



Garrett Farm

AUCTION

Virtual-Online Only

Wednesday

August 26, 2026

10:00 a.m. CDT

bid.hertz.ag

276.45 Acres, m/l
3 Parcels
Mercer County, IL



CHAD KIES, AFM

Managing Broker in IL

Licensed Broker in IN

309.944.7838

ChadK@Hertz.ag

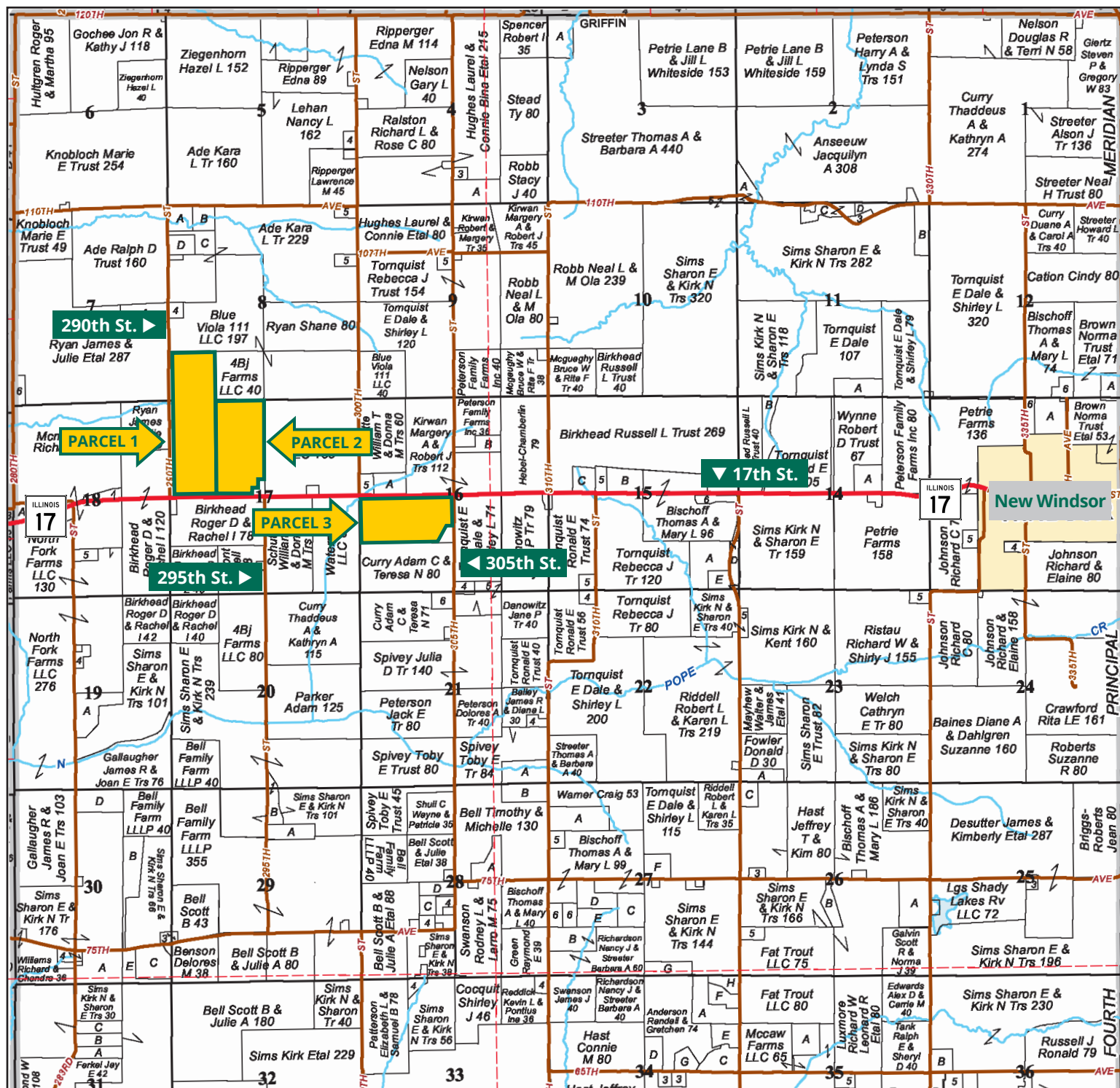


JOHN RAHN

Licensed Broker in IL

815.535.8399

JohnR@Hertz.ag

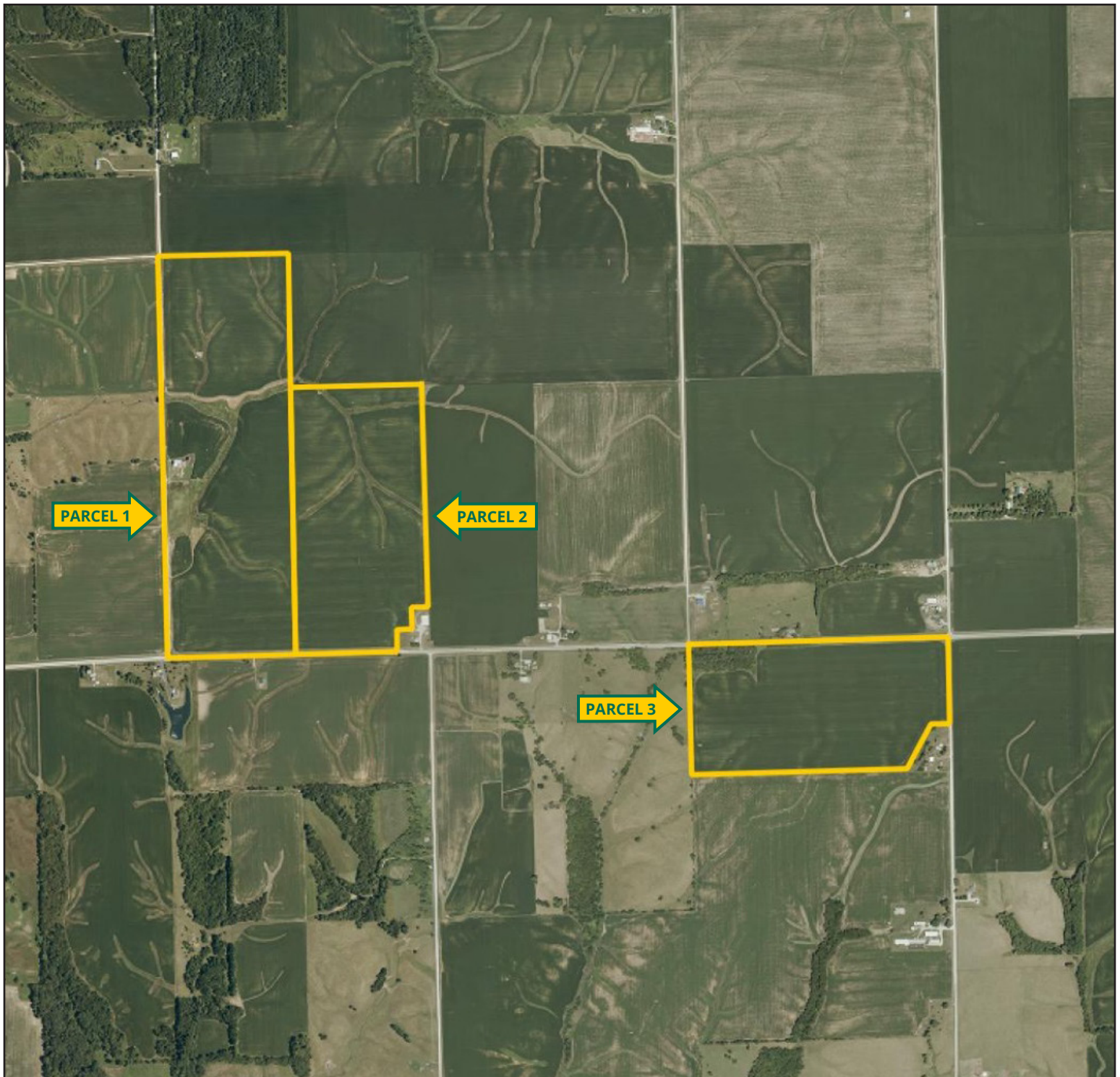


