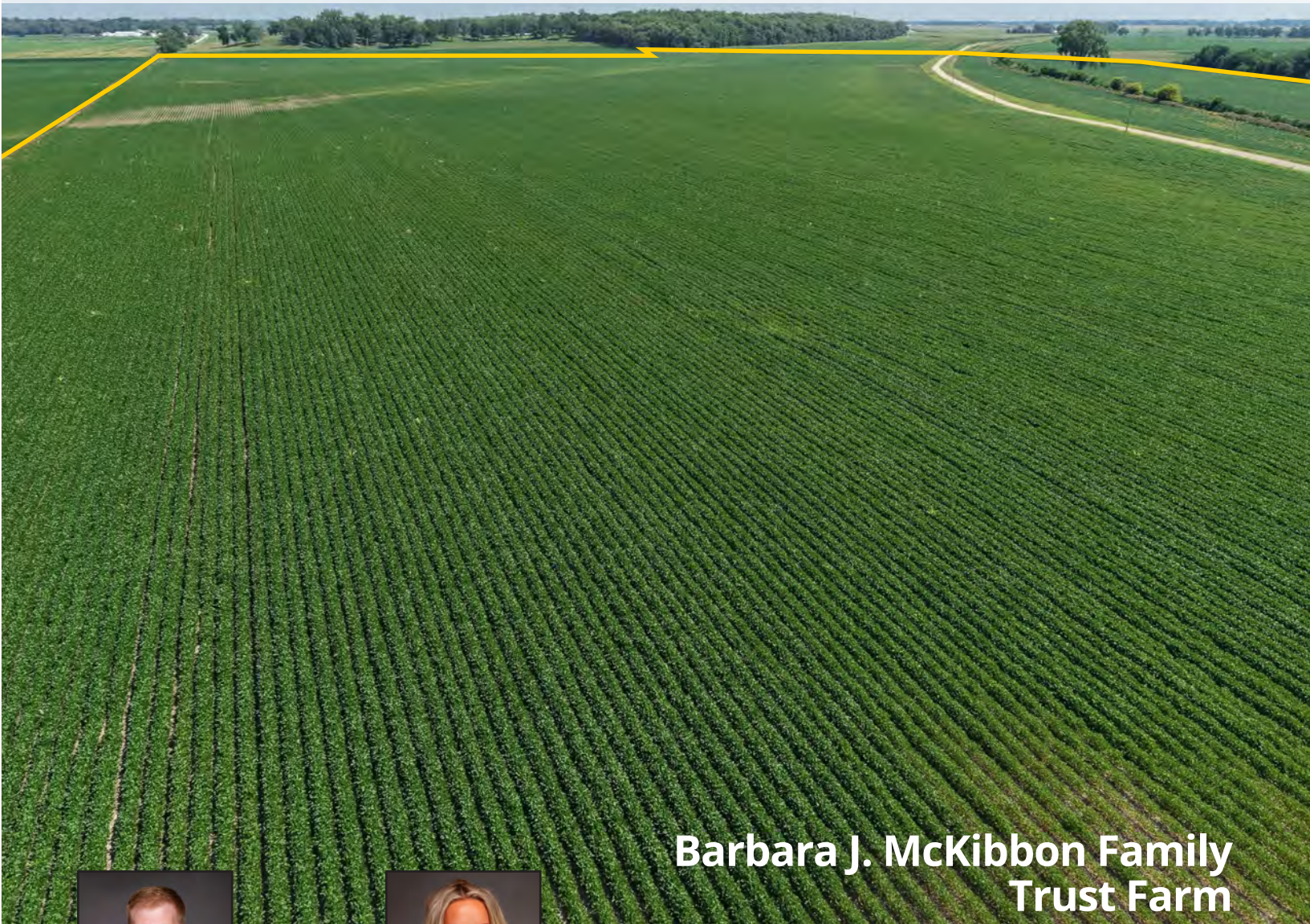




ONE-CHANCE SEALED BID SALE



Barbara J. McKibbon Family Trust Farm



