



Menozi Family Trust Farm

AUCTION

Virtual Online-Only

Tuesday

August 25, 2026

10:00 a.m. CDT

bid.hertz.ag

161.56 Acres, m/l

3 Parcels

Henry County, IL



CHAD KIES, AFM

Managing Broker in IL

Licensed Broker in IN

309.944.7838

ChadK@Hertz.ag

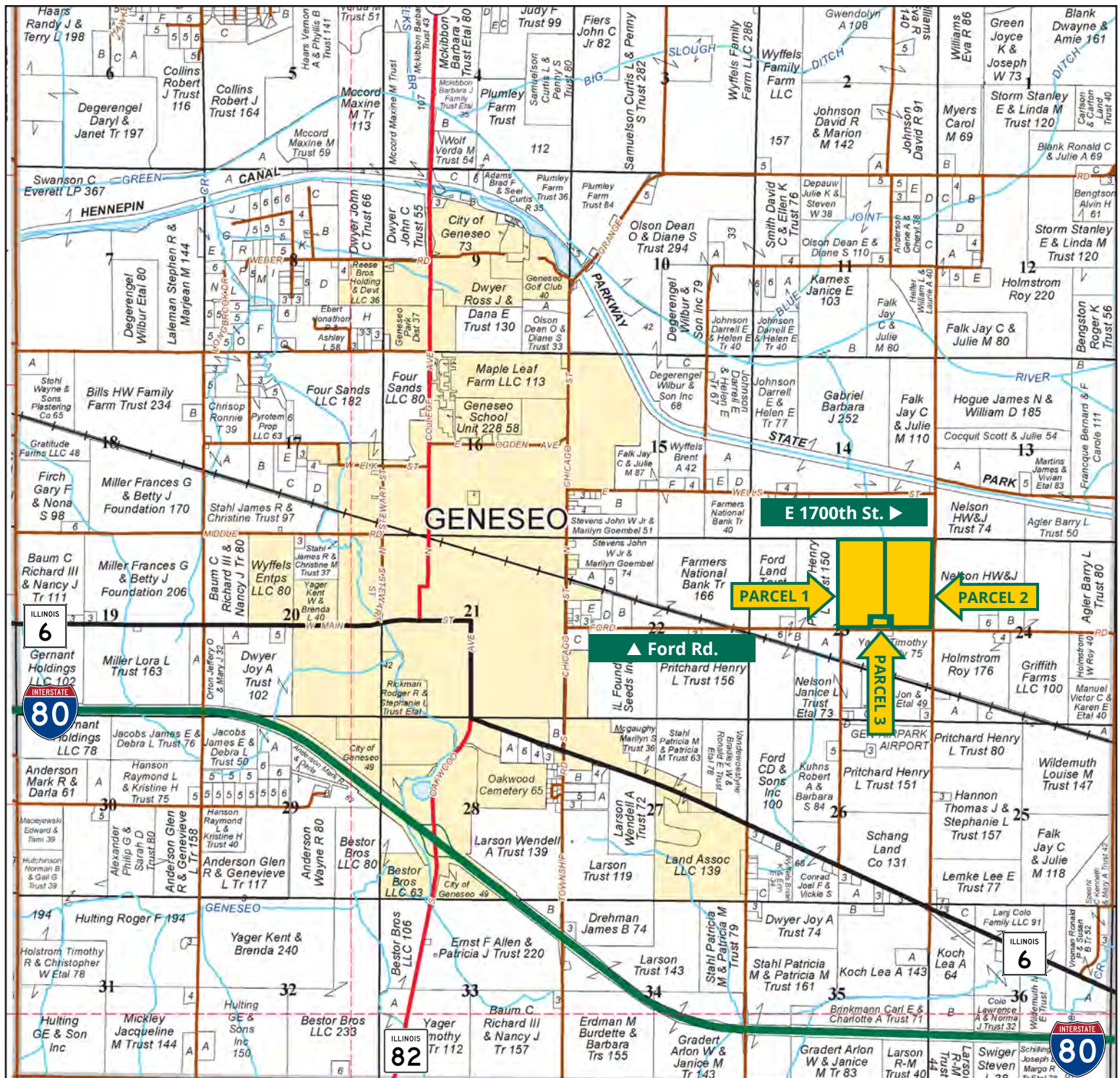


JOHN RAHN

Licensed Broker in IL

815.535.8399

JohnR@Hertz.ag



Map reproduced with permission of Rockford Map Publishers, Inc.

