



# ONE-CHANCE SEALED BID SALE



**BRANDON YAKLICH, AFM**

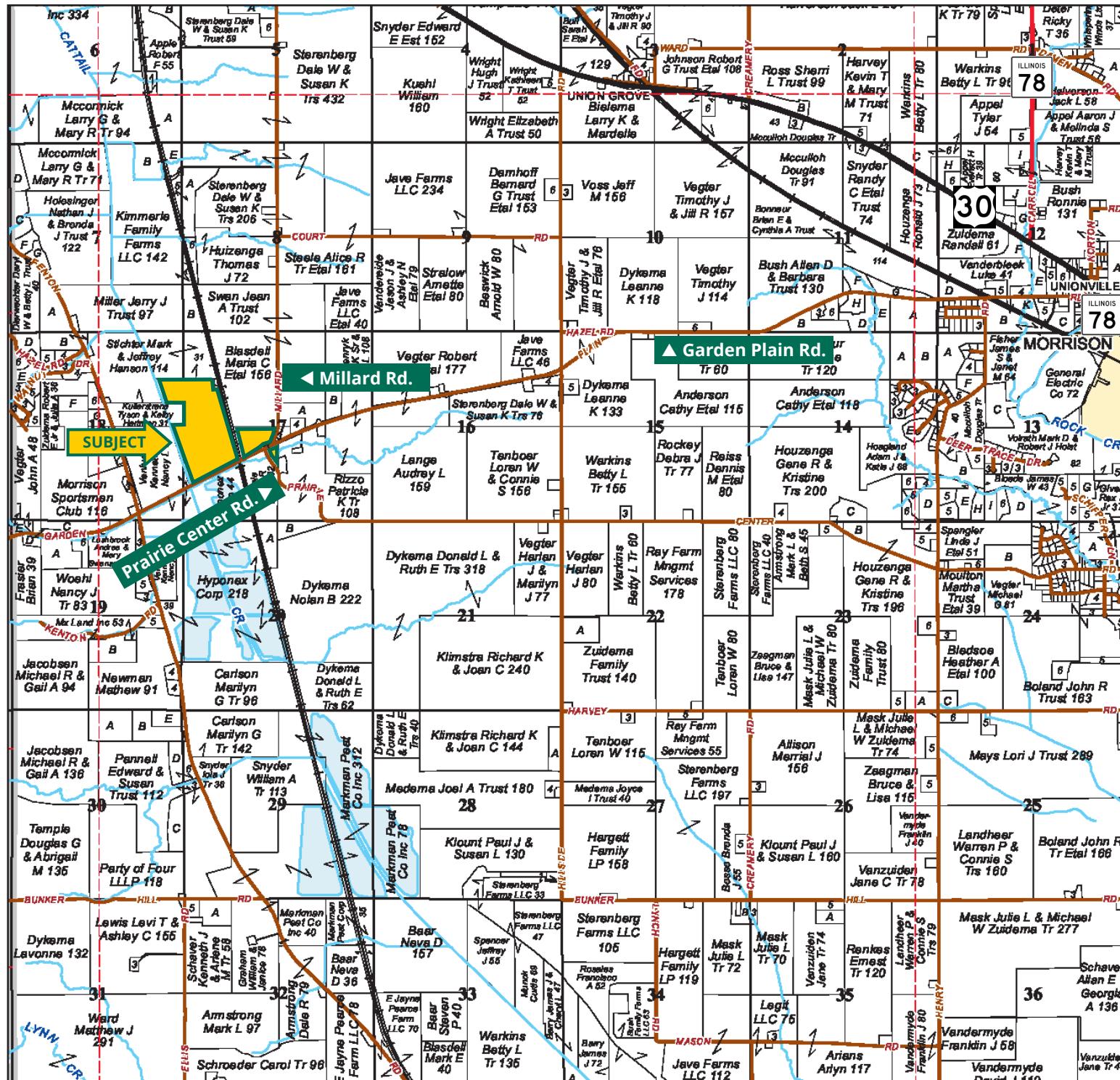
Designated Managing Broker in IL

**309.883.9490**

BrandonY@Hertz.ag

Bid Deadline:  
**Wednesday, March 18, 2026**  
**12:00 Noon, CDT**

**111.01 Acres, m/l**  
Single Parcel  
**Whiteside County, IL**



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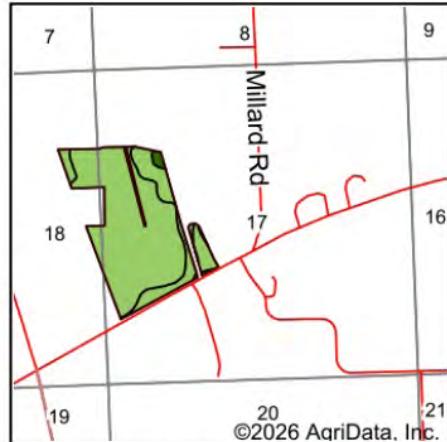
CRP Acres: 92.64 | Soil Productivity: 127.90 PI





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Soils data provided by USDA and NRCS.



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State: Illinois  
 County: Whiteside  
 Location: 17-21N-4E  
 Township: Union Grove  
 Acres: 92.64  
 Date: 1/29/2026



Maps Provided By:  
 **surety**<sup>®</sup>  
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Area Symbol: IL195, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
7103A	Houghton muck, 0 to 2 percent slopes, rarely flooded	71.45	77.1%		130
7345A	Elvers silt loam, 0 to 2 percent slopes, rarely flooded	13.87	15.0%		118
**3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	4.00	4.3%		**125
7210A	Lena muck, 0 to 2 percent slopes, rarely flooded	1.95	2.1%		126
7076A	Otter silt loam, 0 to 2 percent slopes, rarely flooded	1.07	1.2%		139
**3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	0.17	0.2%		**118
**8cD3	Hickory clay loam, cool mesic, 10 to 18 percent slopes, severely eroded	0.13	0.1%		**72
Weighted Average					127.9

## Location

From Morrison: Go northwest on US-30 / W Lincoln Way Rd. for 1 mile and then west on Garden Plain Rd. for 4.6 miles. Property is located on the north side of the road.