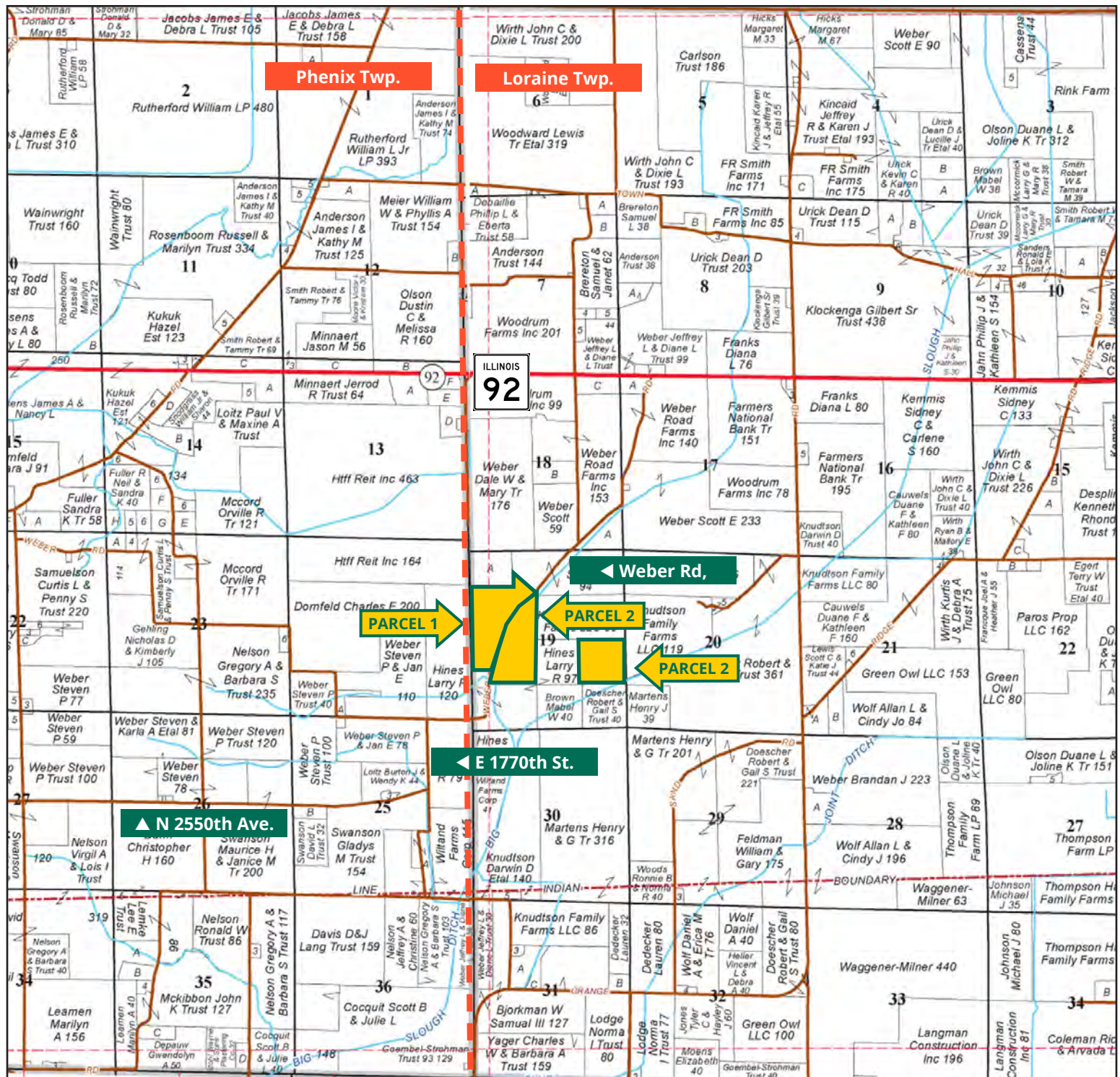
JOHN RAHN
Licensed Broker in IL
815.535.8399
JohnR@Hertz.ag



