



Patricia Ann McCabe Trust

AUCTION

Virtual-Online Only

Wednesday

September 23, 2026

10:00 a.m. CDT

bid.hertz.ag

390.72 Acres, m/l

5 Parcels

Edgar County, IL



BRIAN MASSEY, AFM, CCA

Designated Managing Broker in IL

Licensed Broker in IN

217.519.1543

BrianM@Hertz.ag



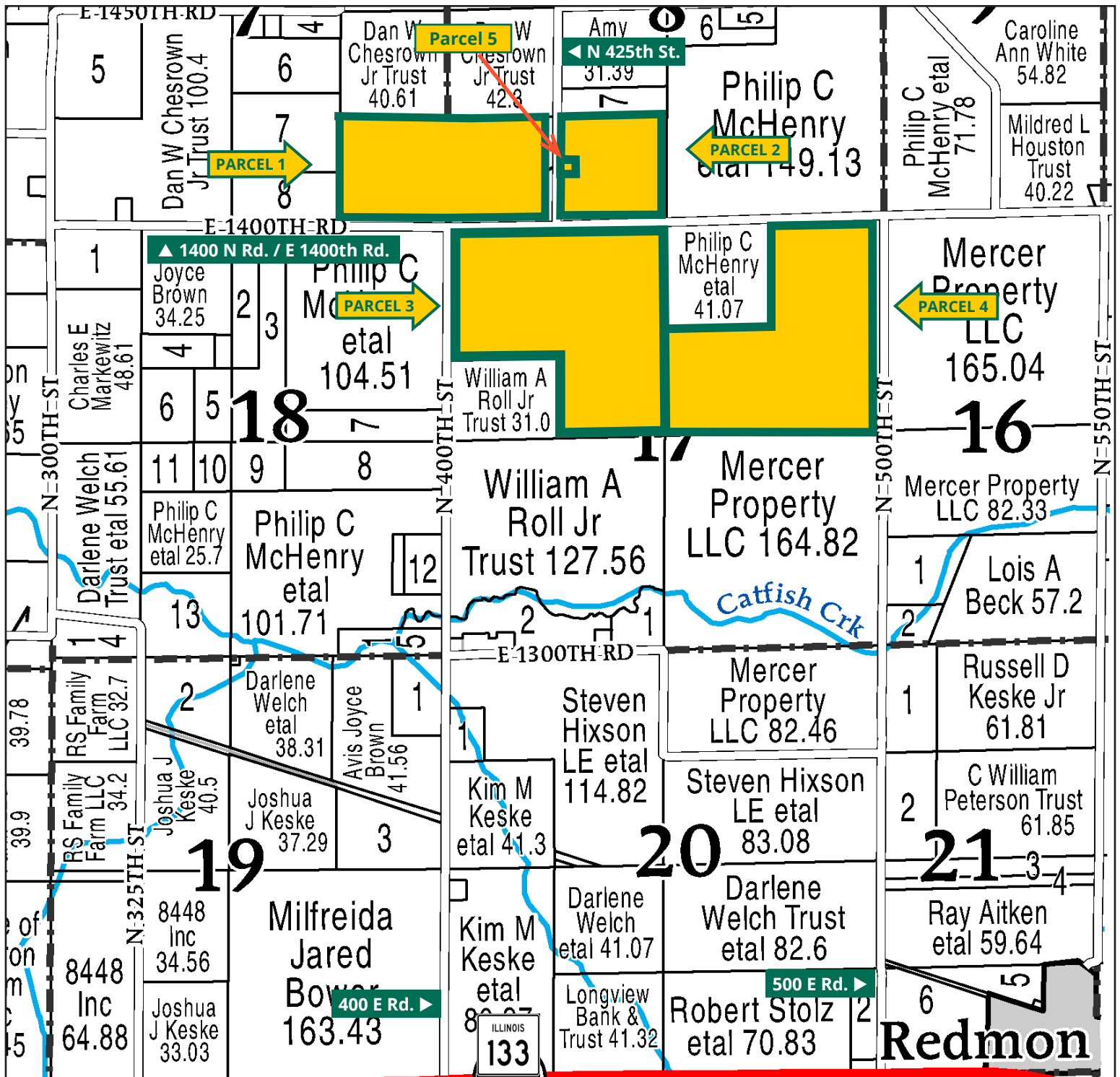
TANNER CLEMENTZ, CCA

Licensed Broker in IL

Licensed Salesperson in MN & ND

507.508.6551

TannerC@Hertz.ag

