



Class A Soils with Wind Turbine Income

AUCTION

Virtual-Online Only

Thursday

September 24, 2026

10:00 a.m. CDT

bid.hertz.ag

138.67 Acres, m/l
Single Parcel
DeWitt County, IL



COLE NEUBAUER

Licensed Broker in IL

309.826.8472

ColeN@Hertz.ag

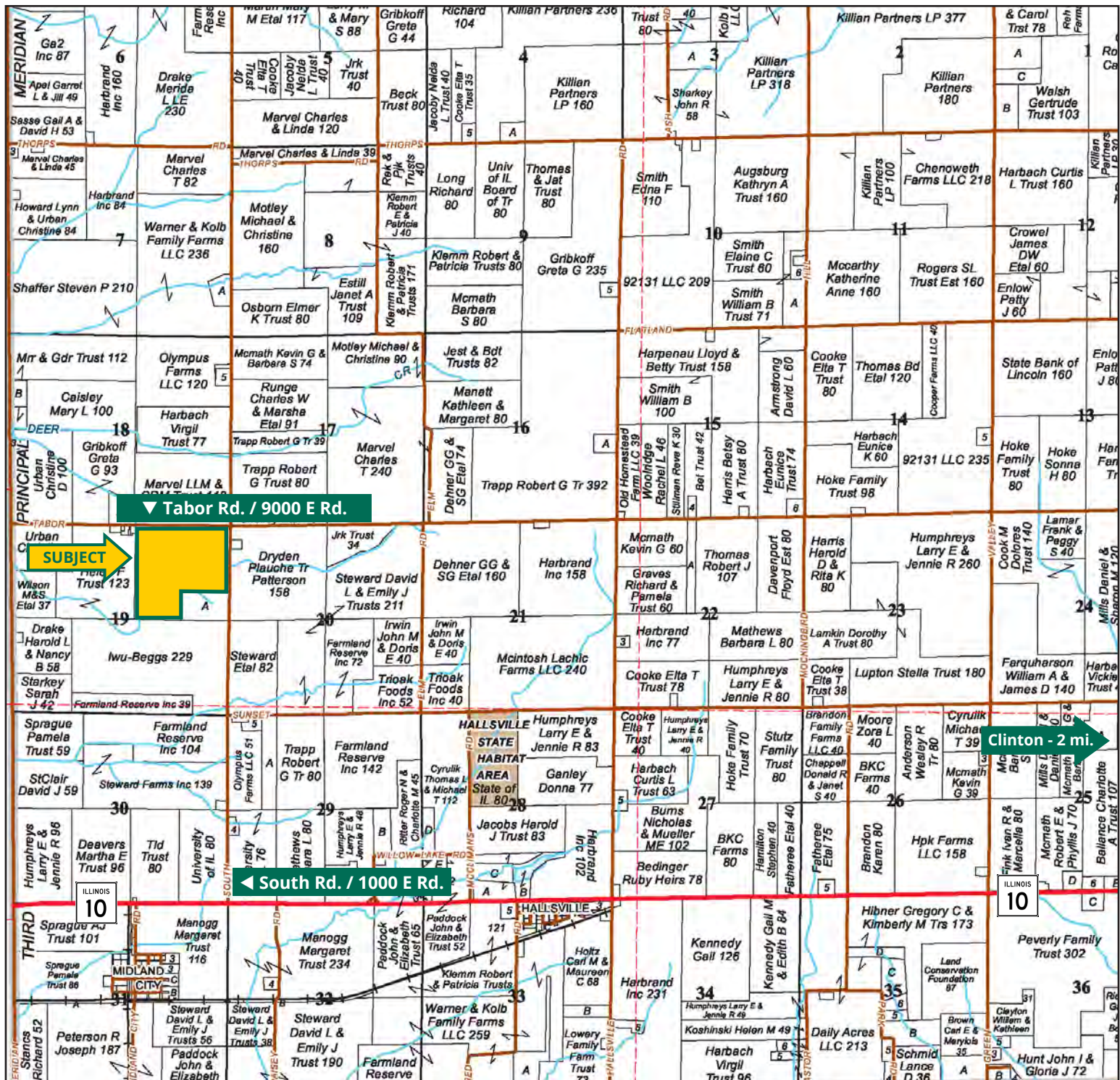


BRIAN MCDOWELL

Licensed Broker in IL

217.778.7105

Brian.McDowell@Hertz.ag



Map reproduced with permission of Rockford Map Publishers, Inc.

