



Thomas T. Anderson Estate

AUCTION

Virtual-Online Only

Thursday

August 27, 2026

10:00 a.m. CDT

bid.hertz.ag

115.27 Acres, m/l

Single Parcel

Henry County, IL



JOHN RAHN

Licensed Broker in IL

815.535.8399

JohnR@Hertz.ag



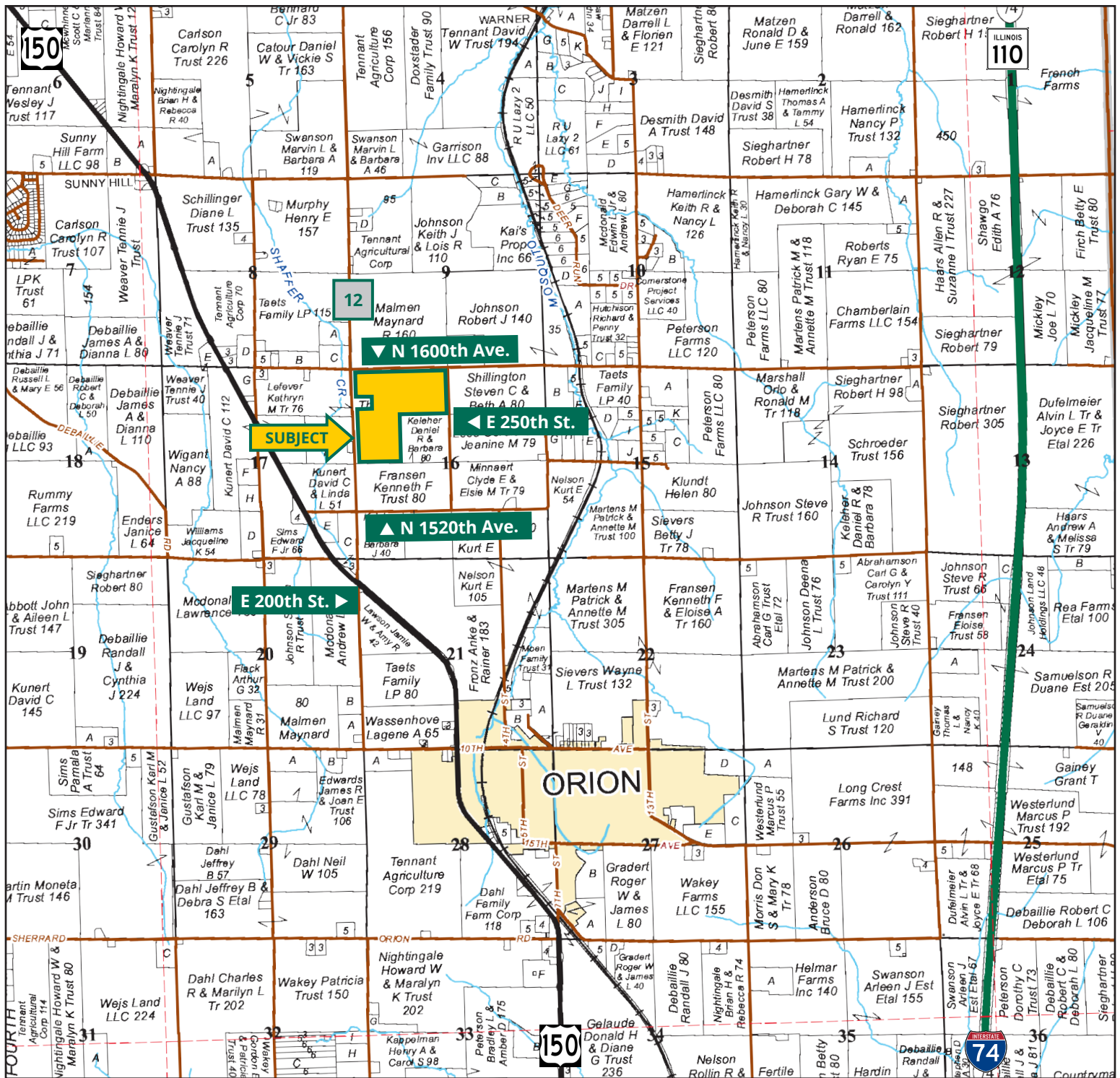
CHAD KIES, AFM

Managing Broker in IL

Licensed Broker in IN

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ChadK@Hertz.ag



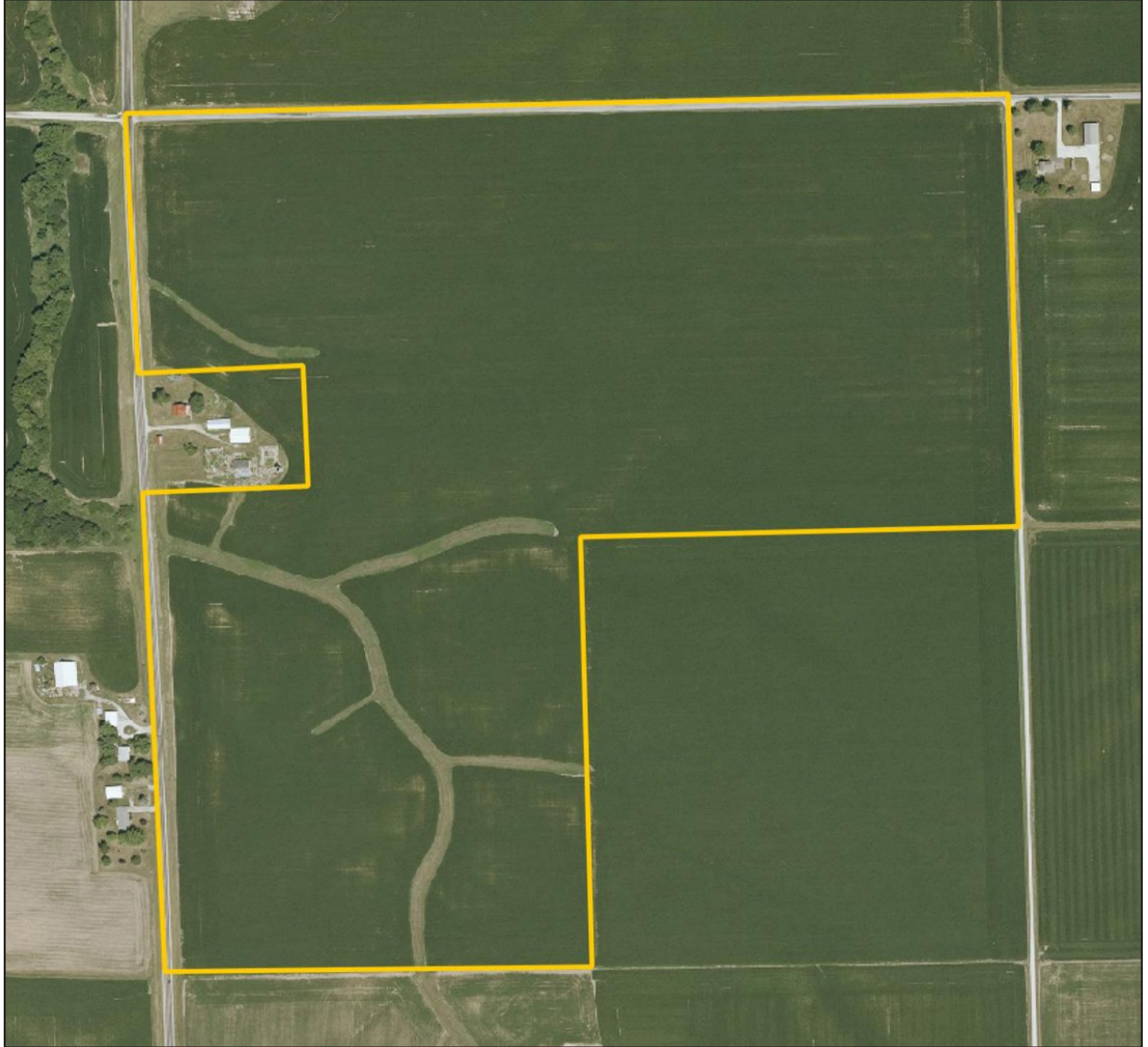
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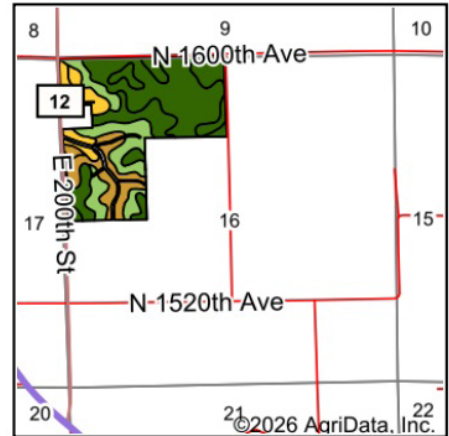
Est. FSA/Eff. Crop Acres: 109.39 | CRP Acres: 3.00 | Soil Productivity: 130.20 PI



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State: **Illinois**
 County: **Henry**
 Location: **16-16N-1E**
 Township: **Western**
 Acres: **109.39**
 Date: **7/13/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
51A	Muscataune silt loam, 0 to 2 percent slopes	36.68	33.5%		147
**86B	Osco silt loam, 2 to 5 percent slopes	21.24	19.4%		**138
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	20.74	19.0%		**131
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	13.68	12.5%		**87
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	5.41	4.9%		**104
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	4.58	4.2%		**109
**68A	Sable silty clay loam, 0 to 2 percent slopes	4.47	4.1%		**143
705A	Buckhart silt loam, 0 to 2 percent slopes	1.50	1.4%		142
**119D3	Elco silty clay loam, 10 to 18 percent slopes, severely eroded	1.09	1.0%		**88
Weighted Average					130.2

Location

From Orion, Go north on US-150 for 1.1 miles and then north on Co. Rd. 12 / E 200th St. for 0.7 miles. Property is located on the east side of the road.