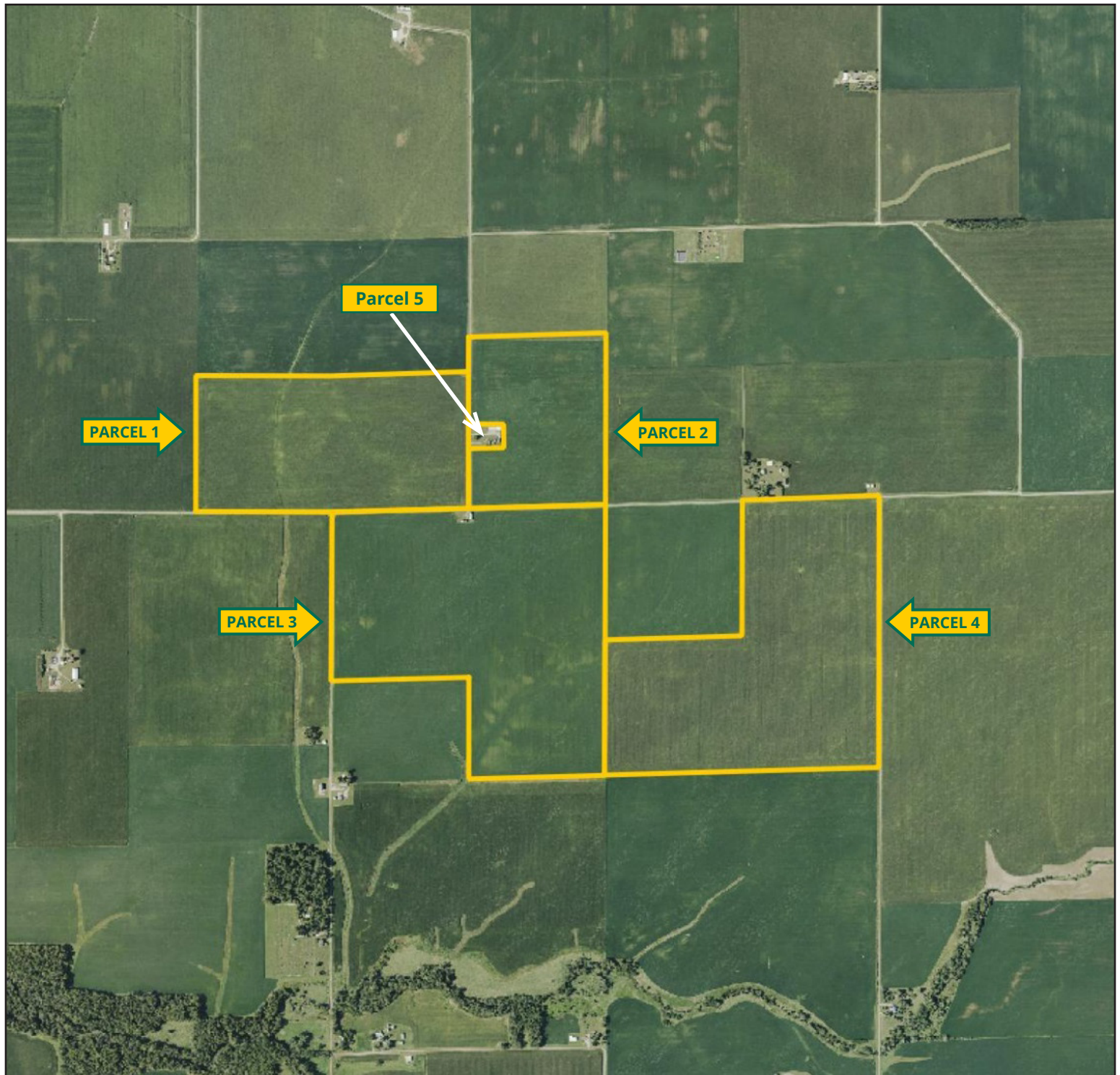


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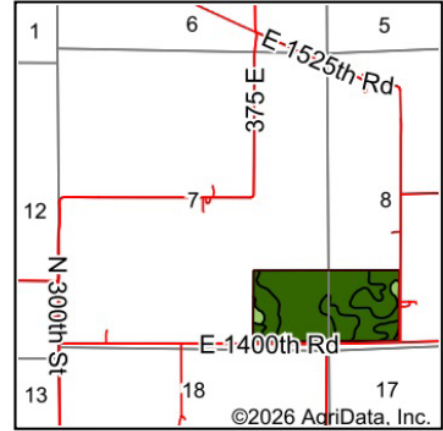
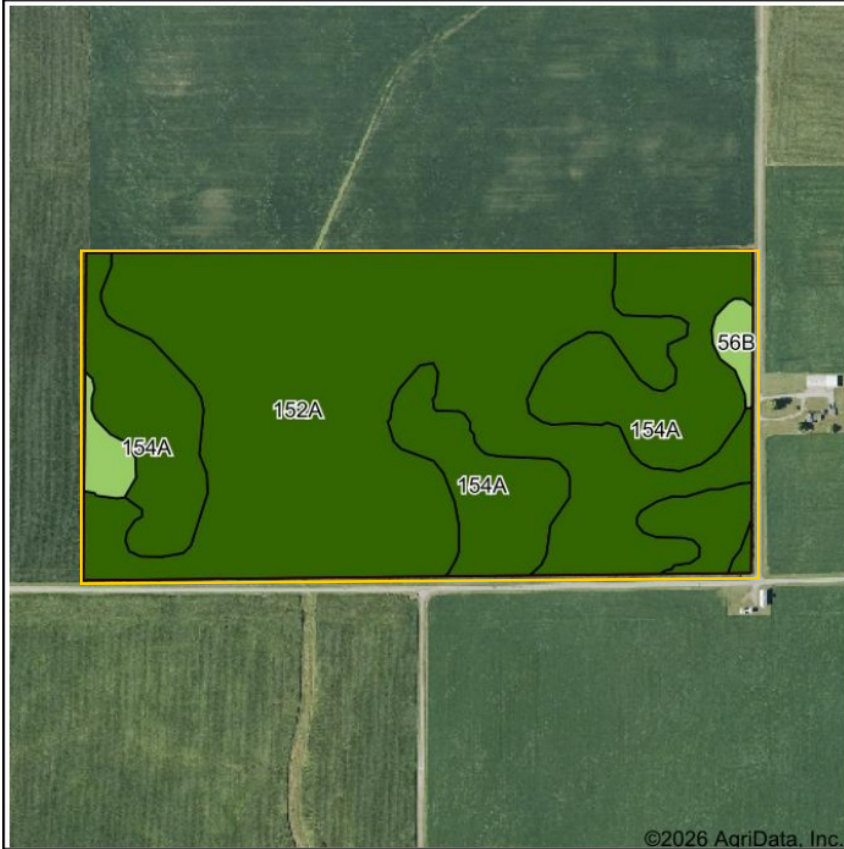
FSA/Eff. Crop Acres: 79.13 | Soil Productivity: 143.60 PI



