



Class A DeKalb County Farmland in a Tightly Held Area

AUCTION

Virtual-Online Only

Thursday

February 19, 2026

10:00 a.m. CST

bid.hertz.ag

158.966 Acres, m/l

2 Parcels

DeKalb County, IL



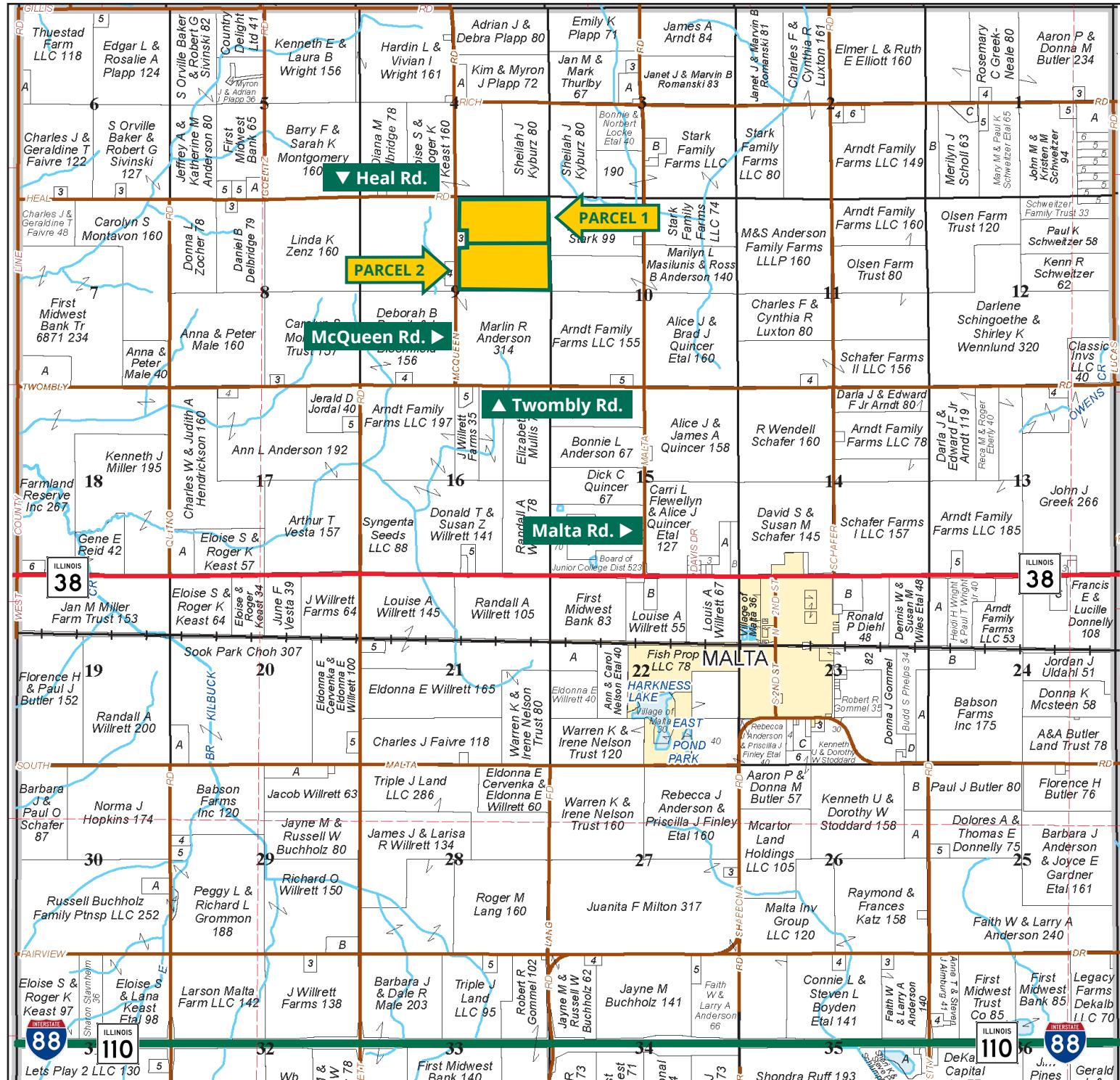
