



ONE-CHANCE SEALED BID SALE



Danielson Family Trust



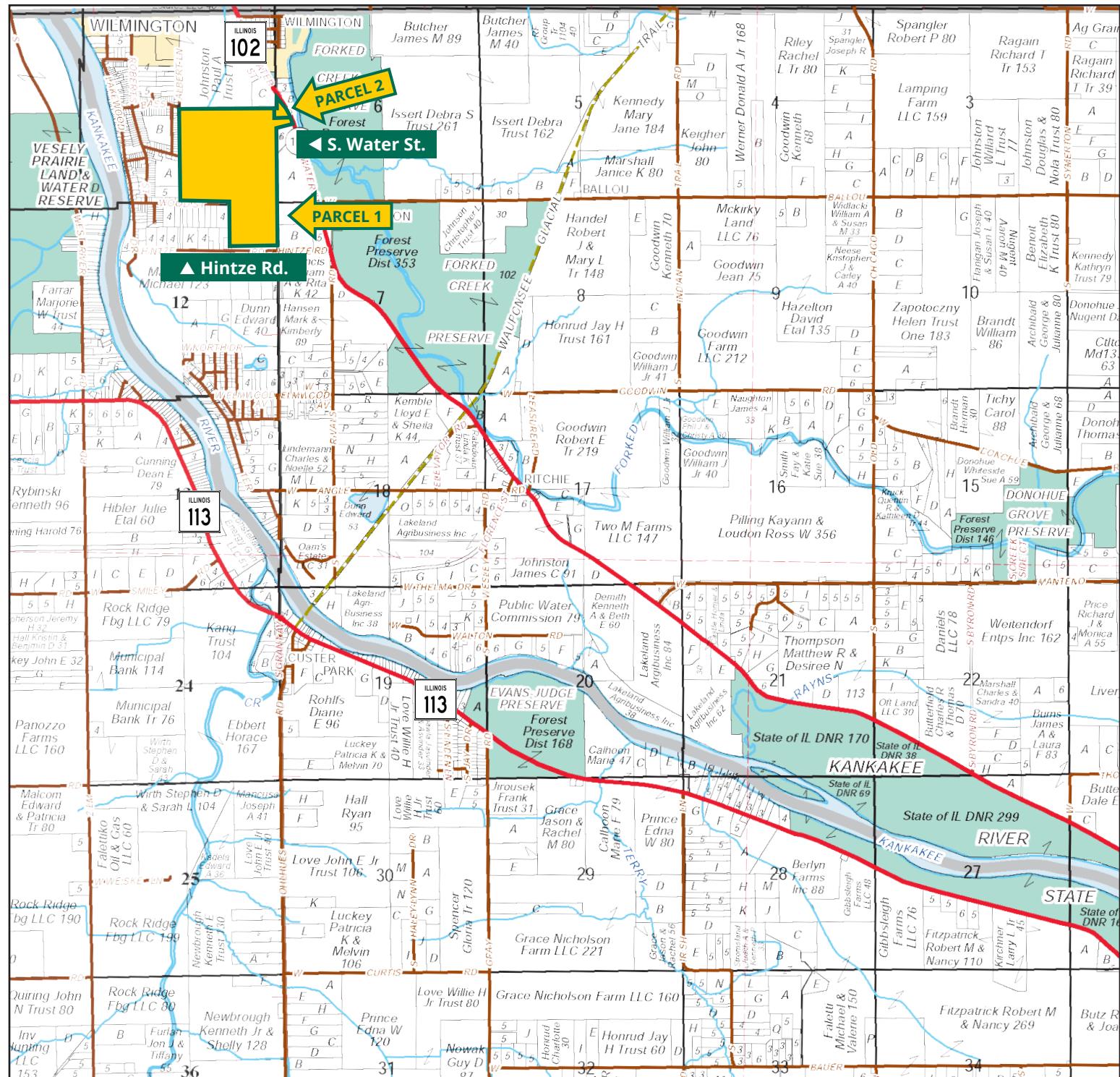
ERIC WILKINSON, AFM, ALC
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217.552.3777
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MELISSA HALPIN, ARA
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**Bid Deadline:
Wednesday, February 18, 2026
12:00 Noon, CST**