309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | www.Hertz.ag

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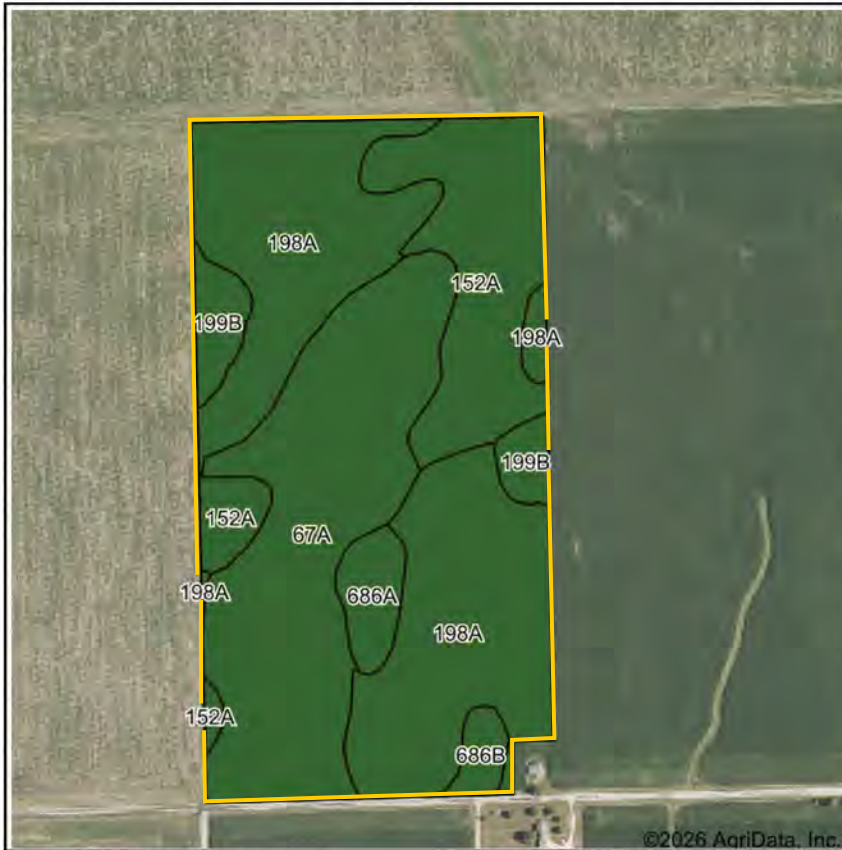
Estimated FSA/Eff. Crop Acres: 74.97 | CRP Acres: 4.10 | Soil Productivity: 139.70 PI



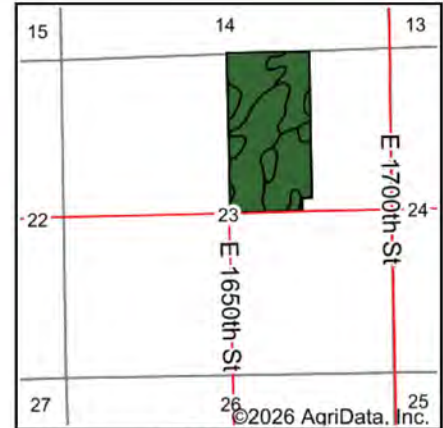
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Henry**
Location: **23-17N-3E**
Township: **Geneseo**
Acres: **79.07**
Date: **7/8/2026**



Maps Provided By:

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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
198A	Elburn silt loam, 0 to 2 percent slopes	32.28	40.9%		143
**67A	Harpster silty clay loam, 0 to 2 percent slopes	25.03	31.6%		**133
**152A	Drummer silty clay loam, 0 to 2 percent slopes	14.61	18.6%		**144
**199B	Plano silt loam, 2 to 5 percent slopes	3.31	4.1%		**141
686A	Parkway silt loam, 0 to 2 percent slopes	2.53	3.2%		138
**686B	Parkway silt loam, 2 to 5 percent slopes	1.31	1.6%		**137
Weighted Average					139.7

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 east approximately 1.7 miles on Ford Rd. The property is on the north side of the road.

Simple Legal

Part of W½ NE¼, exc. acreage site, in Section 23, Township 17 North, Range 3 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$4,809.34*
Gross Surveyed Acres: 80.20

Tax per Gross Surveyed Acre: \$59.97*

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

Lease Status

Open lease for the 2027 crop year.