TROY DUKES, AFM, CCA

Licensed Broker in IL

Licensed Salesperson in WI

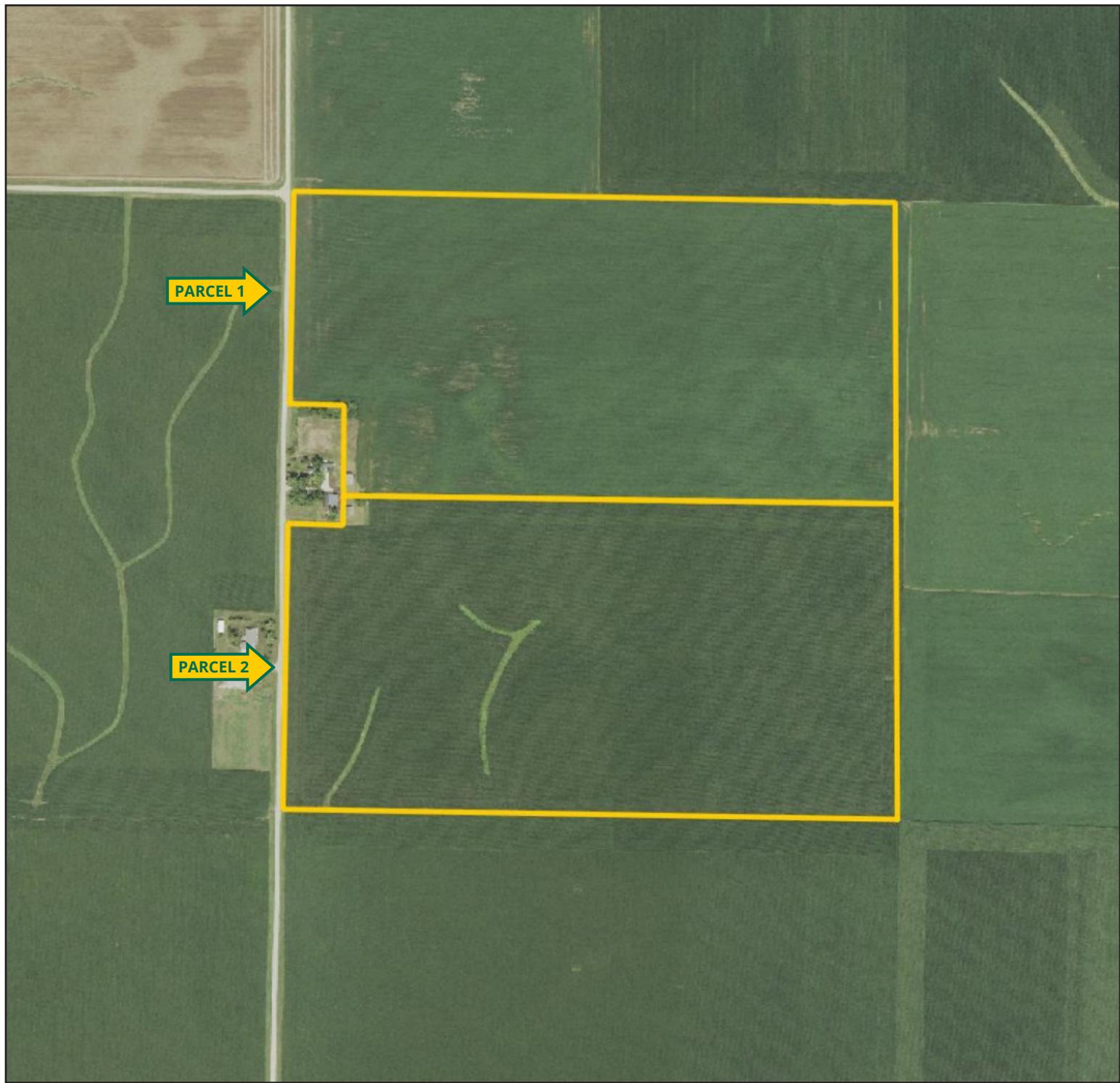
815.764.9082

TroyD@Hertz.ag

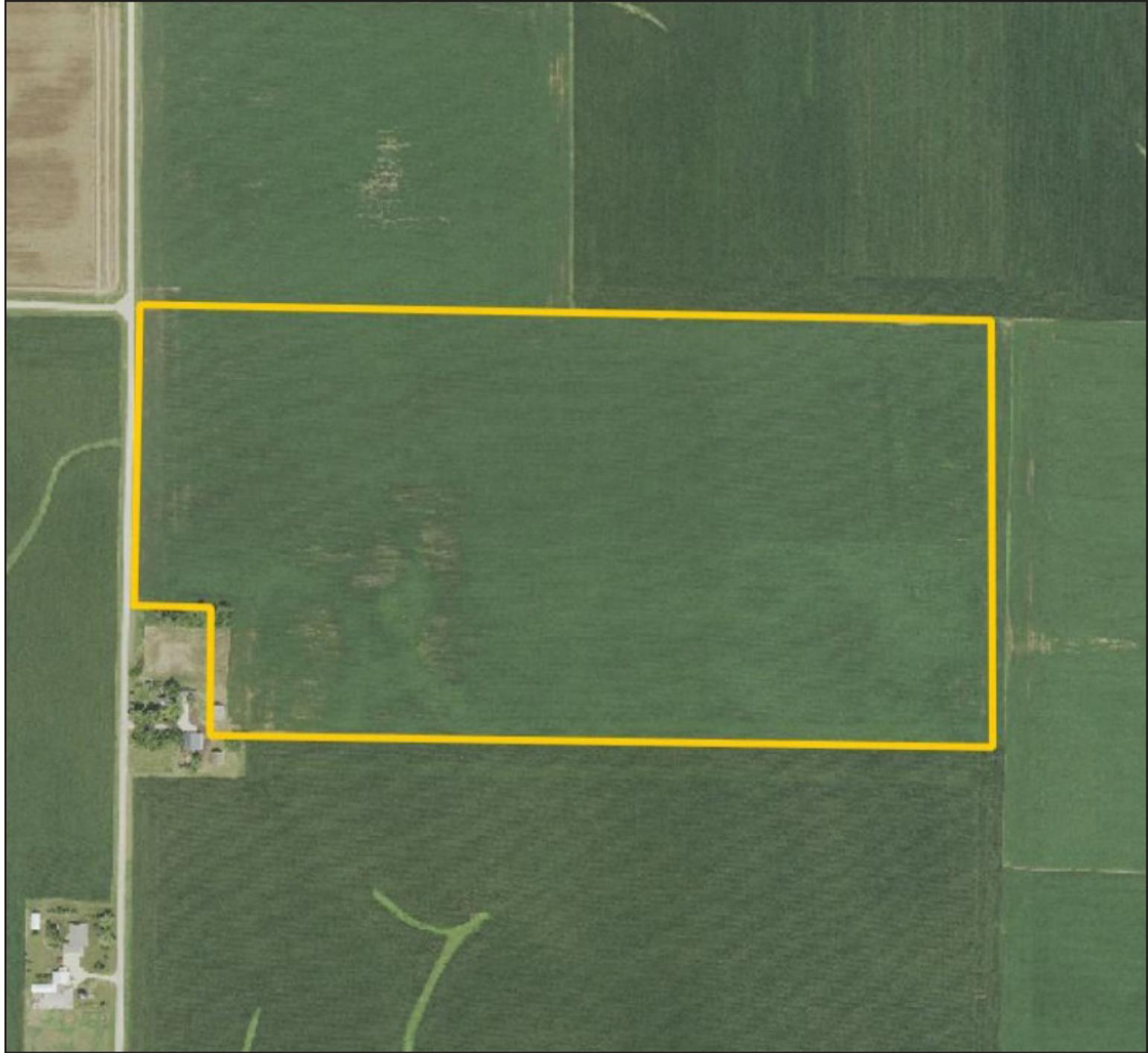


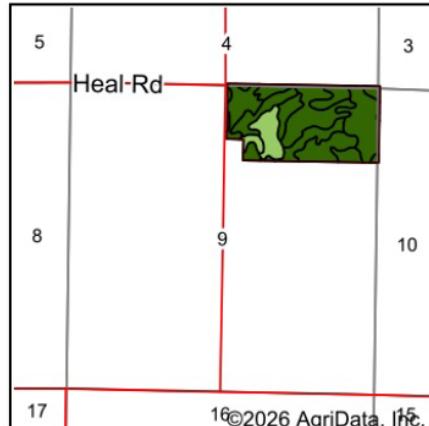
COMBINED AERIAL PHOTO

158.966 Acres, m/l, In 2 Parcels, DeKalb County, IL



Est. FSA/Eff. Crop Acres: 77.20 | Soil Productivity: 139.00 PI





State: Illinois
 County: DeKalb
 Location: 9-40N-3E
 Township: Malta
 Acres: 77.2
 Date: 1/5/2026



Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**171B	Catlin silt loam, 2 to 5 percent slopes	22.77	29.4%		**137
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	20.05	26.0%		**144
154A	Flanagan silt loam, 0 to 2 percent slopes	17.69	22.9%		144
**330A	Peotone silty clay loam, 0 to 2 percent slopes	6.92	9.0%		**123
**512B	Danabrook silt loam, 2 to 5 percent slopes	6.17	8.0%		**137
**171A	Catlin silt loam, 0 to 2 percent slopes	1.92	2.5%		**137
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	1.68	2.2%		**128
Weighted Average					139

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>

Location

From Malta: Go west on IL-38 for 0.7 miles, then north on Malta Rd. for 1 mile, then west on Twombly Rd. for 1 mile, and then north on McQueen Rd. for 0.9 miles. Property is located on the east side of the road.

Simple Legal

N½ NE¼ of Section 9, Township 40 North, Range 3 East of the 3rd P.M., DeKalb Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$4,292.01*

Surveyed Acres: 78.542

Taxable Acres: 77.60*

Tax per Taxable Acre: \$55.31*

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

Lease Status

Leased through the 2026 crop year.

Contact agent for details.

FSA Data

Farm Number 713, Part of Tract 809

FSA/Eff. Crop Acres: 77.20*

Corn Base Acres: 59.34*

Corn PLC Yield: 164 Bu.

Bean Base Acres: 9.42*

Bean PLC Yield: 55 Bu.

Wheat Base Acres: 7.08*

Wheat PLC Yield: 78 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Catlin, Elpaso and Flanagan. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 139.00. 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

Nearly level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

There is a corn crib located in the southwest corner of the property.

Water & Well Information

None.

Comments

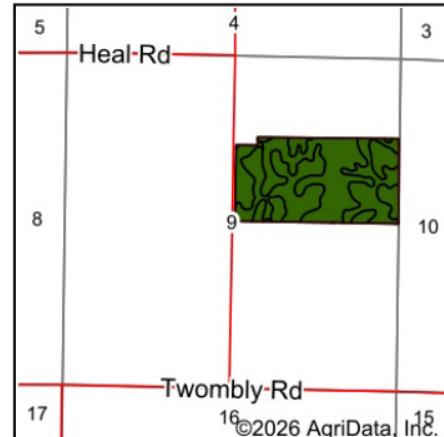
Well-located Class A DeKalb County farmland in a proven production area where farms are rarely offered for sale.



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.

Est. FSA/Eff. Crop Acres: 79.02 | Soil Productivity: 140.10 PI





State: Illinois
 County: DeKalb
 Location: 9-40N-3E
 Township: Malta
 Acres: 79.02
 Date: 1/5/2026



Maps Provided By
 surety
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Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**171B	Catlin silt loam, 2 to 5 percent slopes	38.31	48.4%		**137
154A	Flanagan silt loam, 0 to 2 percent slopes	34.44	43.6%		144
**512B	Danabrook silt loam, 2 to 5 percent slopes	5.66	7.2%		**137
**171A	Catlin silt loam, 0 to 2 percent slopes	0.31	0.4%		**137
**356A	El Paso silty clay loam, 0 to 2 percent slopes	0.30	0.4%		**144
Weighted Average					140.1

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

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 II. Soils EFOTG

Location

From Malta: Go west on IL-38 for 0.7 miles, then north on Malta Rd. for 1 mile, then west on Twombly Rd. for 1 mile, and then north on McQueen Rd. for ½ mile. Property is located on the east side of the road.

Simple Legal

S½ NE¼ of Section 9, Township 40 North, Range 3 East of the 3rd P.M., DeKalb Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$4,381.61*

Surveyed Acres: 80.424

Taxable Acres: 79.22*

Tax per Taxable Acre: \$55.31*

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

Lease Status

Leased through the 2026 crop year.

Contact agent for details.

FSA Data

Farm Number 713, Part of Tract 809

FSA/Eff. Crop Acres: 79.02*

Corn Base Acres: 60.74*

Corn PLC Yield: 164 Bu.

Bean Base Acres: 9.64*

Bean PLC Yield: 55 Bu.

Wheat Base Acres: 7.25*

Wheat PLC Yield: 78 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Catlin, Flanagan, and Danabrook. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 140.10. 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

Nearly level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

There is a corn crib located in the northwest corner of the property.

Water & Well Information

None.

Comments

Well-located Class A DeKalb County farmland in a proven production area where farms are rarely offered for sale.