Simple Legal

Part of the N½ NW¼ and the SW¼ NW¼ of Section 16, Township 16 North, Range 1 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$5,526.18*

Surveyed Acres: 115.27

Taxable Acres: 115.27*

Tax per Taxable Acre: \$47.94*

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

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 2189, Tract 1450

FSA/Eff. Crop Acres: 109.39*

CRP Acres: 3.00

Corn Base Acres: 59.44*

Corn PLC Yield: 151 Bu.

Bean Base Acres: 47.51*

Bean PLC Yield: 48 Bu.

Wheat Base Acres: 2.37*

Wheat PLC Yield: 50 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 3.00 acres enrolled in a CP-8A contract that pays \$886.00 annually and expires 9/30/2032.

Soil Types/Productivity

Main soil types are Muscatune, Osco, and Sylvan. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 130.20. 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 to strongly sloping.

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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Southwest looking Northeast



Northeast looking Southwest



Date: Thurs., August 27, 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, John Rahn at 815-535-8399 or Chad Kies, AFM at 309-944-7838 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

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Thomas T. Anderson Estate

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

Attorney

Stephanie Ames
Ames Law Office

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.

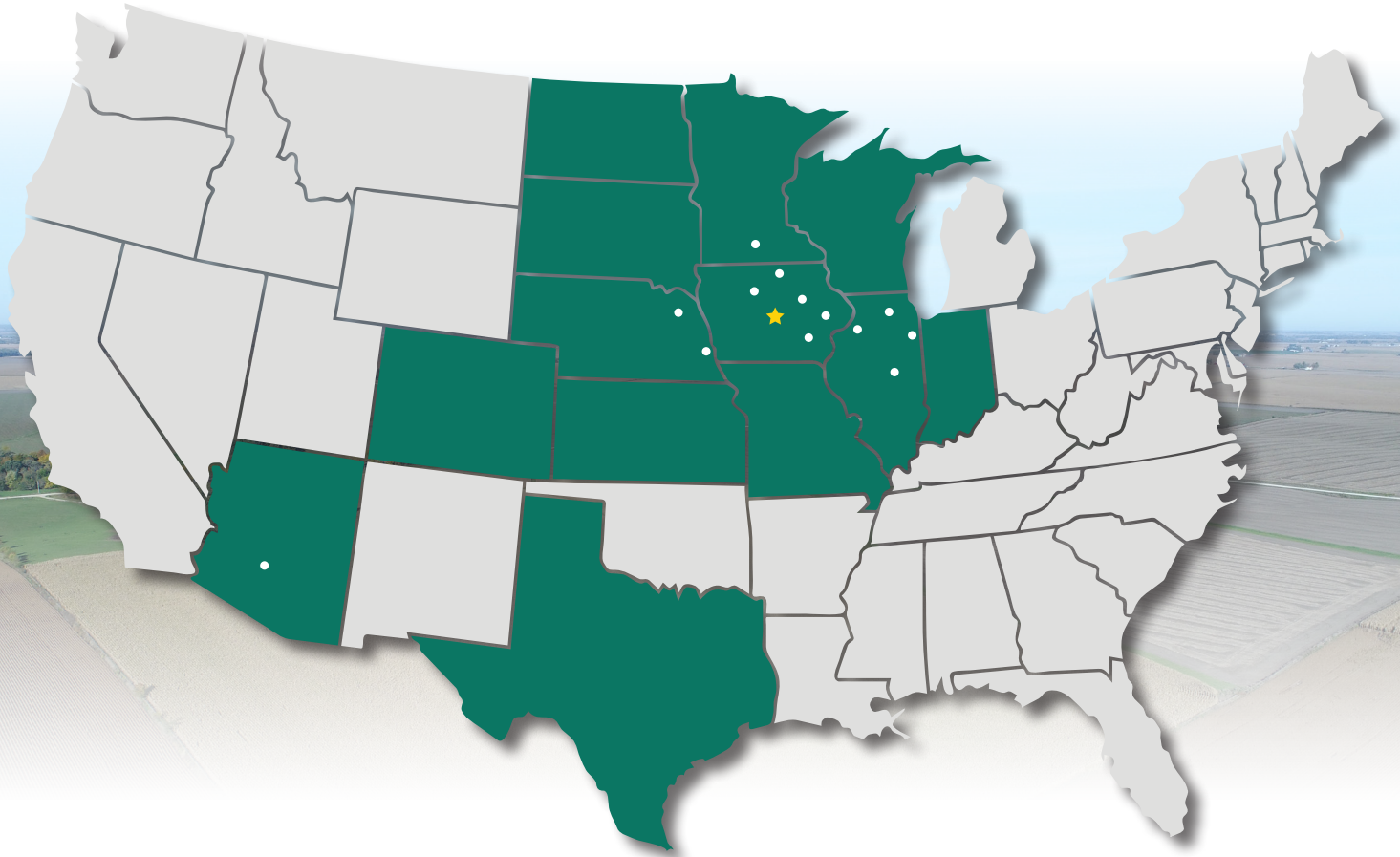
Terms of Possession

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 29, 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 completion of the 2026 harvest. The Seller will credit the successful bidder 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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