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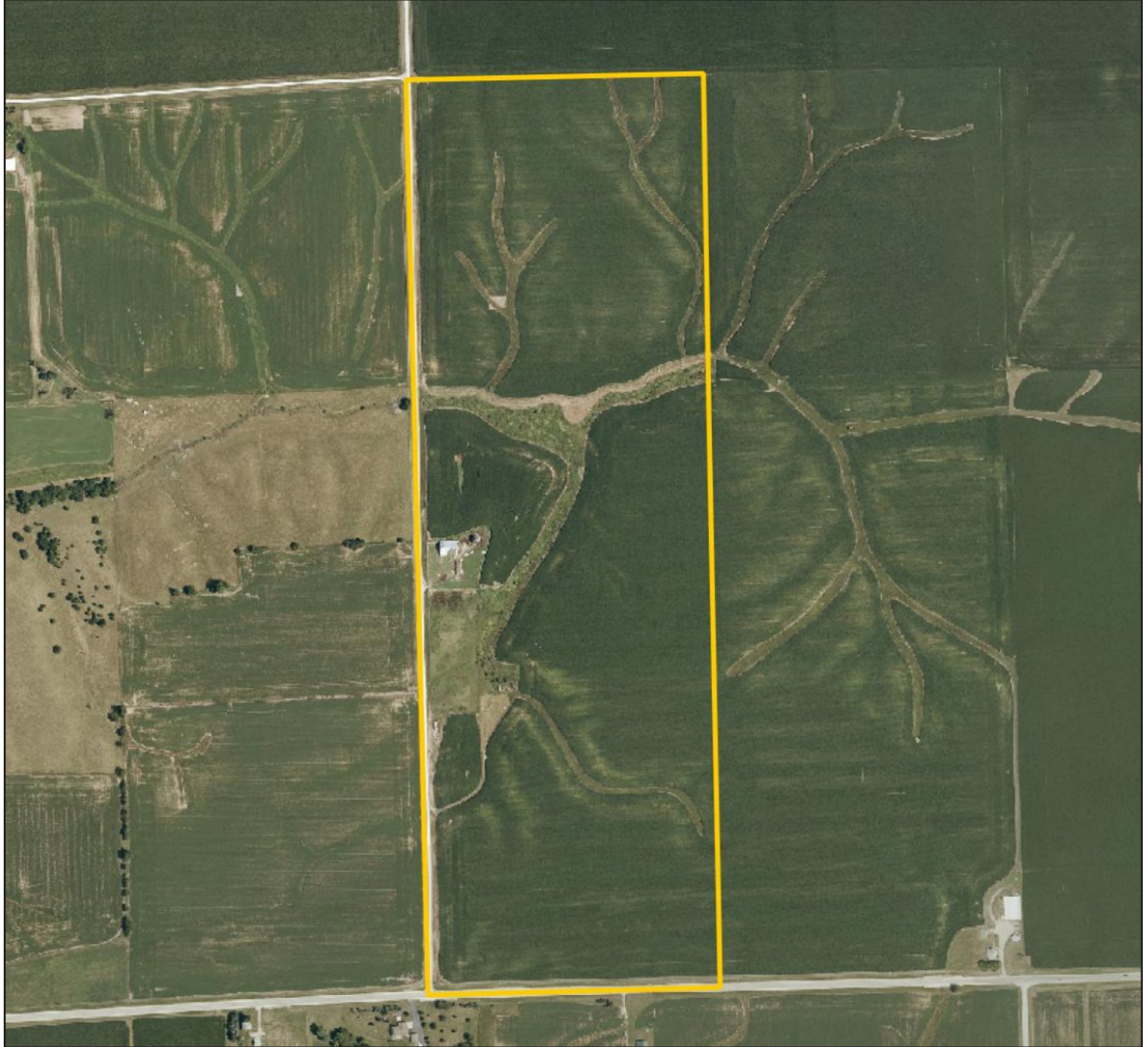
309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | **www.Hertz.ag**