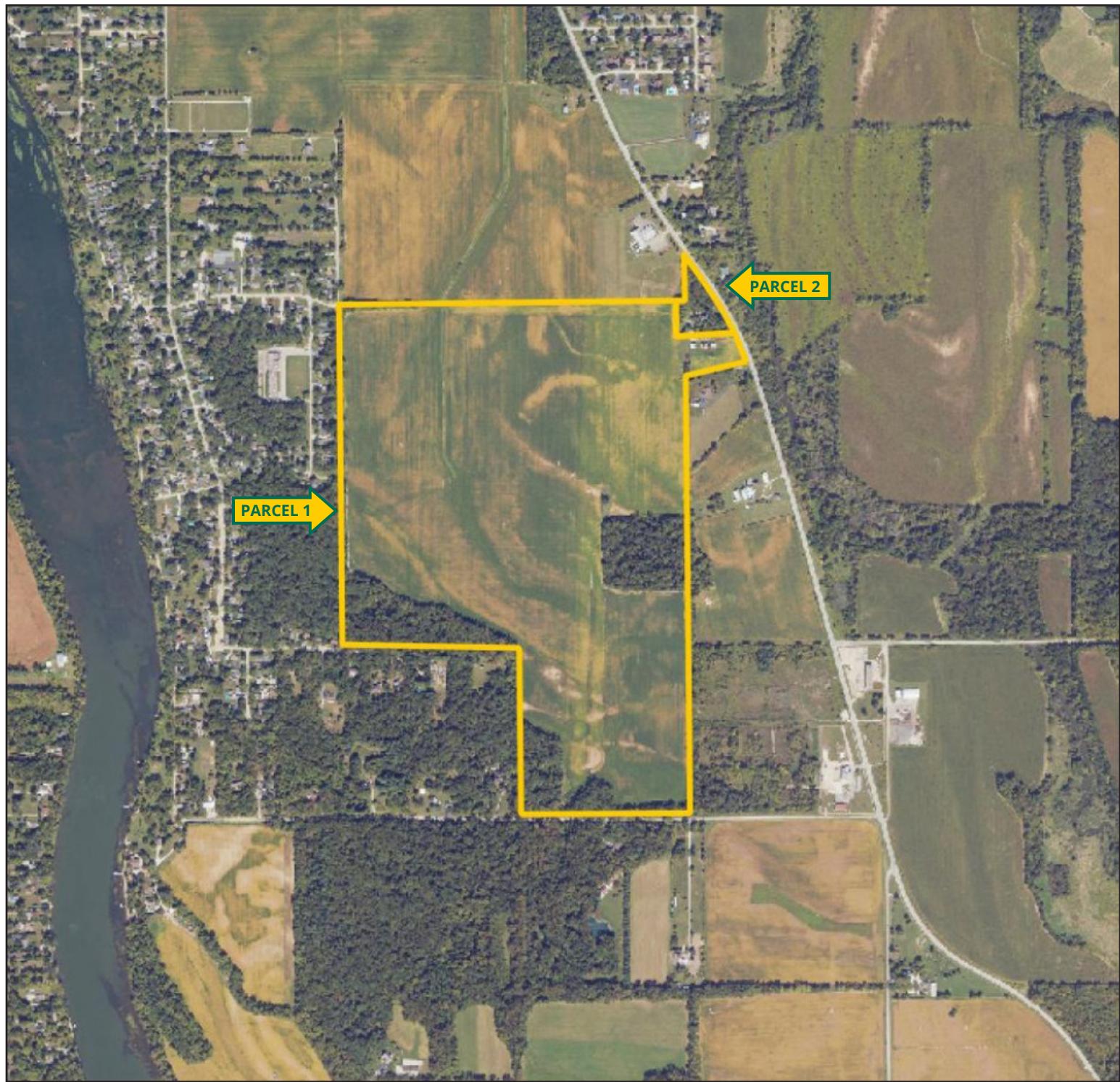
**208.67 Acres, m/l
2 Parcels
Will County, IL**