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State: **Illinois**
County: **Edgar**
Location: **7-14N-13W**
Township: **Embarass**
Acres: **79.13**
Date: **8/7/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IL045, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	50.79	64.2%		**144
154A	Flanagan silt loam, 0 to 2 percent slopes	26.05	32.9%		144
**56B	Dana silt loam, 2 to 5 percent slopes	2.29	2.9%		**130
Weighted Average					143.6

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 Redmon: Go west on IL-133 for 1.4 miles then north on 400 E Rd. for 2 miles to the intersection on 400 E Rd. and 1400 N Rd. / E 1400th Rd. Property is located on the north side of the intersection of 400 E Rd. and 1400 N Rd. / E 1400th Rd.

Simple Legal

SE¼ SE¼ Section 7 and SW¼ SW¼ of Section 8, Township 14 North, Range 13 West of the 2nd P.M., Edgar Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$4,312.84*

Surveyed Acres: 82.322

Taxable Acres: 82.322*

Tax per Taxable Acre: \$52.39*

**Taxes estimated due to recent survey of the property. Edgar County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7157, Part of Tract 12059

FSA/Eff. Crop Acres: 79.13

Corn Base Acres: 41.43*

Corn PLC Yield: 169 Bu.

Bean Base Acres: 36.74*

Bean PLC Yield: 56 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Drummer and Flanagan. Productivity Index (PI) on the FSA/Eff. crop acres is 143.60. 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 2024 by United Soils, Inc.

P: 66.00

K: 244.00

pH: 6.30

Land Description

Level to gently sloping.

Drainage

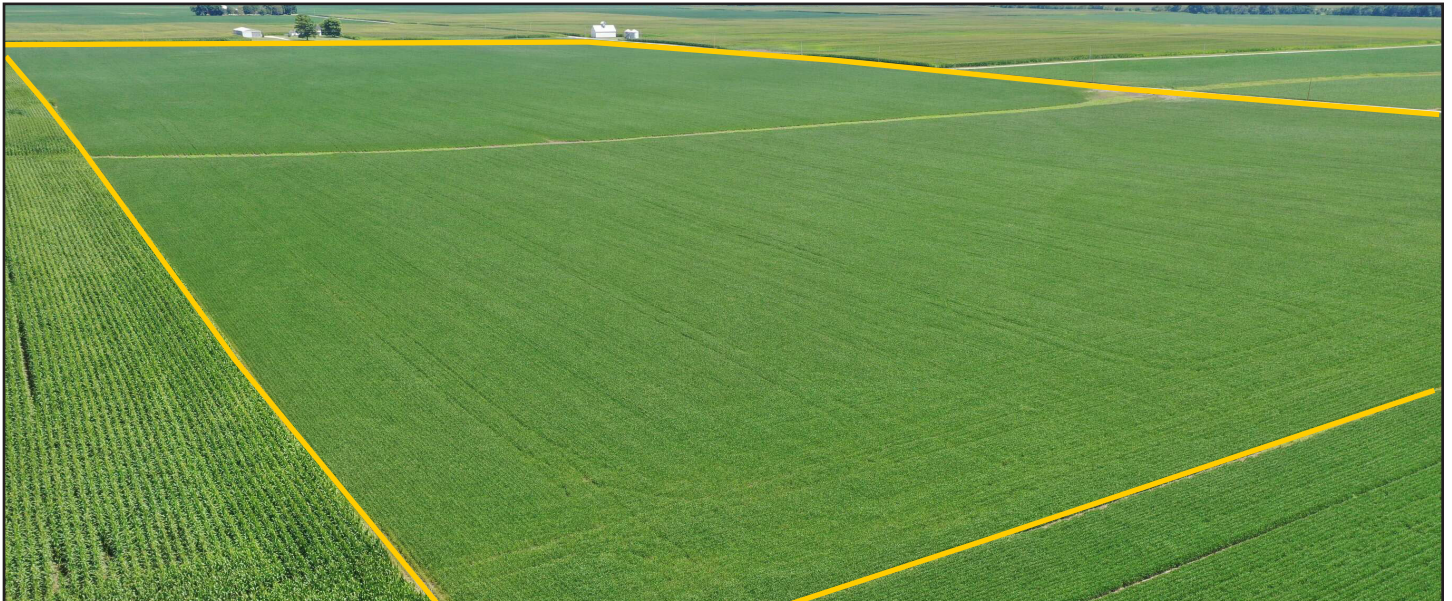
Natural with some tile. No tile maps available. Parcel is part of Drainage District Town of Embarrass No. 10.