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Est. FSA/Eff. Crop Acres: 107.81 | Soil Productivity: 122.60 PI



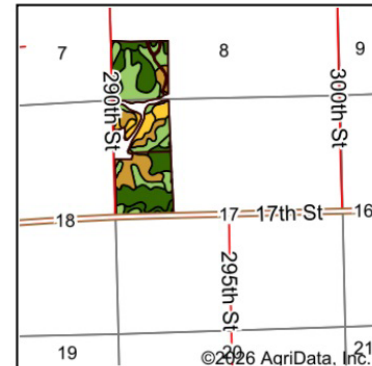
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Mercer**
Location: **17-14N-1W**
Township: **Rivoli**
Acres: **107.81**
Date: **7/23/2026**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL131, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	22.59	20.9%		**138
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	19.68	18.3%		**131
43A	Ipava silt loam, 0 to 2 percent slopes	16.56	15.4%		142
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	10.90	10.1%		**125
**962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	10.90	10.1%		**87
**119D	Elco silt loam, 10 to 18 percent slopes	5.35	5.0%		**102
**675B	Greenbush silt loam, 2 to 5 percent slopes	4.66	4.3%		**131
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	3.52	3.3%		**97
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	3.20	3.0%		**82
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	2.94	2.7%		**106
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	2.93	2.7%		**87
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	2.60	2.4%		**122
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	1.67	1.5%		**113
**8cD3	Hickory clay loam, cool mesic, 10 to 18 percent slopes, severely eroded	0.31	0.3%		**72
Weighted Average					122.6

Location

From New Windsor: Go west on IL-17 / 17th St. for 4.7 miles. Property is located on the northeast corner of 290th St. and IL-17 / 17th St.

Simple Legal

SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, and W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 17, all in Township 14 North, Range 1 West of the 4th P.M., Mercer Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$5,155.51*

Surveyed Acres: 121.29

Taxable Acres: 120.00*

Tax per Taxable Acre: \$42.96*

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

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 3916, Part of Tract 10213

FSA/Eff. Crop Acres: 107.81*

Corn Base Acres: 52.90*

Corn PLC Yield: 115 Bu.

Bean Base Acres: 41.22*

Bean PLC Yield: 48 Bu.

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

Soil Types/Productivity

Main soil types are Osco, Ipava, Greenbush, and Sylvan-Bold. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 122.60. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soil tests completed in 2023 by HyGround Soil Management Services.

P: 68.00*

K: 290.00*

pH: 6.02*

**Fertility tests are of Parcels 1 and 2 combined.*

Land Description

Nearly level to steep.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

There is a barn and corn crib located on the property.

Water & Well Information

A well is located near the barn.

Survey

Parcels 1 and 2 will be surveyed prior to closing at the Seller's expense. Final sale price will be adjusted up/down based on final gross surveyed acres.



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.

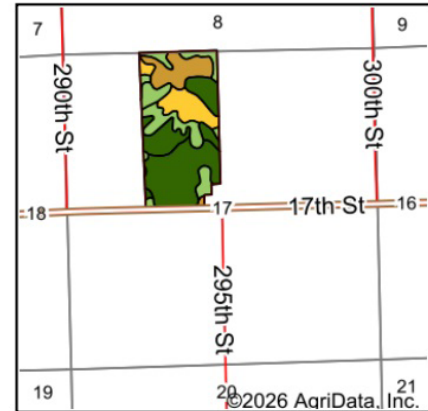
Est. FSA/Eff. Crop Acres: 76.84 | Soil Productivity: 124.60 PI



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State: **Illinois**
County: **Mercer**
Location: **17-14N-1W**
Township: **Rivoli**
Acres: **76.84**
Date: **7/23/2026**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL131, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	23.33	30.5%		142
**86B	Osco silt loam, 2 to 5 percent slopes	14.55	18.9%		**138
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	10.91	14.2%		**125
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	10.41	13.5%		**87
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	9.08	11.8%		**102
**675B	Greenbush silt loam, 2 to 5 percent slopes	3.11	4.0%		**131
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	2.38	3.1%		**131
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	1.52	2.0%		**122
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	1.17	1.5%		**106
**962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	0.38	0.5%		**87
Weighted Average					124.6

Location

From New Windsor: Go west on IL-17 / 17th St. for 4.3 miles. Property is located on the north side of the road.