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

COMBINED AERIAL PHOTO

208.67 Acres, m/l, In 2 Parcels, Will County, IL

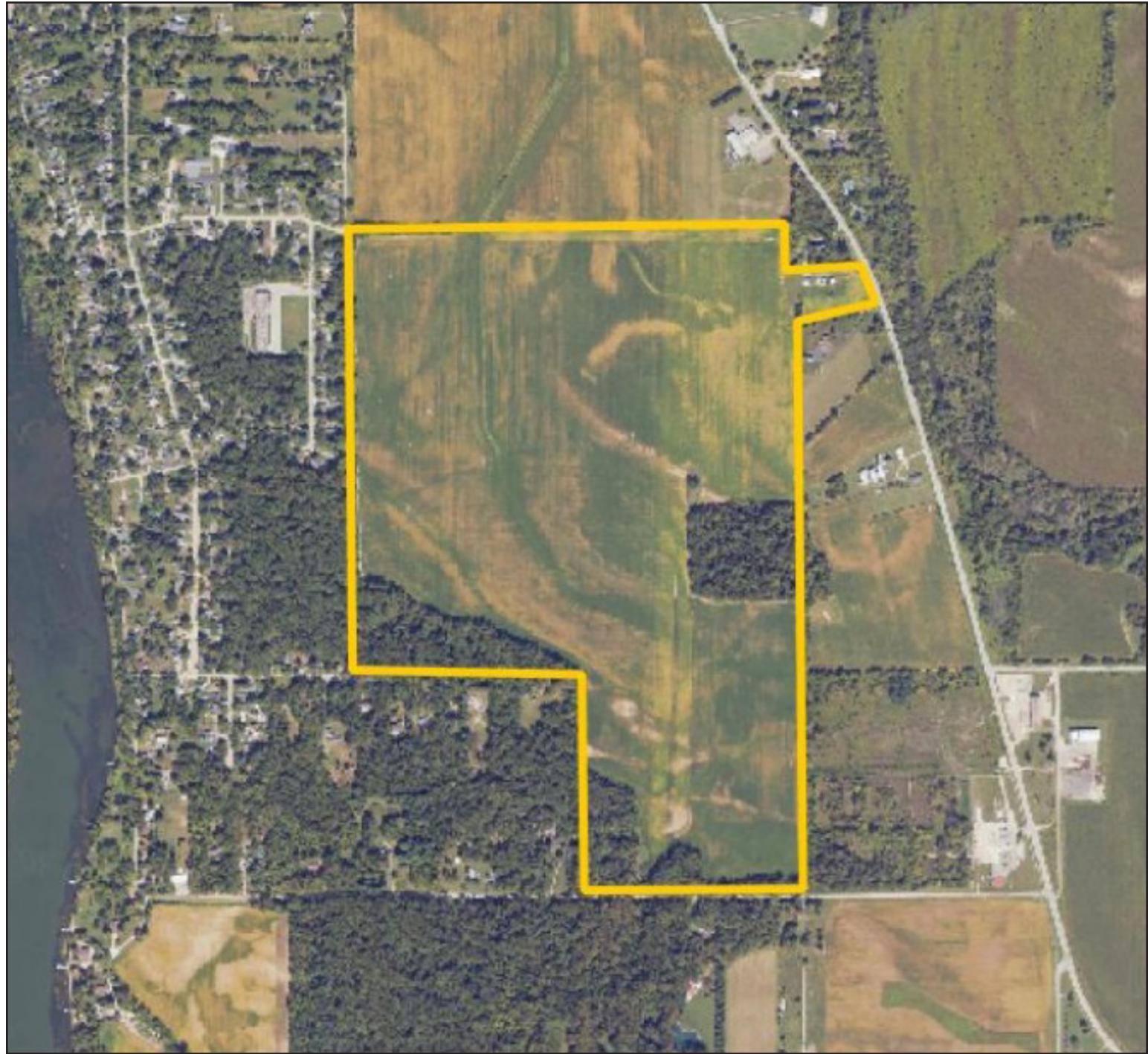


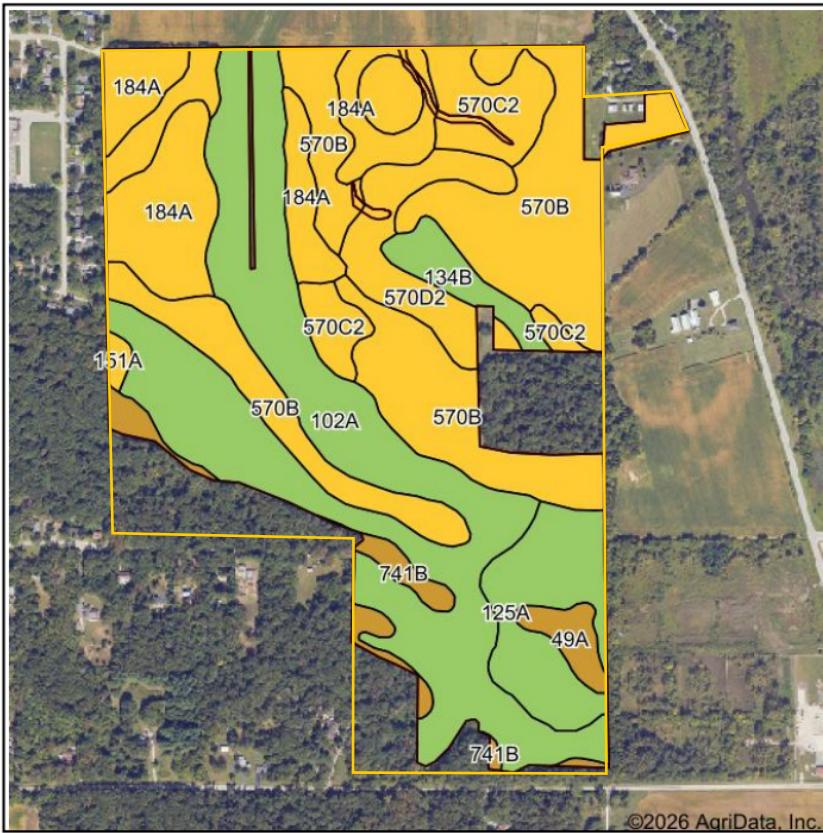
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FSA/Eff. Crop Acres: 174.45 | Soil Productivity: 114.30 PI





State: Illinois
 County: Will
 Location: 1-32N-9E
 Township: Wesley
 Acres: 174.45
 Date: 1/8/2026


Hertz
 Farm Management, Inc.

Maps Provided By:

Surety
 CUSTOMIZED ONLINE MAPPING
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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
**102A	La Hogue loam, 0 to 2 percent slopes	53.82	30.9%		**122
**570B	Martinsville loam, 2 to 4 percent slopes	50.90	29.2%		**112
**184A	Roby fine sandy loam, 0 to 2 percent slopes	22.93	13.1%		**111
**125A	Selma loam, 0 to 2 percent slopes	12.08	6.9%		**130
**570D2	Martinsville loam, 6 to 12 percent slopes, eroded	11.94	6.8%		**104
**570C2	Martinsville loam, 4 to 6 percent slopes, eroded	10.56	6.1%		**106
**741B	Oakville fine sand, prairie peninsula, 1 to 6 percent slopes	4.73	2.7%		**80
**134B	Camden silt loam, 2 to 5 percent slopes	4.22	2.4%		**117
**49A	Watseka loamy fine sand, 0 to 2 percent slopes	2.58	1.5%		**92
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	0.69	0.4%		**114
Weighted Average					114.3

Location

From Wilmington: Go south on Hwy 102 / S. Water St. for 2 miles. Property is located on the west side of the road.