## Simple Legal

Part of the SW $\frac{1}{4}$  NW $\frac{1}{4}$ ; NW $\frac{1}{4}$  SW $\frac{1}{4}$ ; part of the NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 17 and part of the SE $\frac{1}{4}$  NE $\frac{1}{4}$ ; part of NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 18, all in Township 21 North, Range 4 East of the 4th P.M., Whiteside Co., IL. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

2024 Taxes Payable 2025: \$4,020.56  
Taxable Acres: 111.01  
Tax per Taxable Acre: \$36.22

## FSA Data

Farm Number 9304, Tract 2874  
CRP Acres: 92.64

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Buildings/Improvements

None.

## CRP Contracts

There are 92.64 acres enrolled in a CP-23 contract that pays \$18,127.00 annually and expires 9/30/2029.

## Water & Well Information

The property includes a well located at approximately 41.807755, -90.061873.

## Soil Types/Productivity

Main soil types are Houghton, Elvers, and Otter. Productivity Index (PI) on the CRP acres is 127.90. 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.

## Drainage

Natural.



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.

Southeast looking Northwest



Southwest looking Northeast



# SEALED BID INFORMATION

**Bid Deadline:** Wed., March 18, 2026

**Time:** 12:00 Noon, CDT

**Mail To:**

Hertz Real Estate Services  
Attn: Brandon Yaklich  
P.O. Box 9  
Geneseo, IL 61254

**Seller**

Robert N. Markman Charitable Trust

**Agency**

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

**Attorney**

Jennifer Kincaid  
Pepping, Balk, Kincaid & Olson, Ltd.

**Method of Sale**

- Parcel will be offered as a single tract of land.
- 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, Brandon Yaklich at 309-883-9490.

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 Wednesday, March 18, 2026 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on Friday, March 20, 2026, and all bidders will be notified shortly thereafter.