Simple Legal

Part of the E½ NW¼ of Section 17, Township 14 North, Range 1 West of the 4th P.M., Mercer Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$3,146.84*

Surveyed Acres: 78.32

Taxable Acres: 78.00*

Tax per Taxable Acre: \$40.34*

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

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 3916, Part of Tract 10213

FSA/Eff. Crop Acres: 76.84*

Corn Base Acres: 37.70*

Corn PLC Yield: 115 Bu.

Bean Base Acres: 29.38*

Bean PLC Yield: 48 Bu.

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

Soil Types/Productivity

Main soil types are Ipava, Osco, and Greenbush. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 124.60. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soil tests completed in 2023 by HyGround Soil Management Services.

P: 68.00*

K: 290.00*

pH: 6.02*

**Fertility tests are for Parcels 1 and 2 combined.*

Land Description

Nearly level to steep.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

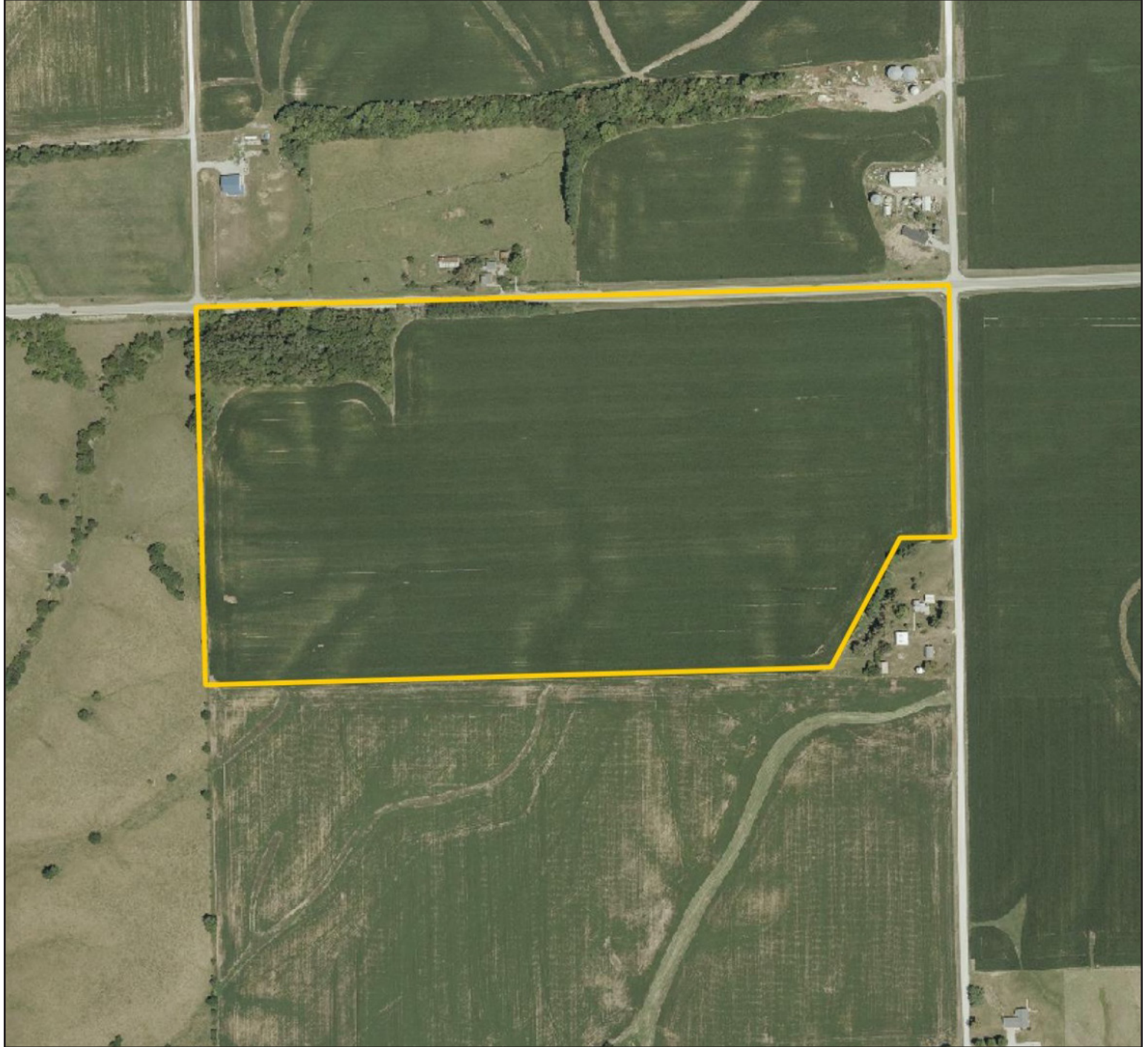
None.