217.762.9881 | 700 W. Bridge St., PO Box 467 | Monticello, IL 61856 | www.Hertz.ag

COLE NEUBAUER
309.826.8472
ColeN@Hertz.ag

BRIAN MCDOWELL
217.778.7105
Brian.McDowell@Hertz.ag

FSA/Eff. Crop Acres: 125.13 | CRP Acres: 5.40 | Soil Productivity: 137.20 PI



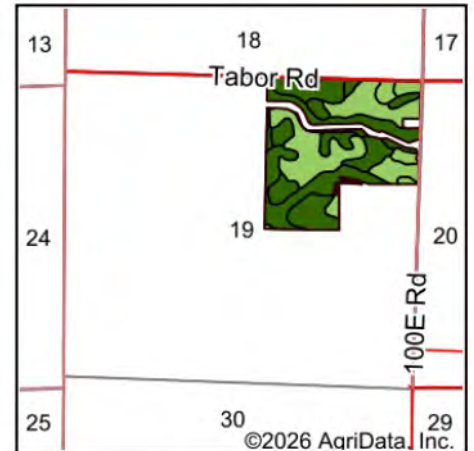
217.762.9881 | 700 W. Bridge St., PO Box 467 | Monticello, IL 61856 | www.Hertz.ag

COLE NEUBAUER
309.826.8472
ColeN@Hertz.ag

BRIAN MCDOWELL
217.778.7105
Brian.McDowell@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **De Witt**
 Location: **19-20N-1E**
 Township: **Barnett**
 Acres: **125.13**
 Date: **7/27/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IL039, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	45.40	36.2%		**131
**68A	Sable silty clay loam, 0 to 2 percent slopes	30.62	24.5%		**143
43A	Ipava silt loam, 0 to 2 percent slopes	29.31	23.4%		142
**8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.26	10.6%		**139
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	2.87	2.3%		**123
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	2.59	2.1%		**128
726A	Elburn silt loam, sandy substratum, 0 to 2 percent slopes	0.86	0.7%		143
**138A	Shiloh silty clay loam, 0 to 2 percent slopes	0.22	0.2%		**130
Weighted Average					137.2

Location

From Clinton: Go west on IL-10 for 8 miles and then north on South Rd. / 1000 E Rd. for 1.9 miles. Property is located on the east side of the road.

Simple Legal

NE¼ excluding the south 25 acres of the SE¼ and excluding the former RR ROW, all in Section 19, Township 20 North, Range 1 East of the 3rd P.M., DeWitt Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$5,684.42
Surveyed Acres: 138.67
Taxable Acres: 130.88

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 77, Tract 87
FSA/Eff. Crop Acres: 125.13
CRP Acres: 5.40
Corn Base Acres: 62.56
Corn PLC Yield: 177 Bu.
Bean Base Acres: 62.56
Bean PLC Yield: 52 Bu.

CRP Contracts

There are 5.40 acres enrolled in a CP-21 contract that pays \$1,620.00 annually and expires 9/30/2031.

Soil Types/Productivity

Main soil types are Catlin, Sable, Ipava, and Sawmill. Productivity Index (PI) on the FSA/Eff. crop acres is 137.20. 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 2024 by Weldon Fertilizer & LMBR.
P: 64.00
K: 376.00
pH: 5.75

Yield History (Bu./Ac.)

Year	Corn	Beans
2025	-	81
2024	268	61
2023	221	78
2022	239	66
2021	223	64

Yield information is reported by crop insurance documents.

Land Description

Nearly level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

A 576 square foot pole building, built in 1985, is located on the property.

Water & Well Information

A well is located east of the pole building near the electrical meter.

Pipeline Easement

A pipeline easement is in place along the east property border. Contact agent for details.

Wind Turbine Lease

There is an income producing wind turbine on the property. Contact agent for details.