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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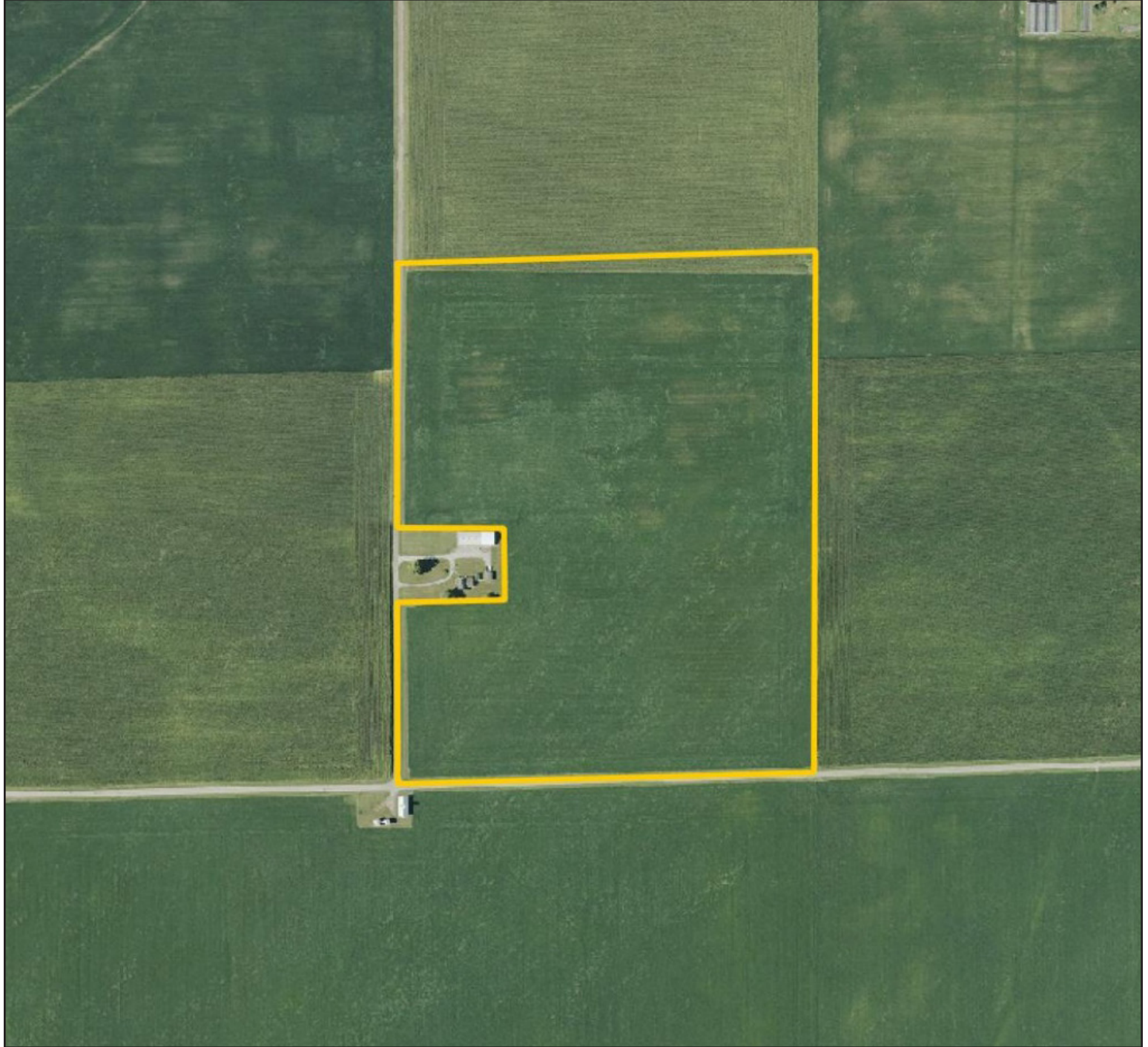
Northeast looking Southwest