Survey

Parcels 1 and 2 will be surveyed prior to closing at the Seller's expense. Final sale price will be adjusted up/down based on final gross surveyed acres.



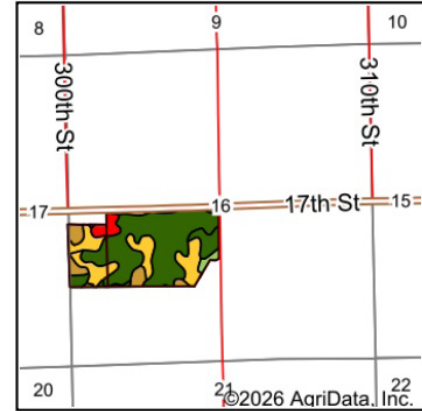
FSA/Eff. Crop Acres: 71.26 | Soil Productivity: 124.40 PI



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State: **Illinois**
County: **Mercer**
Location: **16-14N-1W**
Township: **Rivoli**
Acres: **71.26**
Date: **7/23/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IL131, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	36.88	51.7%		142
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	13.16	18.5%		**102
**86B	Osco silt loam, 2 to 5 percent slopes	6.43	9.0%		**138
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	4.53	6.4%		**113
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	3.32	4.7%		**82
**8cD3	Hickory clay loam, cool mesic, 10 to 18 percent slopes, severely eroded	2.96	4.2%		**72
**962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	2.31	3.2%		**87
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.29	1.8%		**131
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.22	0.3%		**87
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.16	0.2%		**68
Weighted Average					124.4

Location

From New Windsor: Go west on IL-17 / 17th St. for 3.2 miles. Property is located on the southwest side of the intersection of 305th St. / IL-17 / 17th St.

Simple Legal

Part of the N½ SW¼ of Section 16, Township 14 North, Range 1 West of the 4th P.M., Mercer Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$1,900.40
Taxable Acres: 76.84
Tax per Taxable Acre: \$24.73

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 4352, Tract 10493
FSA/Eff. Crop Acres: 71.26
Corn Base Acres: 43.30
Corn PLC Yield: 178 Bu.
Bean Base Acres: 27.70
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Main soil types are Ipava, Rozetta, and Osco. Productivity Index (PI) on the FSA/ Eff. crop acres is 124.40. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soil tests completed in 2023 by HyGround Soil Management Services.
P: 66.80
K: 312.00
pH: 6.42

Land Description

Nearly level to steep.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.



Date: Wed., August 26, 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

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Sellers

Rebecca Garrett Burris Revocable Inter Vivos Trust & Virginia Elizabeth Stubblefield Living Trust

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

Attorney

Karl A. Bredberg
Katz Nowinski P.C.