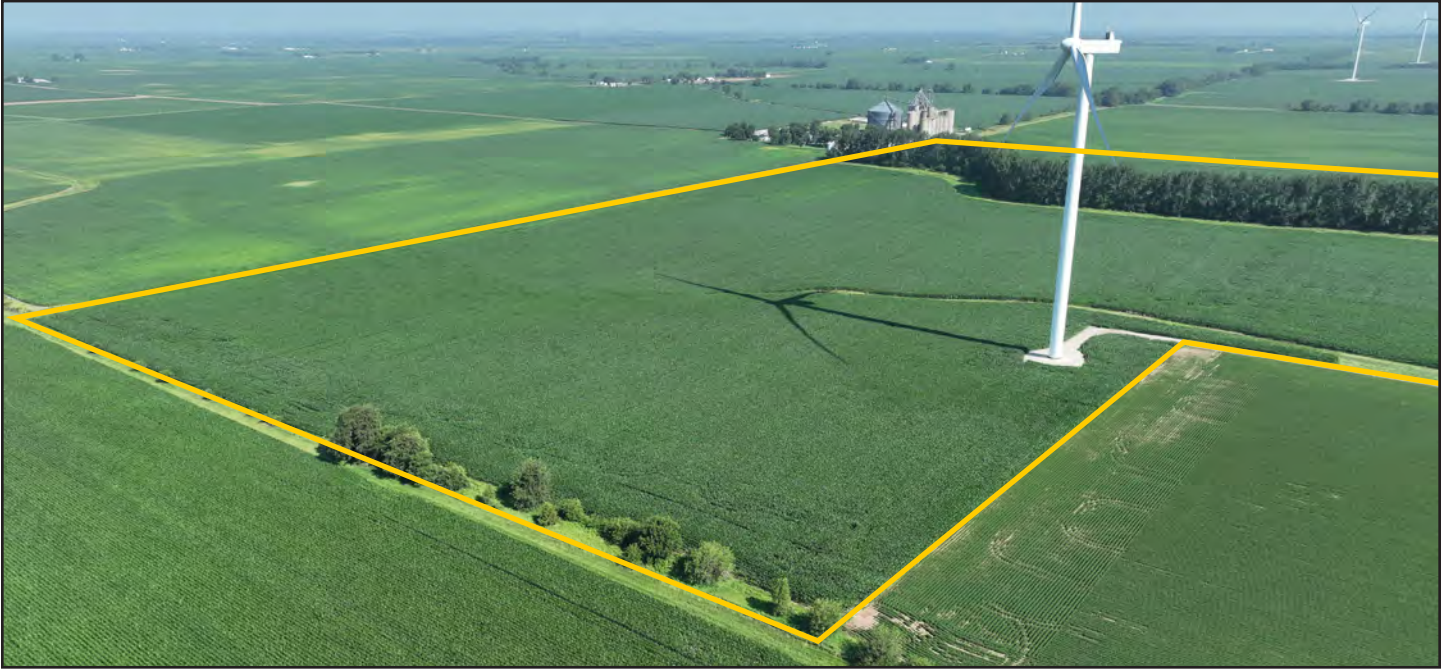
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

217.762.9881 | 700 W. Bridge St., PO Box 467 | Monticello, IL 61856 | www.Hertz.ag

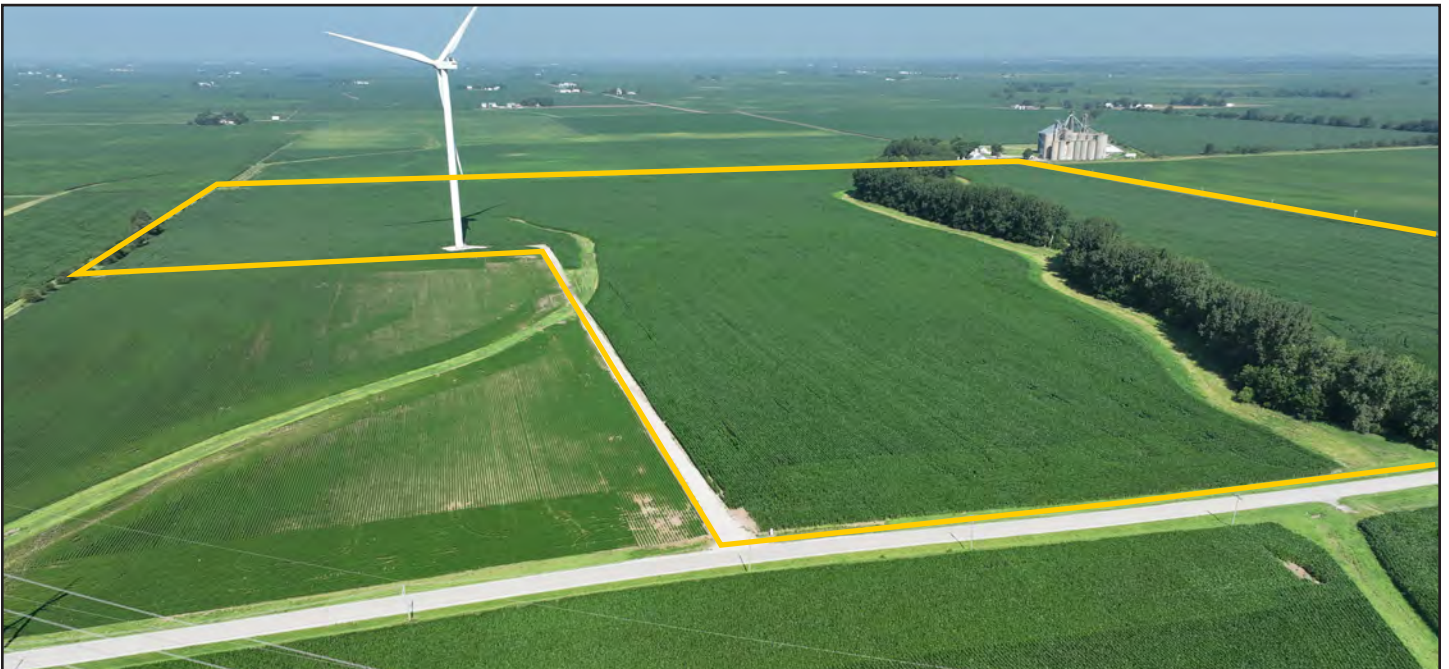
COLE NEUBAUER
309.826.8472
ColeN@Hertz.ag