JENNA BLESSING
Licensed Broker in IL
660.342.4570
JennaB@Hertz.ag

Bid Deadline:
Wednesday, August 19, 2026
12:00 Noon, CDT

168.85 Acres, m/l
2 Parcels
Henry County, IL



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Estimated FSA/Eff. Crop Acres: 73.11 | Soil Productivity: 117.20 PI



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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Henry**
Location: **19-18N-4E**
Township: **Loraine**
Acres: **73.11**
Date: **7/10/2026**



Maps Provided By

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Area Symbol: IL073, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**764A	Coyne fine sandy loam, 0 to 2 percent slopes	14.31	19.6%		**105
564A	Waukegan silt loam, 0 to 2 percent slopes	12.04	16.5%		119
**152A	Drummer silty clay loam, 0 to 2 percent slopes	10.65	14.6%		**144
198A	Elburn silt loam, 0 to 2 percent slopes	10.09	13.8%		143
206A	Thorpe silt loam, 0 to 2 percent slopes	8.98	12.3%		126
**741B	Oakville fine sand, 1 to 7 percent slopes	6.08	8.3%		**80
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	5.99	8.2%		**88
**87B	Dickinson sandy loam, 2 to 5 percent slopes	2.51	3.4%		**103
**87A	Dickinson sandy loam, 0 to 2 percent slopes	2.12	2.9%		**104
**741F	Oakville fine sand, 20 to 30 percent slopes	0.15	0.2%		**62
261A	Niota silt loam, 0 to 2 percent slopes	0.10	0.1%		98
**69A	Milford silty clay loam, 0 to 2 percent slopes	0.09	0.1%		**128
Weighted Average					117.2

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

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 Geneseo: go north on Rt. 82 for approximately 4.8 miles, then east on N 2550th Ave. for 2.5 miles, then north on E 1770th St. for 0.40 miles, then east on Weber Rd. 0.80 miles. The property is on the west side of the road.

Simple Legal

Part of the W½ of Section 19, Township 18 North, Range 4 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$2,992.83*

Taxable Acres: 74.50*

Tax per Taxable Acre: \$40.17*

**Taxes are estimated due to tax parcel split. Henry County Assessor/Treasurer will determine final tax figures.*

Lease Status

Leased through the 2028 crop year.

FSA Data

Part of Farm Number 6297

Part of Tract 226

FSA/Eff. Crop Acres: 73.11*

Corn Base Acres: 61.13*

Corn PLC Yield: 128 Bu.

Bean Base Acres: 11.98*

Bean PLC Yield: 46 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Coyne, Waukegan, Drummer and Elburn. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 117.20. 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

Nearly level.

Drainage

Natural with some tile. No tile maps available. Part of Big Slough Drainage District.

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.

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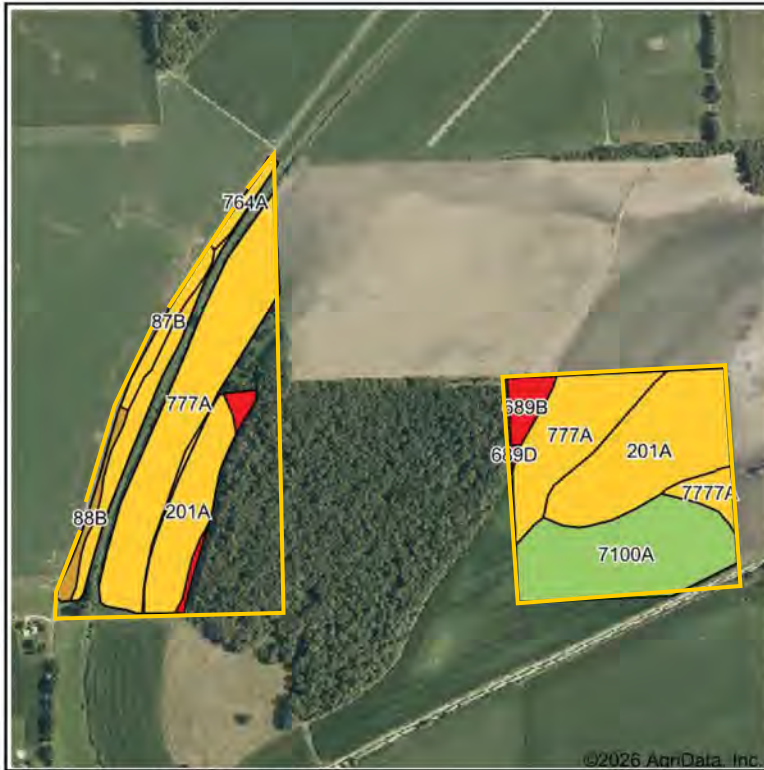
Estimated FSA/Eff. Crop Acres: 70.64 | Soil Productivity: 109.50 PI



