



Danielson Family Trust

AUCTION

Virtual Online-Only

Wednesday

February 18, 2026

10:00 a.m., CST

bid.hertz.ag

108.41 Acres, m/l

Single Parcel

Will County, IL



ERIC WILKINSON, AFM, ALC

Designated Managing Broker in IL

217.552.3777

EricW@Hertz.ag



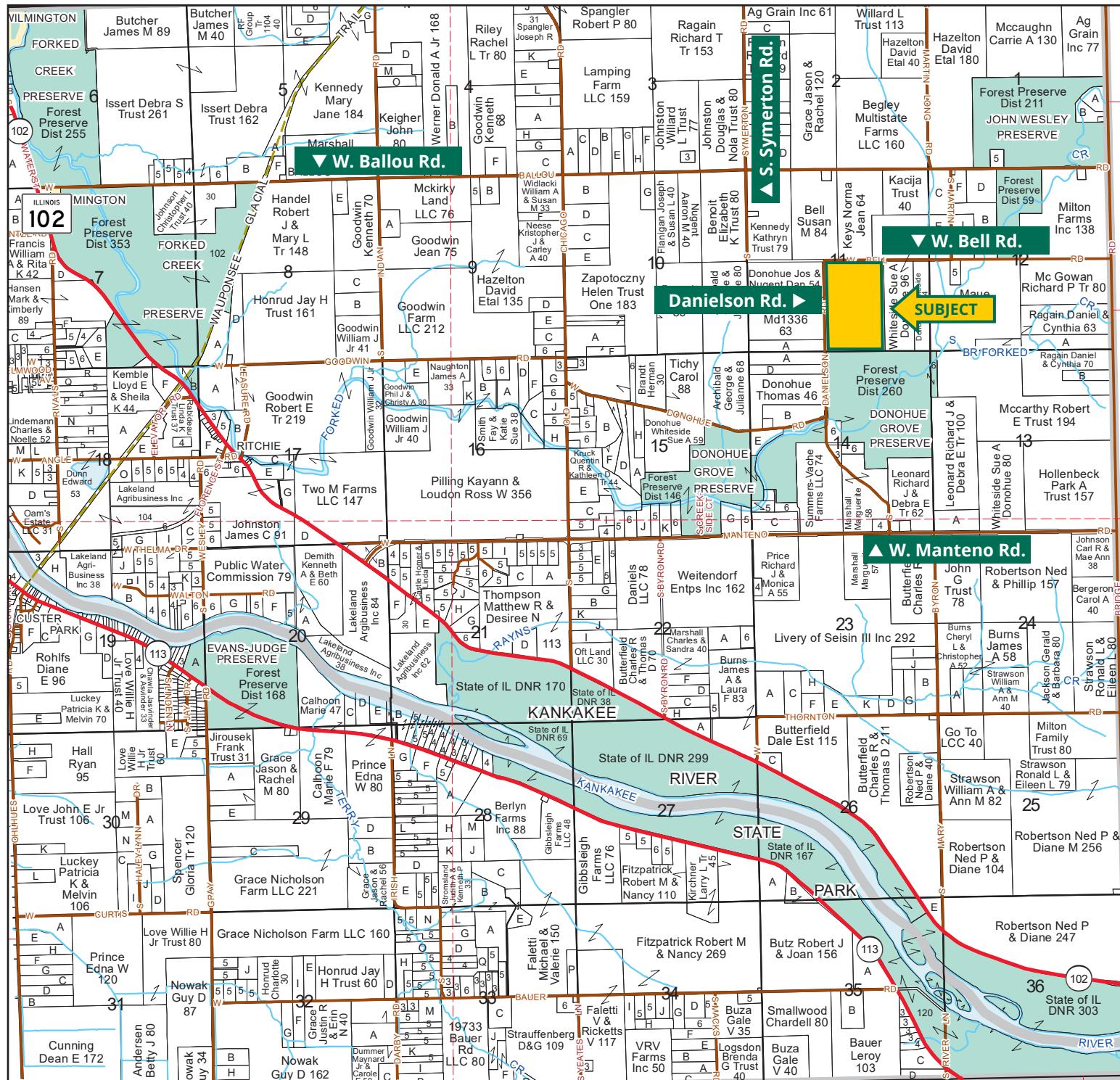
MELISSA HALPIN, ARA

Licensed Broker in IL

Designated Managing Broker in IN

815.228.0575

MelissaH@Hertz.ag



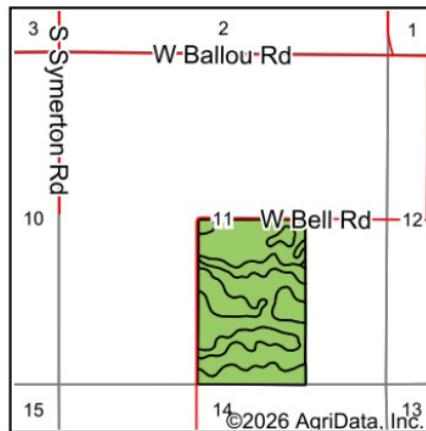
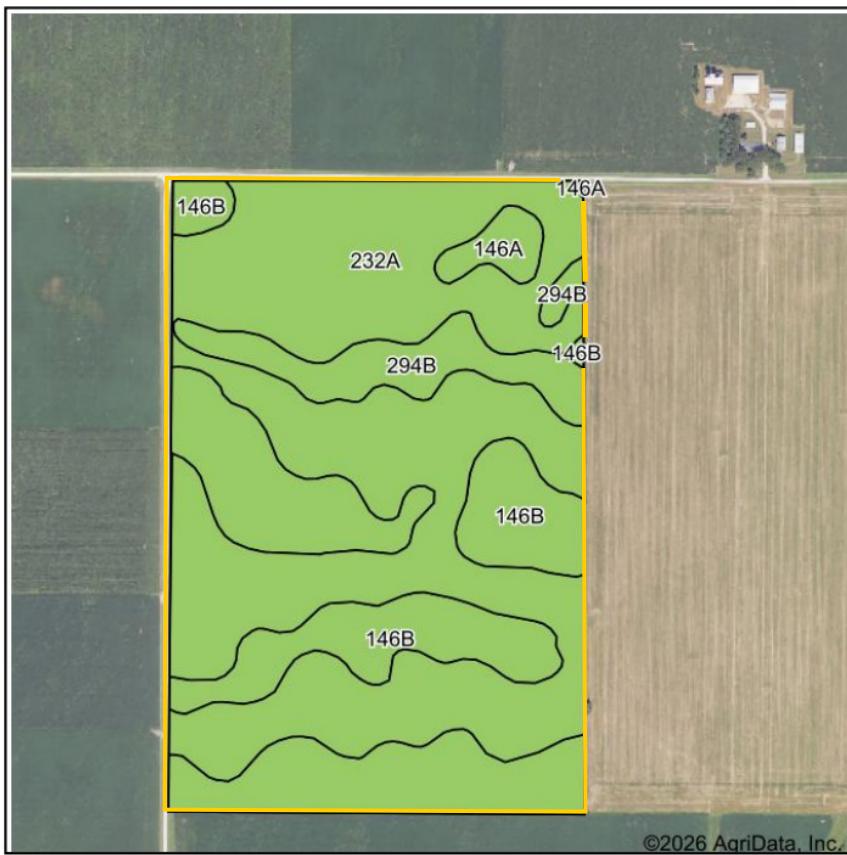
FSA/Eff. Crop Acres: 106.01 | Soil Productivity: 126.20 PI



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

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State: **Illinois**
County: **Will**
Location: **11-32N-10E**
Township: **Wesley**
Acres: **106.01**
Date: **1/7/2026**



Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	61.82	58.2%		**127
**146B	Elliott silt loam, 2 to 4 percent slopes	34.43	32.5%		**124
**294B	Symerton silt loam, 2 to 5 percent slopes	7.69	7.3%		**130
146A	Elliott silt loam, 0 to 2 percent slopes	2.07	2.0%		125
Weighted Average					126.2

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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Crop yields and productivity (B811_EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

Crop yields and productivity (B811 EFOTG) are maintained at the following URL:
<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

<https://elioig.sc.egov.usda.gov/#/state/IL/documents/section-2&order=52809> ** Base index from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the IL Soils E80TC

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Location

From Wilmington: go south on Hwy 102 for 2.4 miles, then east on W. Ballou Rd. for 3.9 miles, then south on S. Symerton Rd. for a ½ mile, then east on W. Bell Rd. for a ½ mile. The property is on the south side of the road.

