



Leigh Farm

AUCTION

Virtual-Online Only

Wednesday

September 2, 2026

10:00 a.m. CDT

bid.hertz.ag

112.33 Acres, m/l

Single Parcel

Knox County, IL



ERIC WILKINSON, AFM, ALC

Designated Managing Broker in IL

217.552.3777

EricW@Hertz.ag

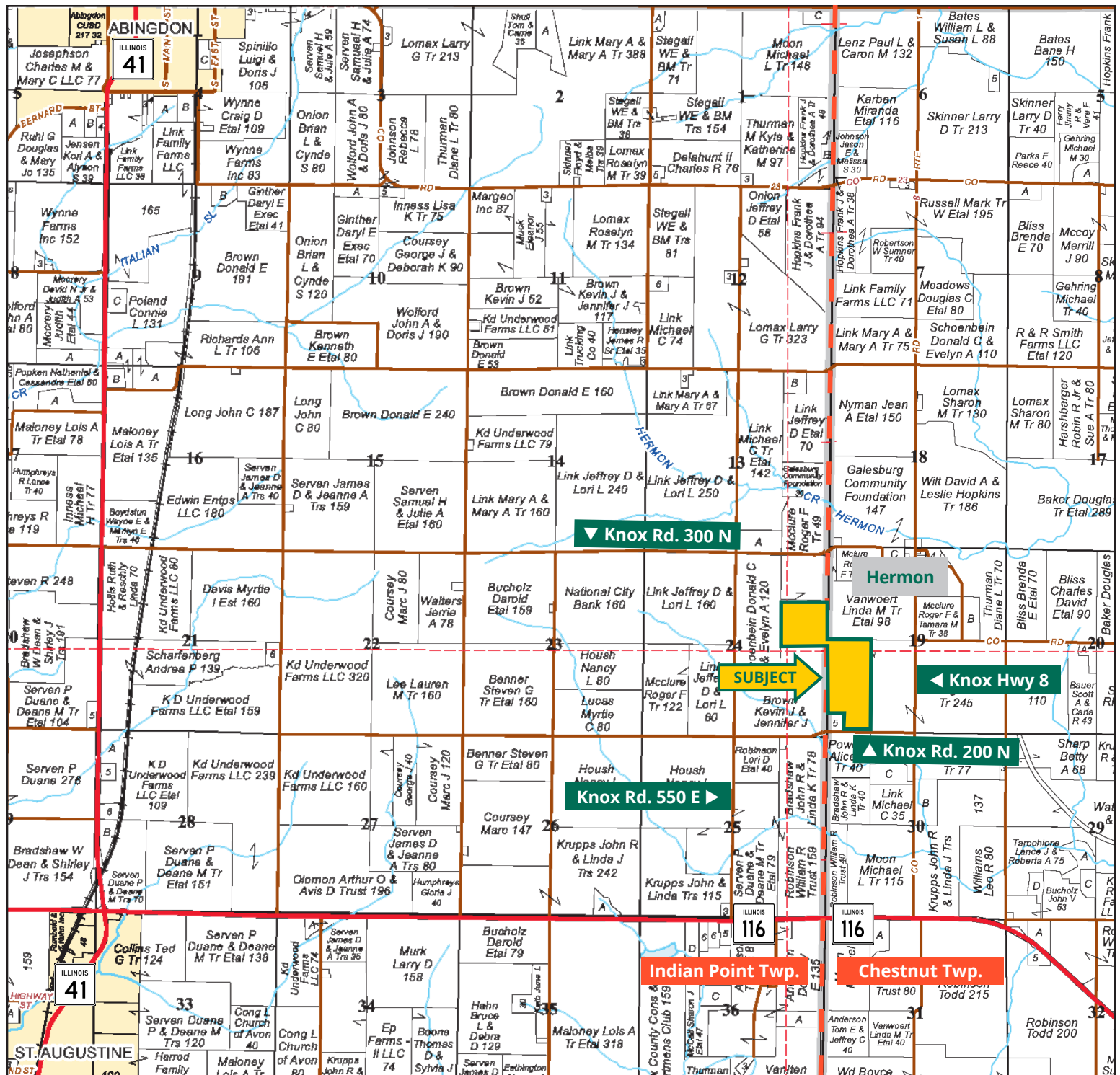


JOHN RAHN

Licensed Broker in IL

815.535.8399

JohnR@Hertz.ag



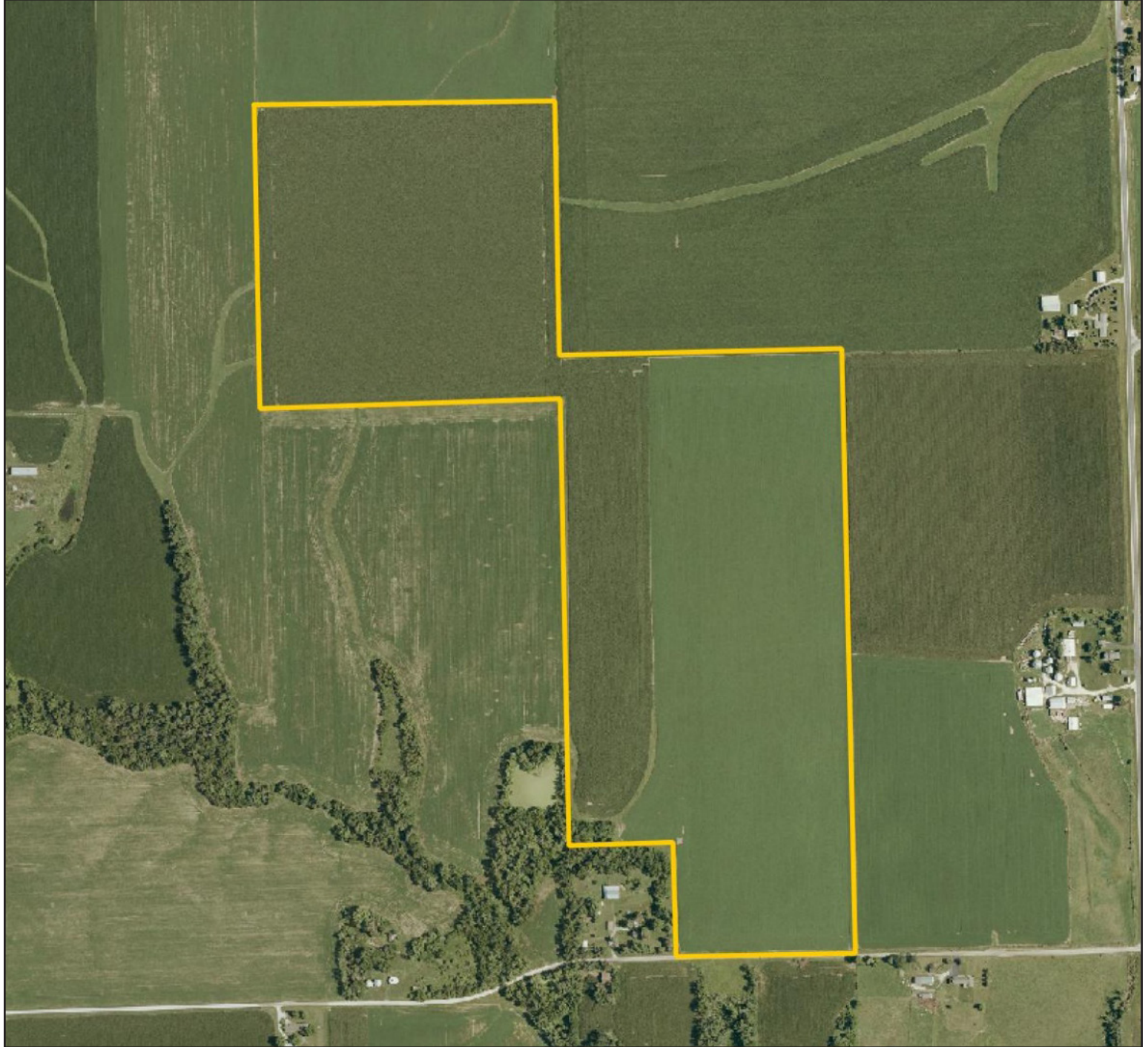
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FSA/Eff. Crop Acres: 110.57 | Soil Productivity: 138.40 PI



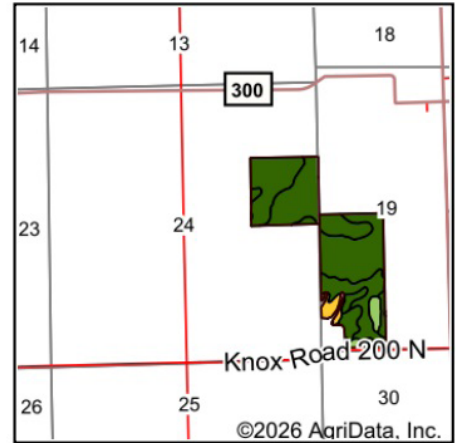
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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Knox**
 Location: **19-9N-2E**
 Township: **Chestnut**
 Acres: **110.57**
 Date: **7/21/2026**



Area Symbol: IL095, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	55.23	49.9%		142
**86B	Osco silt loam, 2 to 5 percent slopes	44.51	40.3%		**138
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	3.72	3.4%		**113
45A	Denny silt loam, 0 to 2 percent slopes	3.01	2.7%		118
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	2.30	2.1%		**133
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.80	1.6%		**131
Weighted Average					138.4

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 St. Augustine: Go east on State Hwy 116 for 3.4 miles, then north on Knox Rd. 550 E for 1 mile, and then east on Knox Rd. 200 N for 0.7 miles. Property is located on the north side of the road.