FSA Data

Part of Farm Number 6792, Tract 839

FSA/Eff. Crop Acres: 74.97*

CRP Acres: 4.10

Corn Base Acres: 73.43*

Corn PLC Yield: 166 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 4.10 acres enrolled in a CP-8A contract that pays \$1,425.00 annually and expires 9/30/2026.

A 10-year renewal of this contract at a payment rate of \$1,230 annually is currently pending approval with the Henry County FSA office. Contact agent for details.

Soil Types/Productivity

Main soil types are Elburn, Harpster and Drummer. Productivity Index (PI) on the estimated FSA/Eff. crop acres and CRP acres is 139.70. 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.

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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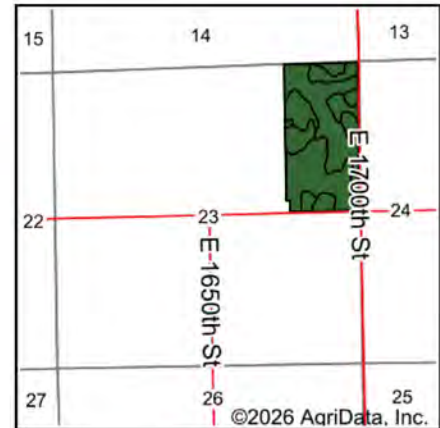
Estimated FSA/Eff. Crop Acres: 79.34 | Soil Productivity: 142.80 PI



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State: **Illinois**
County: **Henry**
Location: **23-17N-3E**
Township: **Geneseo**
Acres: **79.34**
Date: **7/8/2026**



Soils data provided by USDA and NRCS.

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
198A	Elburn silt loam, 0 to 2 percent slopes	37.92	48.0%		143
**152A	Drummer silty clay loam, 0 to 2 percent slopes	28.75	36.2%		**144
**199B	Plano silt loam, 2 to 5 percent slopes	6.91	8.2%		**141
686A	Parkway silt loam, 0 to 2 percent slopes	3.28	4.3%		138
**686B	Parkway silt loam, 2 to 5 percent slopes	2.42	3.2%		**137
**67A	Harpster silty clay loam, 0 to 2 percent slopes	0.06	0.1%		**133
Weighted Average					142.8

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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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

Location

From Geneseo: go east approximately 1.7 miles on Ford Rd. The property is on the north side of the road.

Simple Legal

Part of the E½ NE¼, exc. acreage site, in Section 23, Township 17 North, Range 3 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$4,809.34*
Gross Surveyed Acres: 80.20

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FSA Data

Part of Farm Number 6792, Tract 839

FSA/Eff. Crop Acres: 79.34*

Corn Base Acres: 79.34*

Corn PLC Yield: 166 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 Elburn and Drummer.

Productivity Index (PI) on the estimated FSA/Eff. crop acres is 142.80. 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.

Buildings/Improvements

None.

Water & Well Information

None.





Location

From Geneseo: go east approximately 1.7 miles on Ford Rd. The property is on the north side of the road.

Simple Legal

Part of the NE¼, in Section 23, Township 17 North, Range 3 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Address

16740 Ford Rd.
Geneseo, IL 61254

Real Estate Tax

2025 Taxes Payable 2026: \$1,138.90*

Gross Surveyed Acres: 1.16

Taxable Gross Surveyed Acres: 1.16*

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

Buildings/Improvements

This well-maintained residence offers 1,344 square feet of living space and was originally constructed in 2005, with an addition completed in 2011. The home features two bedrooms, one 3/4 bathroom, a kitchenette, living room, and a combined laundry/utility room, all conveniently located on the main level. Carpet flooring is found throughout the living area, and the home is heated with electric baseboard heat.

Additional features include an attached two-car garage, a covered front porch, and a security system.

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.

Water & Well Information

There is a well located in the northwest corner of the property.

Septic System

The septic system is located on the east side of the home.

Comments

This well-cared-for home offers comfortable country living in a peaceful rural setting.