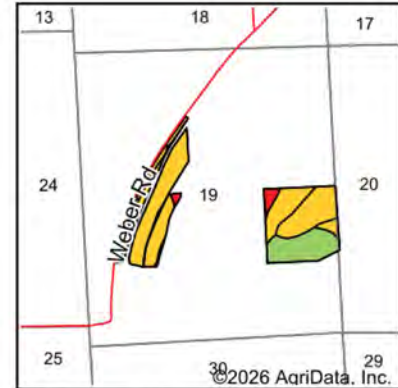
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Henry**
Location: **19-18N-4E**
Township: **Loraine**
Acres: **70.64**
Date: **7/10/2026**



Maps Provided By:



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www.AgridataInc.com



Area Symbol: IL073, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
777A	Adrian muck, 0 to 2 percent slopes	27.95	39.7%		110
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	20.63	28.7%		**110
7100A	Palms muck, 0 to 2 percent slopes, rarely flooded	13.78	19.7%		118
**689B	Coloma sand, 1 to 7 percent slopes	2.65	3.8%		**74
**87B	Dickinson sandy loam, 2 to 5 percent slopes	1.72	2.5%		**103
7777A	Adrian muck, 0 to 2 percent slopes, rarely flooded	1.62	2.3%		110
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	1.31	1.9%		**88
**764A	Coyne fine sandy loam, 0 to 2 percent slopes	0.88	1.3%		**105
**689D	Coloma sand, 7 to 15 percent slopes	0.10	0.1%		**71
Weighted Average					109.5

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 Geneseo: go north on Rt. 82 for approximately 4.8 miles, then east on N 2550th Ave. for 2.5 miles, then north on E 1770th St. for 0.40 miles, then east on Weber Rd. 0.80 miles. The property is on the east side of the road.

Simple Legal

Part of the W½ and NE¼ SE¼ of Section 19, Township 18 North, Range 4 East of the 4th P.M., Henry Co., IL. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$3,790.25*

Taxable Acres: 94.35*

Tax per Taxable Acre: \$40.17*

**Taxes are estimated due to tax parcel split. Henry County Assessor/Treasurer will determine final tax figures.*

Lease Status

Leased through the 2028 crop year.

FSA Data

Part of Farm Number 6297

Part of Tracts 226 & 6999

FSA/Eff. Crop Acres: 70.64*

Corn Base Acres: 56.37*

Corn PLC Yield: 128 Bu.

Bean Base Acres: 13.52*

Bean PLC Yield: 46 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmable wetland.

Soil Types/Productivity

Main soil types are Adrian, Gilford and Palms. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 109.50. 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 with some tile. No tile maps available. Part of Big Slough Drainage District.

Buildings/Improvements

None.

Water & Well Information

None.

Access Easement

There is an access easement to the east 40 acres of this parcel. Contact agent for details.

East Parcel - Northwest Looking Southeast



West Parcel - Southwest Looking Northeast



Bid Deadline: Wed., August 19, 2026
Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: John Rahn
PO Box 9
Geneseo, IL 61254

Seller

Barbara J. McKibbon Family Trust

Agency

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

Attorney

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

Method of Sale

- Parcels will be offered individually and not 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 Managers, John Rahn at 815-535-8399 or Jenna Blessing at 660-342-4570. 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, August 19, 2026, by 12:00, Noon, CDT. The Seller will accept or reject all bids by 12:00, Noon on Friday, August 21, 2026, and all bidders will be notified shortly thereafter.