Simple Legal

SE¼ NE¼ of Section 24, Township 9 North, Range 1 East of the 4th P.M., Knox Co., IL. And part of W½ SW¼ of Section 19, Township 9 North, Range 2 East of the 4th P.M., Knox Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$6,794.66

Taxable Acres: 110.57

Tax per Taxable Acre: \$61.45

Future tax information will be subject to change based on the final survey. Contact agent for details.

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 123, Tract 842

FSA/Eff. Crop Acres: 110.57

Corn Base Acres: 68.26

Corn PLC Yield: 151 Bu.

Bean Base Acres: 41.24

Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Ipava and Osco. Productivity Index (PI) on the FSA/Eff. crop acres is 138.40. 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

Level to moderately sloping.

Drainage

Natural with some tile. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

A recent survey is enclosed. The property is being advertised based on surveyed acres, excluding two encroachments shown on the survey. Contact agent for details.



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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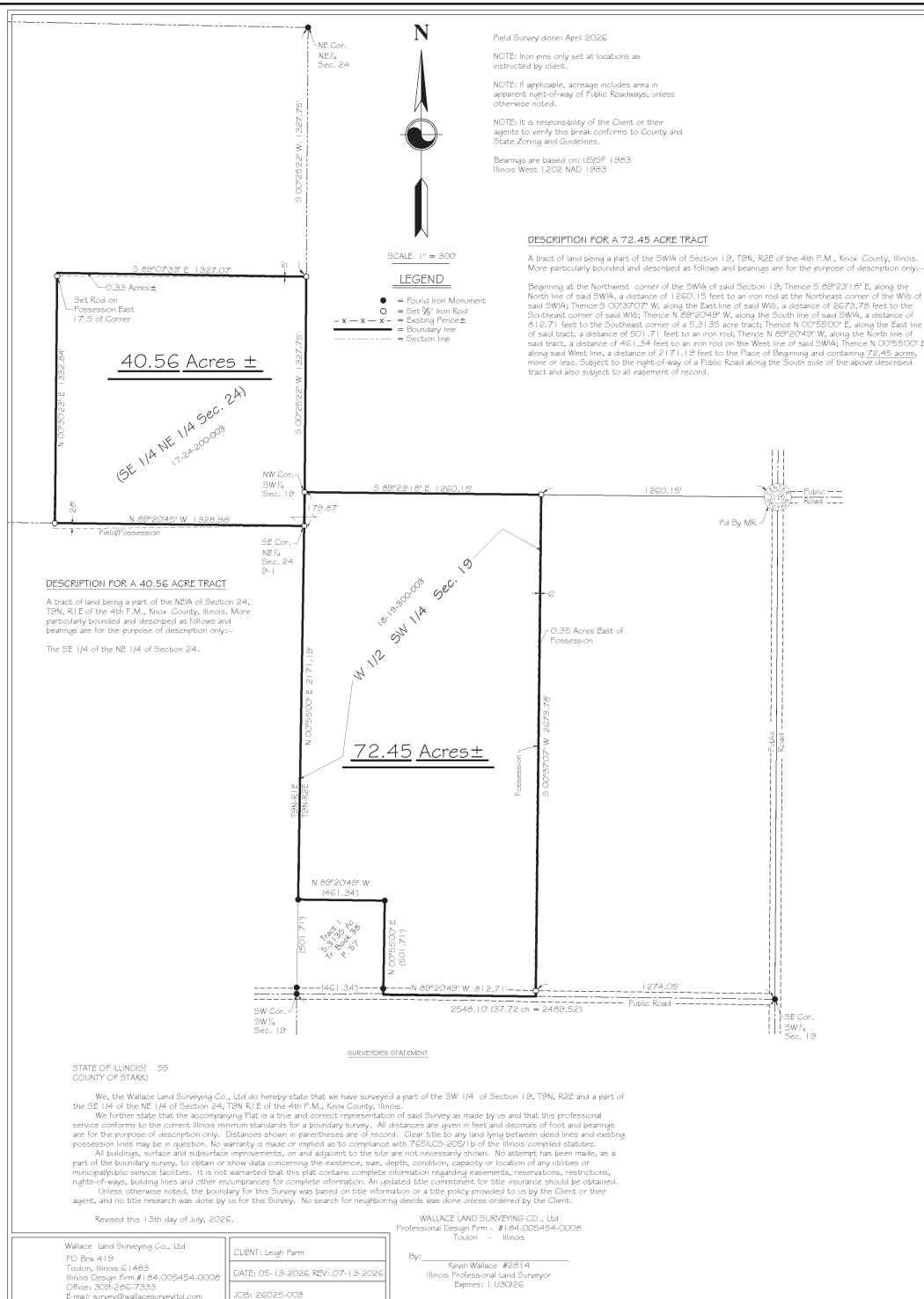
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East looking West