BRIAN MCDOWELL
217.778.7105
Brian.McDowell@Hertz.ag

Southeast looking Northwest



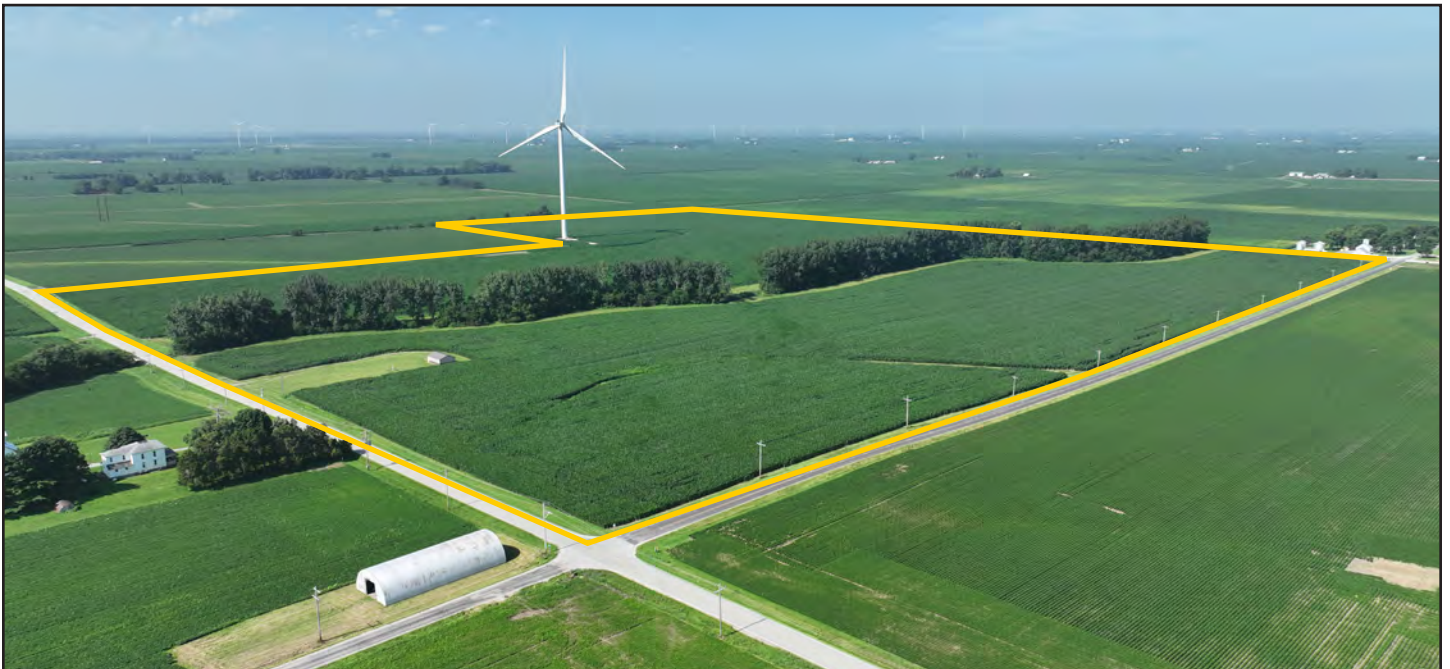
East looking West



East looking Northwest



Northeast looking Southwest



217.762.9881 | 700 W. Bridge St., PO Box 467 | Monticello, IL 61856 | www.Hertz.ag

COLE NEUBAUER
309.826.8472
ColeN@Hertz.ag

BRIAN MCDOWELL
217.778.7105
Brian.McDowell@Hertz.ag

Pole Building



Pole Building



Pole Building



Electrical Meter near Pole Building





Date: Thurs., September 24, 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, Cole Neubauer at 309-826-8472 or Brian McDowell at 217-778-7105 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 will be offered as
- Seller reserves the right to refuse any and all bids.