Terms of Possession

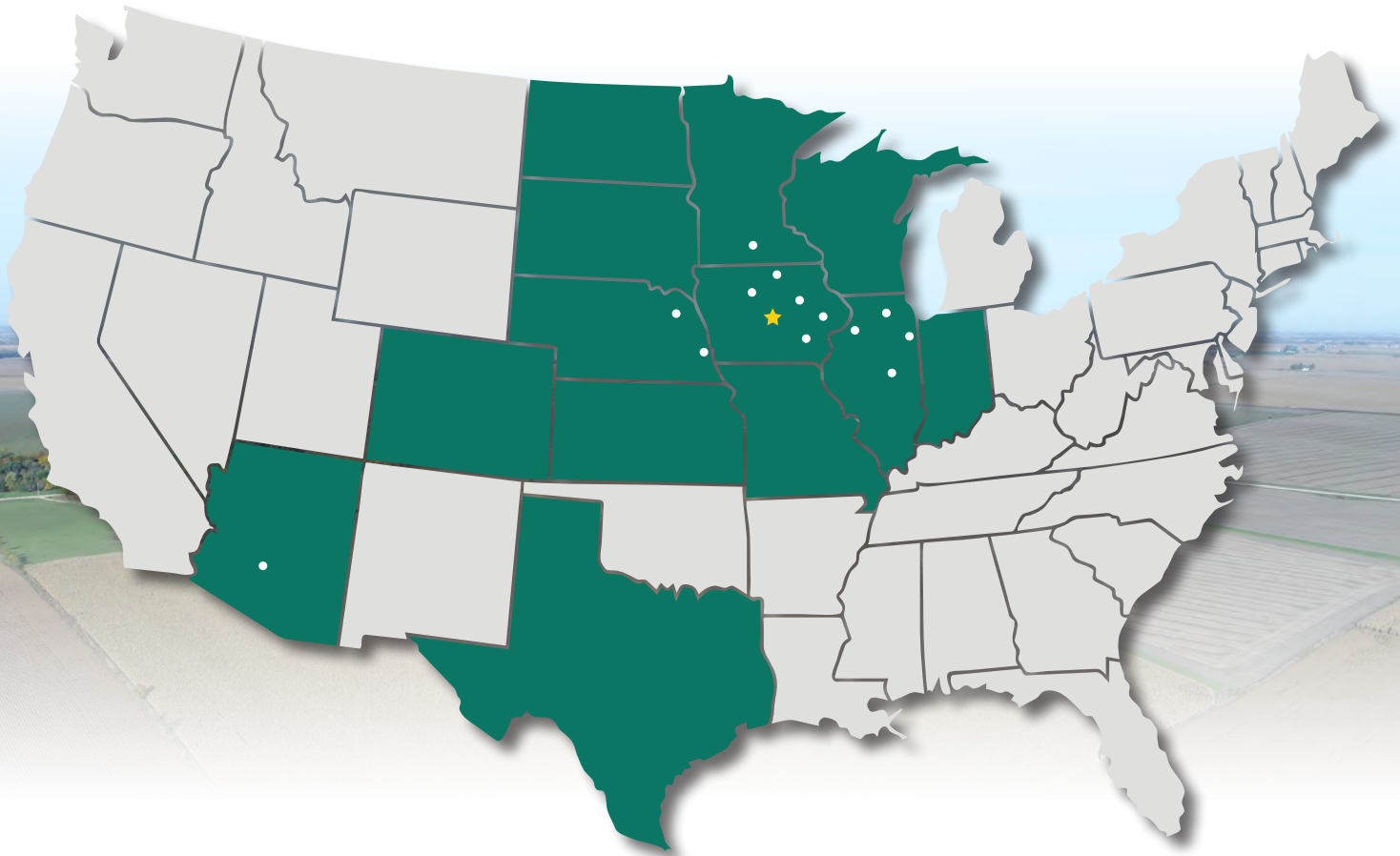
The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 18, 2026, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires March 1, 2029. The Seller will credit the successful bidder at closing for the 2026 real estate taxes, payable in 2027.

Survey

Parcel 1 and Parcel 2 will be surveyed at Seller's expense prior to closing and the final sale price will be adjusted up or 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.



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