Simple Legal

The East 26 acres of E½ SW¼ of Section 11 and the W½ SE¼ of Section 11 all in Township 32 North, Range 10 East of the 3rd P.M., Wesley Township, Will Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$3,853.50
 Surveyed Acres: 108.41
 Taxable Acres: 106.00
 Tax per Taxable Acre: \$36.35

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 11445, Tract 12372
 FSA/Eff. Crop Acres: 106.01
 Corn Base Acres: 71.40
 Corn PLC Yield: 144 Bu.
 Bean Base Acres: 33.91
 Bean PLC Yield: 46 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Ashkum and Elliott. Productivity Index (PI) on the FSA/Eff. crop acres is 126.20. 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 sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Gas Pipeline

There are three buried pipelines on the property. See enclosed pipeline map and contact agent for details.



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



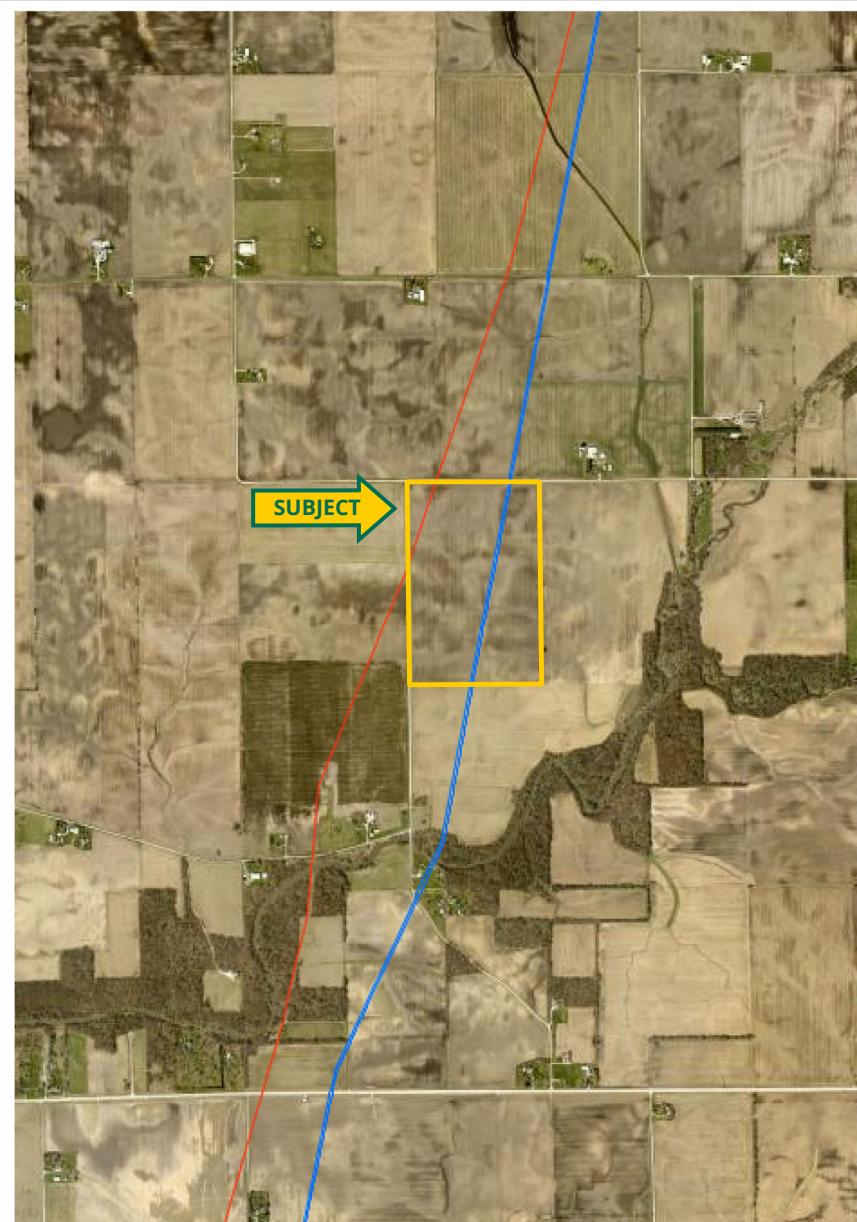
Southeast Looking Northwest





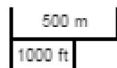
Pipeline and Hazardous
Materials Safety Administration

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Accidents (Liquid)
- Incidents (Gas)
- LNG Plants
- Breakout Tanks
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- Abandoned Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Date Printed: Jan 07, 2026



Map obtained from the National Pipeline Mapping System's Public Website

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Date: Wed., February 18, 2026

Time: 10:00 a.m.