Seller

Mary E. Crang Trust

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

Attorney

Nancy M. Handegan
Handegan 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.

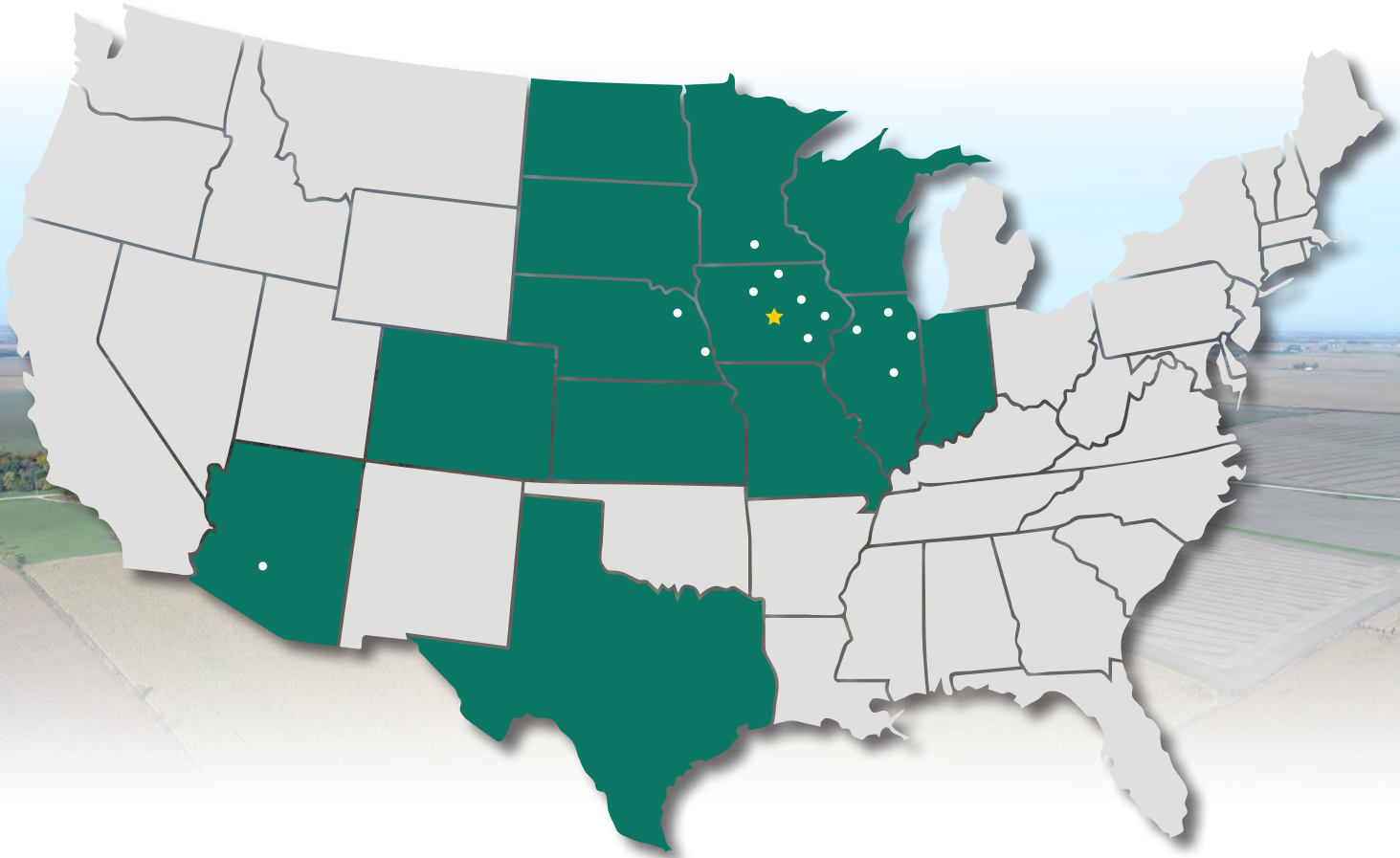
Terms of Possession

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 November 17, 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

217.762.9881 | 700 W. Bridge St., PO Box 467 | Monticello, IL 61856 | www.Hertz.ag

COLE NEUBAUER
309.826.8472
ColeN@Hertz.ag

BRIAN MCDOWELL
217.778.7105
Brian.McDowell@Hertz.ag