Simple Legal

Part of SE $\frac{1}{4}$ of Section 6, Township 32 North, Range 10 East of the 3rd P.M., Will Co., IL. And the SE $\frac{1}{4}$ of Section 1 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, all in Township 32 North, Range 9 East of the 3rd P.M., Will Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$5,163.74*

Gross Acres: 205.32*

Taxable Acres: 203.05*

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

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 11445
Tracts 10335 & 12884
FSA/Eff. Crop Acres: 174.45
Corn Base Acres: 117.51
Corn PLC Yield: 144 Bu.
Bean Base Acres: 55.81
Bean PLC Yield: 46 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are La Hogue, Martinsville, Roby, and Selma. Productivity Index (PI) on the FSA/Eff. crop acres is 114.30. 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 moderately sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

- 34' x 38' Barn
- 29' x 40' Block Shed
- 16' x 32' Livestock Shed
- 26' x 36' Corn Crib
- 18' x 70' Pole Shed
- 7' x 9' Well House

Water & Well Information

There is an assumed well located south of the barn in the well house.

Survey

If the parcels sell to different buyers, a survey will be completed prior to closing to establish property boundaries, at the Seller's expense. Final sale price will be adjusted up/down based on final gross surveyed acres.

Comments

Property contains mature harvestable timber.



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.



**3.35 Acres, m/l, Will County, IL
Parcel 2**

Location

From Wilmington: Go south on Hwy 102 / S. Water St. for 2 miles. Property is located on the west side of the road.

Simple Legal

Part of the SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of Section 6, Township 32 North, Range 10 East of the 3rd P.M., Will Co., IL. *Final abstract/title documents to govern legal description.*

Address

1850 S. Water St.
Wilmington, IL 60481

Open House

1-6 p.m., Friday, January 23, 2026

Real Estate Tax

2024 Taxes Payable 2025: \$3,812.18*

Gross Acres: 3.35*

Taxable Acres: 2.90*

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

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.

Dwelling

There is a single-family, two-story brick residence with 3,512 sq. ft. of living space, offering 6 bedrooms, 3 bathrooms, an unfinished basement, and an attached two-stall garage. The home was originally built in 1830, with additions completed in 1860 and again in 1945.

Buildings/Improvements

There is a 30' x 40' block building with a metal roof and concrete floor and a 12' x 14.5' garden shed.

Water & Well Information

A well located south of the house serves the property.

Survey

If the parcels sell to different buyers, a survey will be completed prior to closing to establish property boundaries, at the Seller's expense. Final sale price will be adjusted up/down based on final gross surveyed acres.

Comments

Large brick home with an attached two-stall garage and a block building, situated on an acreage with mature, harvestable timber near Wilmington, Illinois. Property sells as-is, where-is.



Parcel 1 - Southwest Corner looking Northeast



Northeast Corner looking Southeast



Parcel 2- East looking West



Parcel 2 - Side View of House



SEALED BID INFORMATION

Bid Deadline: Wed., Feb. 18, 2026

Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services
Attn: Eric Wilkinson
200 E. Court, Ste. 600
Kankakee, IL 60901

Seller

Danielson Family Trust

Agency

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

Method of Sale

- These parcels will be offered individually and/or in combination.
- 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, Eric Wilkinson at 217-552-3777.

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 Kankakee, IL Hertz office, on or before Wednesday, February 18, 2026 by 12:00 Noon, CST. The Seller will accept or reject all bids by 5:00 p.m., CST on Friday, February 20, 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 March 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.