Site: Virtual Live Auction
Online Only
bid.hertz.ag

Online Bidding Information

- To bid on the property, 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 the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Eric Wilkinson at 217-552-3777 or Melissa Halpin at 815-228-0575 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

Danielson Family Trust

Agency

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

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.

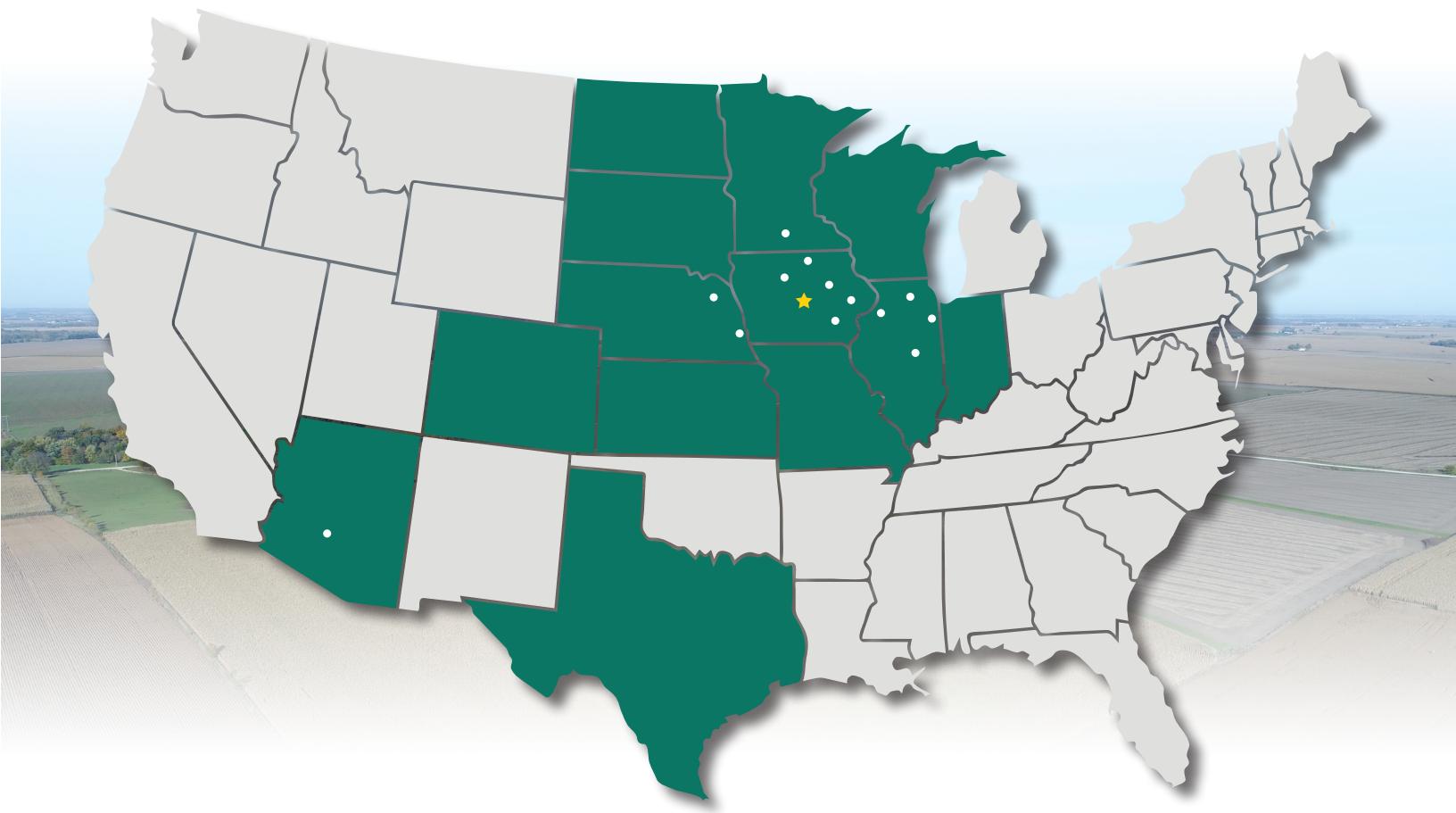
Terms of Possession

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 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 February 28, 2026. The Seller will credit the successful bidder 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