West looking East



Est. FSA/Eff. Crop Acres: 48.64 | Soil Productivity: 141.30 PI



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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Edgar**
Location: **8-14N-13W**
Township: **Embarass**
Acres: **48.64**
Date: **8/7/2026**



Maps Provided By:



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Area Symbol: IL045, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	20.61	42.3%		144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	18.56	38.2%		**144
**56B	Dana silt loam, 2 to 5 percent slopes	9.47	19.5%		**130
Weighted Average					141.3

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 Redmon: Go west on IL-133 for 1.4 miles then north on 400 E Rd. for 2 miles, then east on 1400 N Rd. / E 1400th Rd. for 0.3 miles. Property is located on the northeast side of the intersection of N 425th St. and 1400 N Rd. / E 1400th Rd.

Simple Legal

SE¼ SW¼ and the south 10 acres of even width in NE¼ SW¼, excluding the 1.93 acre building site, all in Section 8, Township 14 North, Range 13 West of the 2nd P.M., Edgar Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$2,586.39*

Surveyed Acres: 49.368

Taxable Acres: 49.368*

Tax per Taxable Acre: \$52.39*

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

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7157, Part of Tract 12059

FSA/Eff. Crop Acres: 48.64*

Corn Base Acres: 25.46*

Corn PLC Yield: 169 Bu.

Bean Base Acres: 22.58*

Bean PLC Yield: 56 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Flanagan and Drummer. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 141.30. 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 United Soils, LLC.

P: 104.00

K: 381.00

pH: 6.20

Land Description

Level to gently sloping.

Drainage

Natural with some tile. No tile maps available. Parcel is part of Drainage District Town of Embarrass No. 10.

Buildings/Improvements

None.

Water & Well Information

None.



Southeast looking Northwest



Northwest looking Southeast



Est. FSA/Eff. Crop Acres: 133.24 | Soil Productivity: 139.50 PI



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State: **Illinois**
County: **Edgar**
Location: **17-14N-13W**
Township: **Embarass**
Acres: **133.24**
Date: **8/7/2026**



Maps Provided By



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Soils data provided by USDA and NRCS.

Area Symbol: IL045, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	65.72	49.4%		**144
154A	Flanagan silt loam, 0 to 2 percent slopes	38.55	28.9%		144
**348B	Wingate silt loam, 2 to 5 percent slopes	17.20	12.9%		**119
**56B	Dana silt loam, 2 to 5 percent slopes	11.77	8.8%		**130
Weighted Average					139.5

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 Redmon: Go west on IL-133 for 1.4 miles then north on 400 E Rd. for 2 miles to the intersection on 400 E Rd. and 1400 N Rd. / E 1400th Rd. Property is located on the southeast side of the intersection of 400 E Rd. and 1400 N Rd. / E 1400th Rd.

Simple Legal

E½ NW¼ and NW¼ NW¼ and the north 10 acres of even width of the SW¼ NW¼, all in Section 17, Township 14 North, Range 13 West of the 2nd P.M., Edgar Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$6,918.84*

Surveyed Acres: 133.775

Taxable Acres: 133.775*

Tax per Taxable Acre: \$51.72*

**Taxes estimated due to recent survey of the property. Edgar County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7157, Part of Tract 12059

FSA/Eff. Crop Acres: 133.24*

Corn Base Acres: 69.75*

Corn PLC Yield: 169 Bu.

