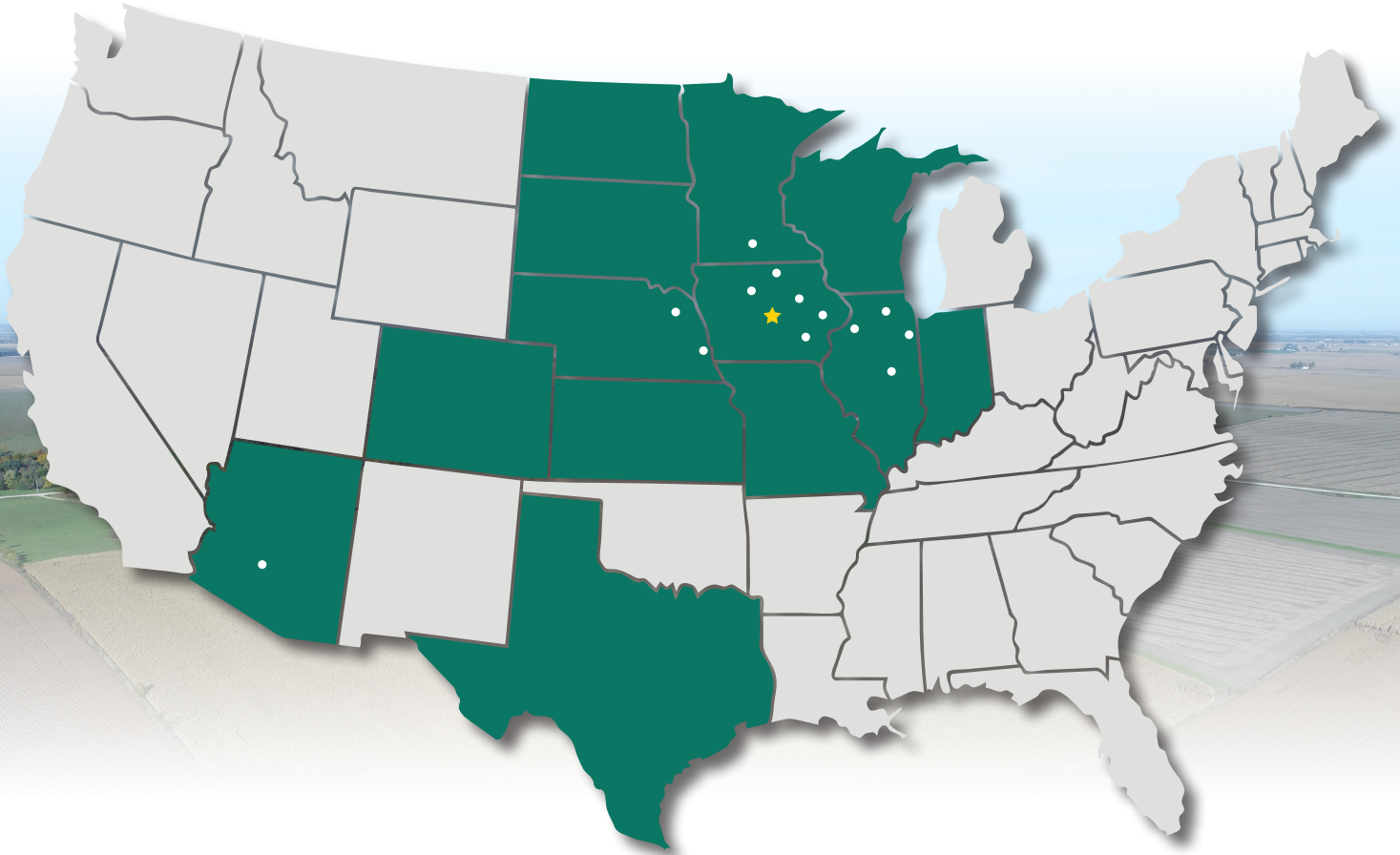
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Geneseo, IL Hertz office, on or before Tuesday, January 20, 2026 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Thursday, January 22, 2026, 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 February 20, 2026, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will credit the successful bidder(s) 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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