Looking Southeast



Looking Northeast



Date: Thurs., February 19, 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 Manager, Troy Dukes at 815-764-9082 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

Richard Ackerson, Wyiatt Ackerson, & Shianne Ackerson

Agency

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

Auctioneer

Eric Wilkinson
 License No. 441.002361

Attorney

Bridget Trainor
 Elliott, Trainor & Weller, 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.

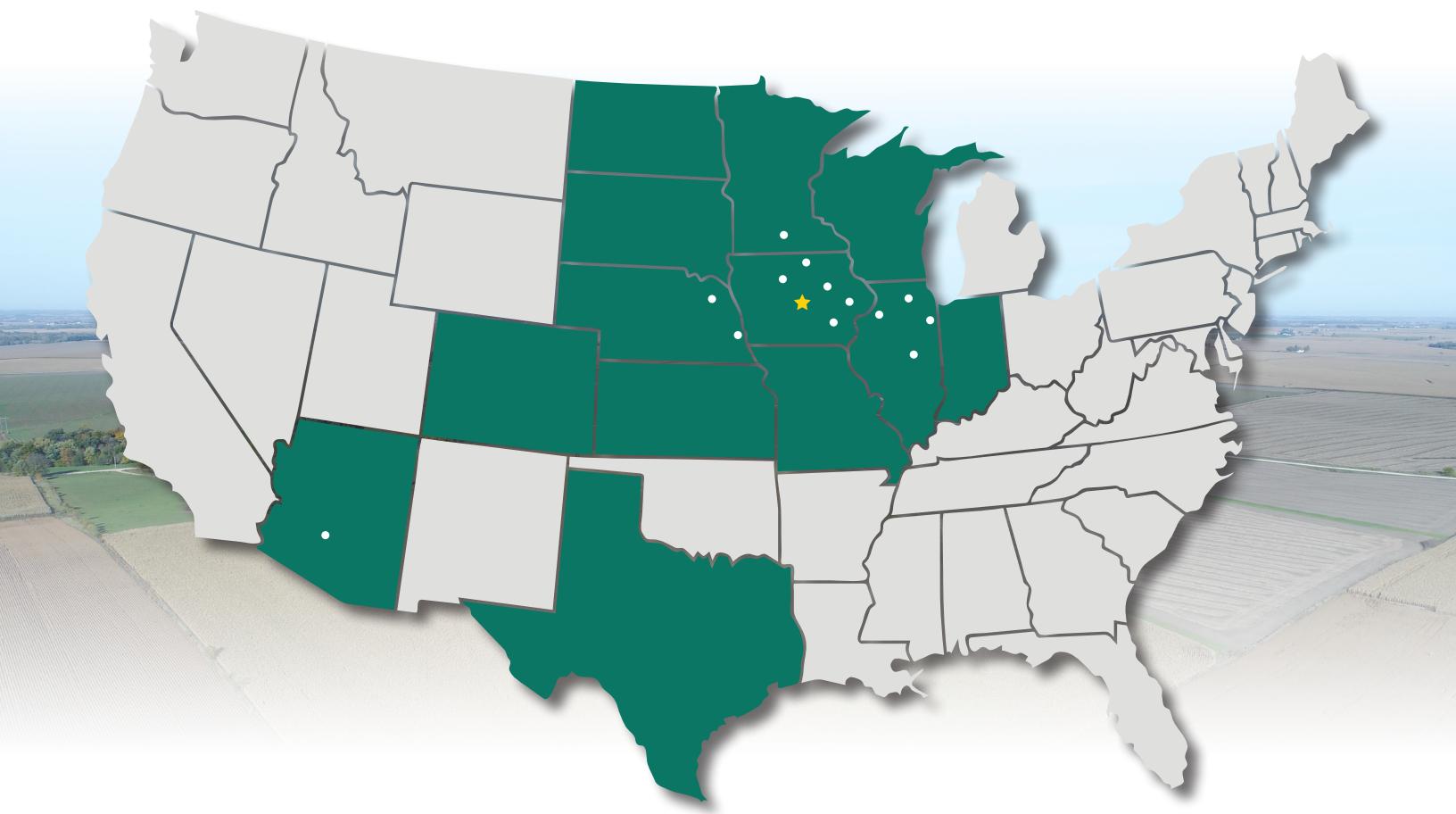
Terms of Possession

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 March 20, 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 subject to the existing lease which expires December 31, 2026. The Seller will credit the successful bidder(s) at closing for the 2025 real estate taxes, payable in 2026.

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**