Living Room



Kitchenette



Bedroom



Bathroom



Date: Tues., August 25, 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 the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Chad Kies at 309-944-7838 or John Rahn at 815-535-8399 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 1 and Parcel 2 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.
- Parcel 3 will be offered as a single tract of land and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Menozi Family Trust,
Nicholas A. Menozi and
Douglas A. Menozi

Agency

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

Auctioneer

Eric Wilkinson,
License No. 441.002361

Attorney

Ryan M. Weber
Gomez & May LLP

Announcements

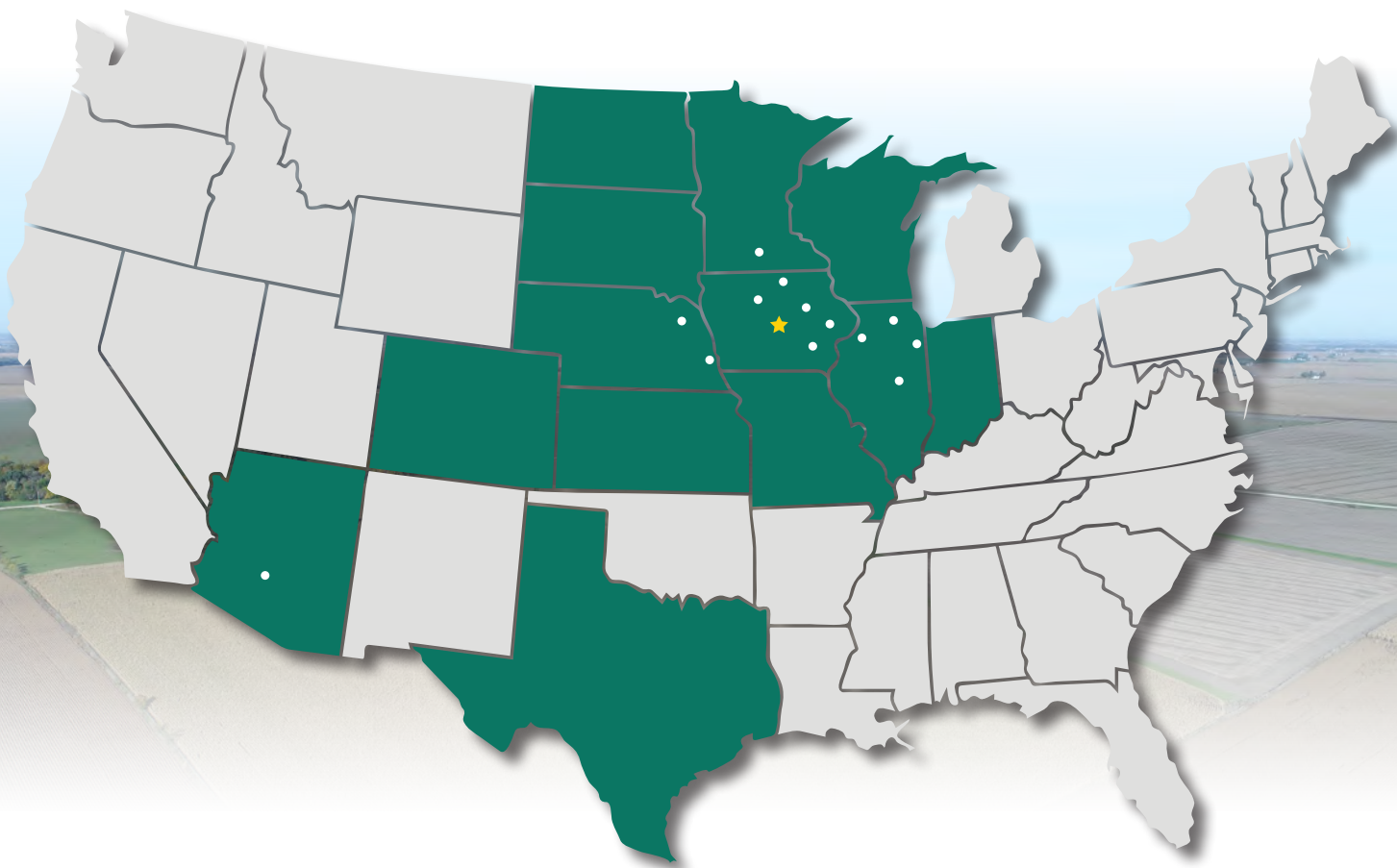
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 September 25, 2026, or after any objections to title have been cleared. Final settlement will require a wire transfer. Possession will be given at settlement subject to the existing lease which expires October 31, 2026. Seller will credit Buyer at closing for the 2026 real estate taxes payable in 2027.

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.



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