Bean Base Acres: 61.86*

Bean PLC Yield: 56 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Drummer and Flanagan. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 139.50. 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 United Soils, Inc.

P: 77.00

K: 305.00

pH: 5.90

Land Description

Level to gently sloping.

Drainage

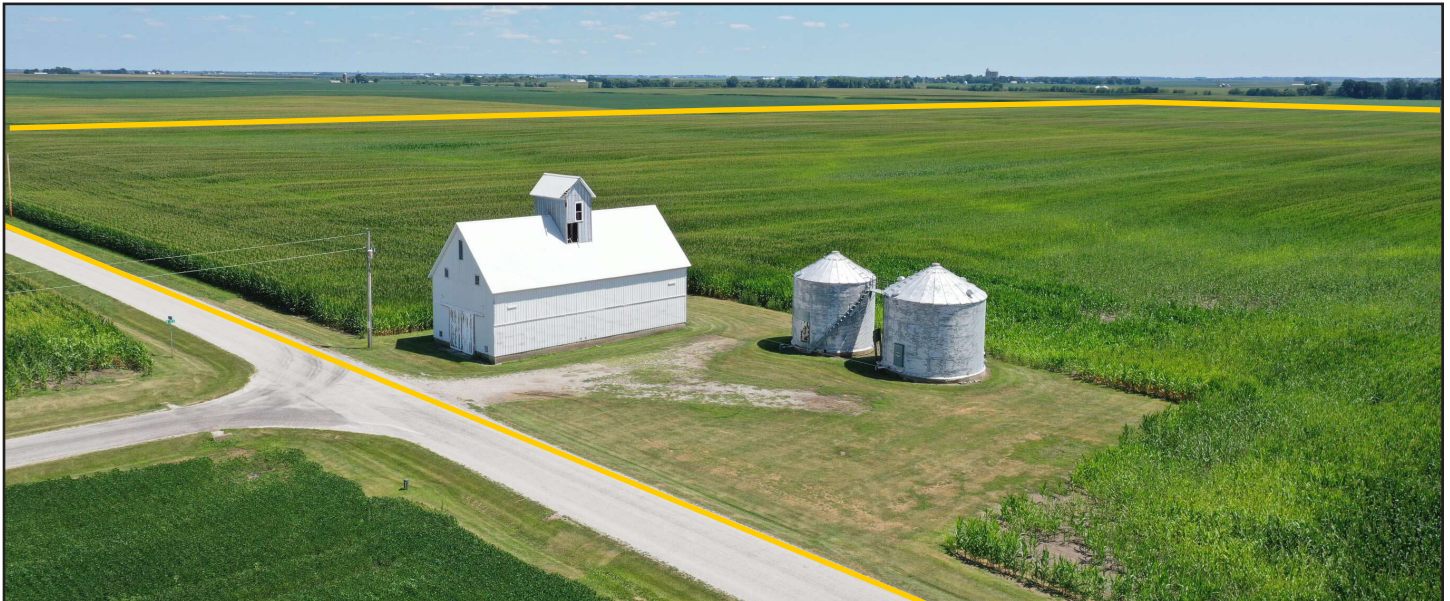
Natural with some tile. No tile maps available. Parcel is part of Drainage District Town of Embarrass No. 10.

Buildings/Improvements

There is a corn crib and two small grain bins, built in 1968, on the property.

Water & Well Information

None.