Northwest Corner looking Southeast





Date: Wed., September 2, 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, Eric Wilkinson at 217-552-3777 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 property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Estate of Boneta Leigh Pitman &
Estate of Barbara Leigh Harro

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

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.

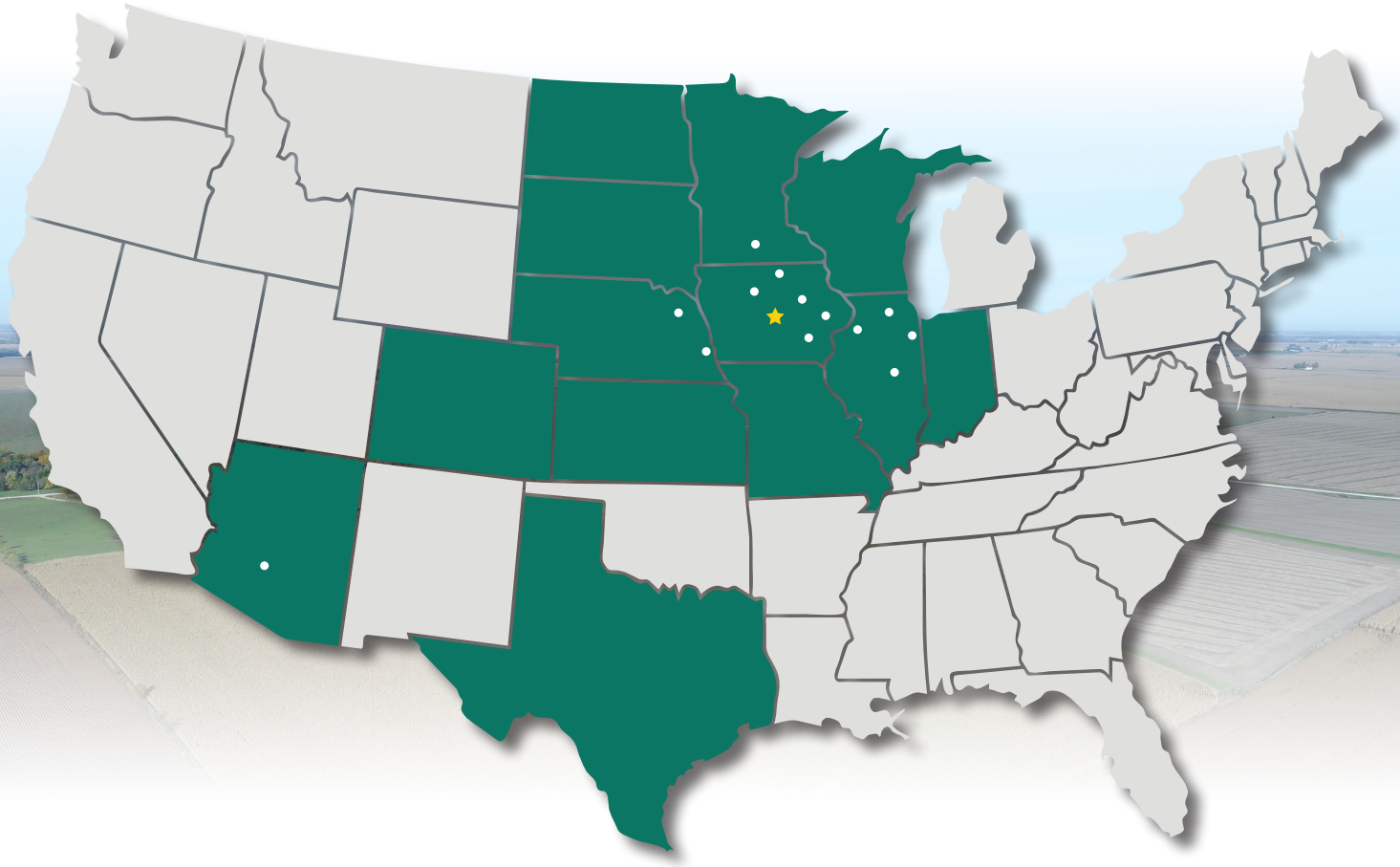
Terms of Possession

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 October 2, 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.

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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