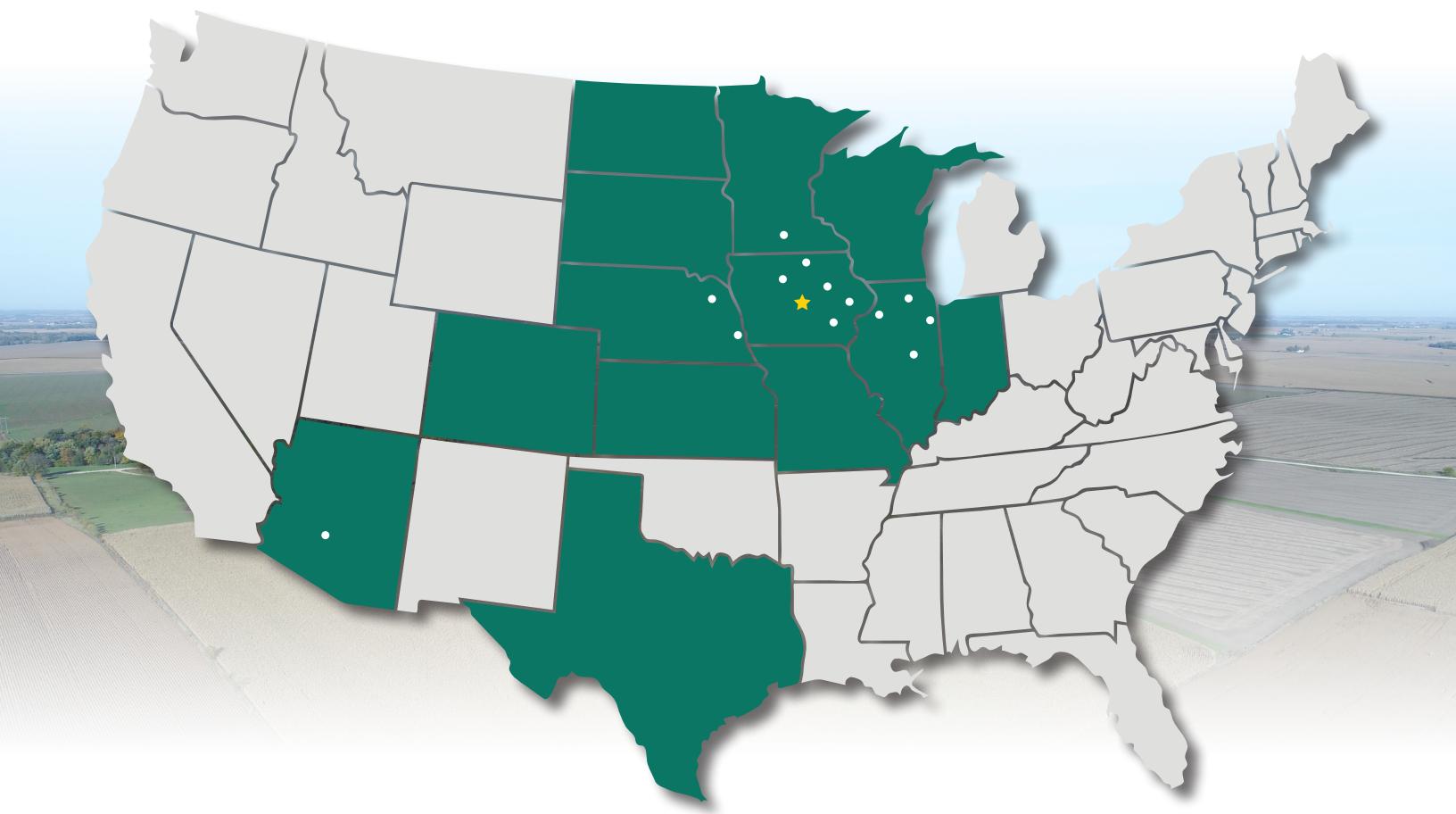
Survey

If the parcels sell to different buyers, a survey will be completed prior to closing to establish property boundaries, at the Seller's expense. Final sale price will be adjusted up/down based on final gross surveyed acres.

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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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