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

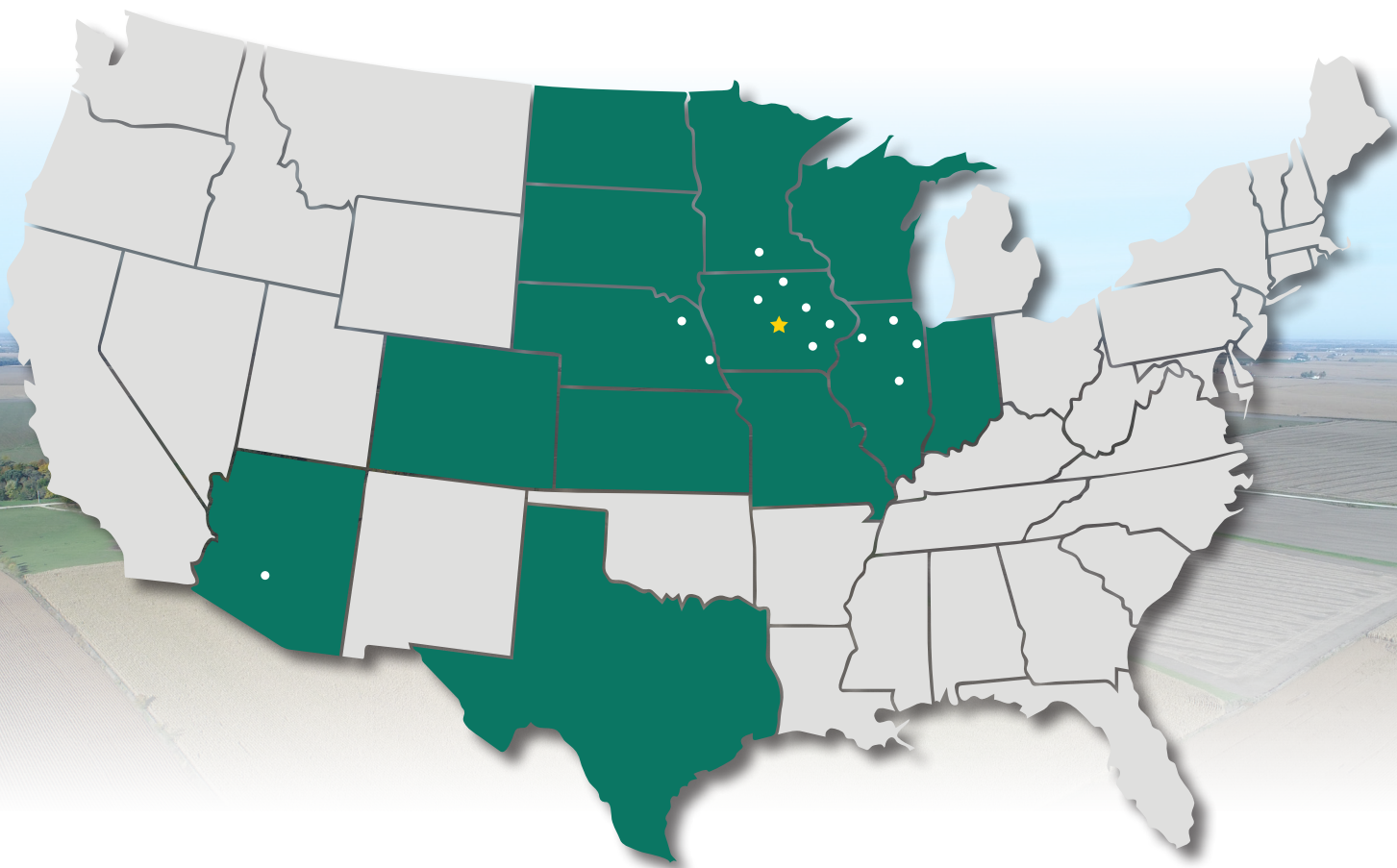
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 29, 2026, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2027. The Seller will credit the successful bidder at closing for the 2026 real estate taxes, payable in 2027.

Survey

Parcels 1 and 2 will be surveyed prior to closing at the Seller's expense. Final sale price will be adjusted up/down based on final gross surveyed acres.

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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