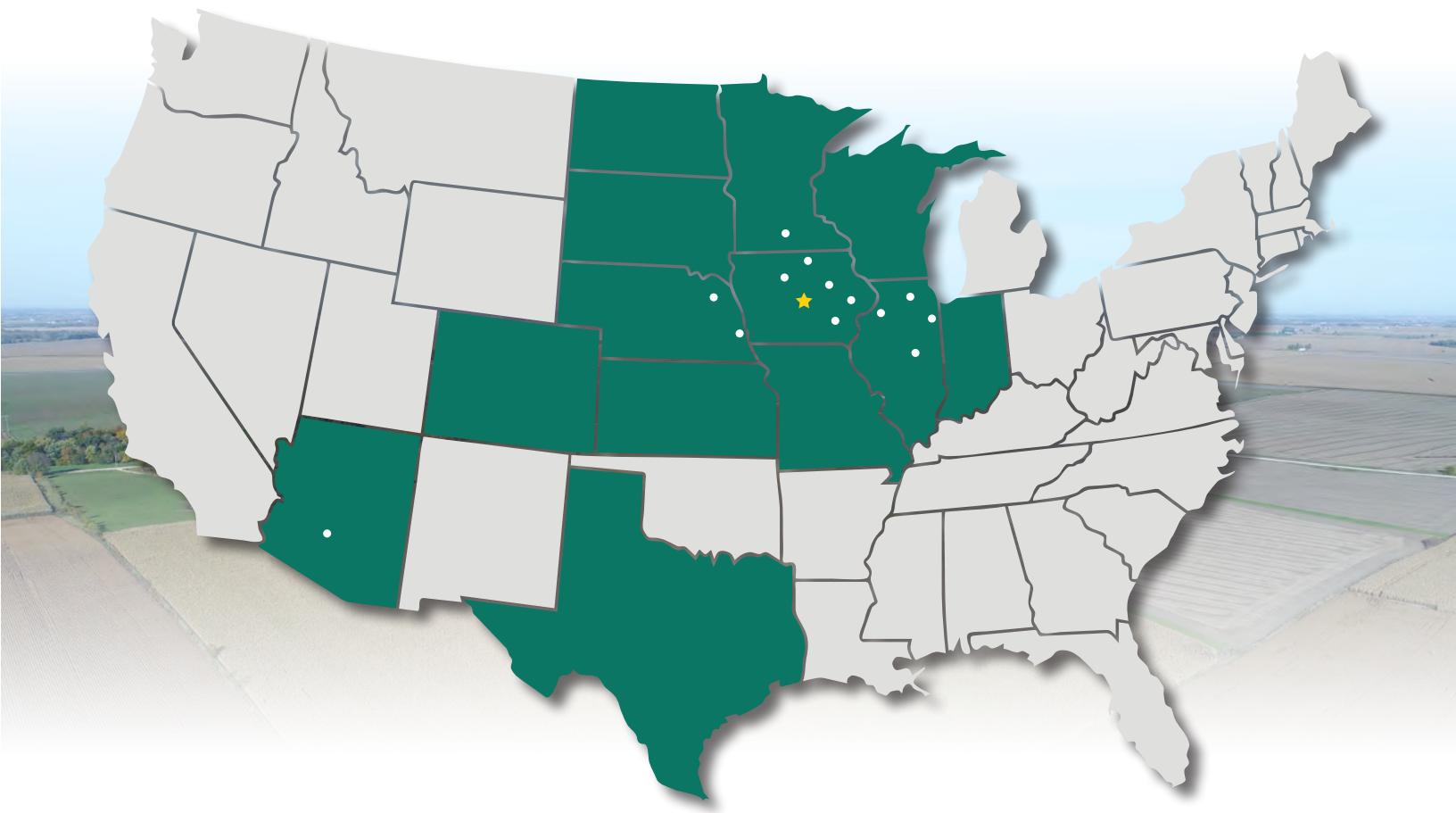
**Terms of Possession**

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 April 17, 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 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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