Northwest looking Southeast



Southeast looking Northwest



Est. FSA/Eff. Crop Acres: 122.17 | Soil Productivity: 143.40 PI



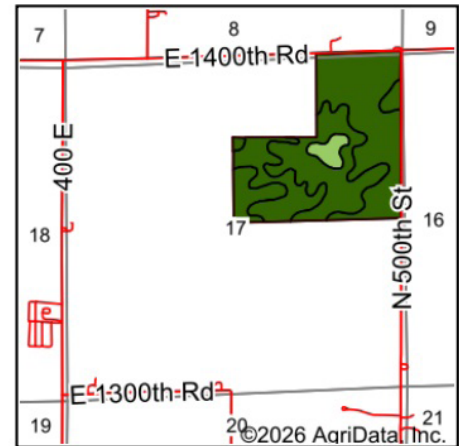
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Edgar**
Location: **17-14N-13W**
Township: **Embarrass**
Acres: **122.17**
Date: **8/7/2026**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL045, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	71.07	58.2%		**144
154A	Flanagan silt loam, 0 to 2 percent slopes	46.20	37.8%		144
**56B	Dana silt loam, 2 to 5 percent slopes	4.90	4.0%		**130
Weighted Average					143.4

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

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

Location

From Redmon: Go west on IL-133 for 0.4 miles and then north on 500 E Rd. / N 500th St. for 1.8 miles. Property is located on the west side of the road.

Simple Legal

E½ NE¼ and the SW¼ NE¼ of Section 17, Township 14 North, Range 13 West of the 2nd P.M., Edgar Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$6,204.10*

Surveyed Acres: 123.325

Taxable Acres: 123.325*

Tax per Taxable Acre: \$50.31*

**Taxes estimated due to recent survey of the property. Edgar County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7157, Part of Tract 12059

FSA/Eff. Crop Acres: 122.17*

Corn Base Acres: 63.96*

Corn PLC Yield: 169 Bu.

Bean Base Acres: 56.72*

Bean PLC Yield: 56 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Drummer and Flanagan. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 143.40. 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 2024 by United Soils, Inc.

P: 64.00

K: 240.00

pH: 6.30

Land Description

Level to gently sloping.

Drainage

Natural with some tile. No tile maps available. Parcel is part of Drainage District Town of Embarrass No. 10.

Buildings/Improvements

None.

Water & Well Information

None.



14122 N 425th St. Brocton, IL 61917



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Location

From Redmon: Go west on IL-133 for 0.4 miles, then north on 500 E St. / N 500th St. for 2 miles, then west on 1400 N Rd. / E 1400th Rd. for 0.8 miles, and then north on 425th St. for 0.1 miles. Property is located on the east side of the road.

Address

14122 N 425th St.
Brockton, IL 61917

Open House

10 a.m. - Noon, Saturday, August 29th

Simple Legal

Part of the SW¼ of Section 8, Township 14 North, Range 13 West of the 2nd P.M., Edgar Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$994.21*

Surveyed Acres: 1.930

Taxable Acres: 1.930*

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

Lease Status

Leased through September 30, 2026.

Mineral Rights

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

Land Description

Level to gently sloping.

Dwelling

The property offers a two-story house with approximately 1,830 square feet of finished living space featuring 3 bedrooms and 1 bathroom. Additional features include a 2-stall detached garage.

Buildings/Improvements

There is a 120' x 42' pole barn and an 18' x 12' storage building on the property.

Water & Well Information

Two wells are located on the property. The first well is located northeast of the garage and the second well, with a hand pump, is located at the northwest corner of the house.

Septic

The septic system is located on the south side of the house. Condition is unknown.

Disclaimer

This property is being offered and sold on an "as-is, where is, with all faults" basis.



View of the House - South looking North



View of the Acreage - East looking West



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Kitchen



Living Room



Bathroom



Bedroom



Date: Wed., September 23, 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, Brian Massey at 217-519-1543 or Tanner Clementz at 507-508-6551 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

- Parcels 1, 2, 3, & 4 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. These parcels will sell on a dollars per acre basis.
- Parcel 5 will be offered on a single tract on a whole dollar basis.
- Seller reserves the right to refuse any and all bids.

Seller

Patricia Ann McCabe Trust

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

Attorney

Ross Munsterman
Featherstun, Gaumer, Stocks, Flynn & Eck, LLP

Announcements

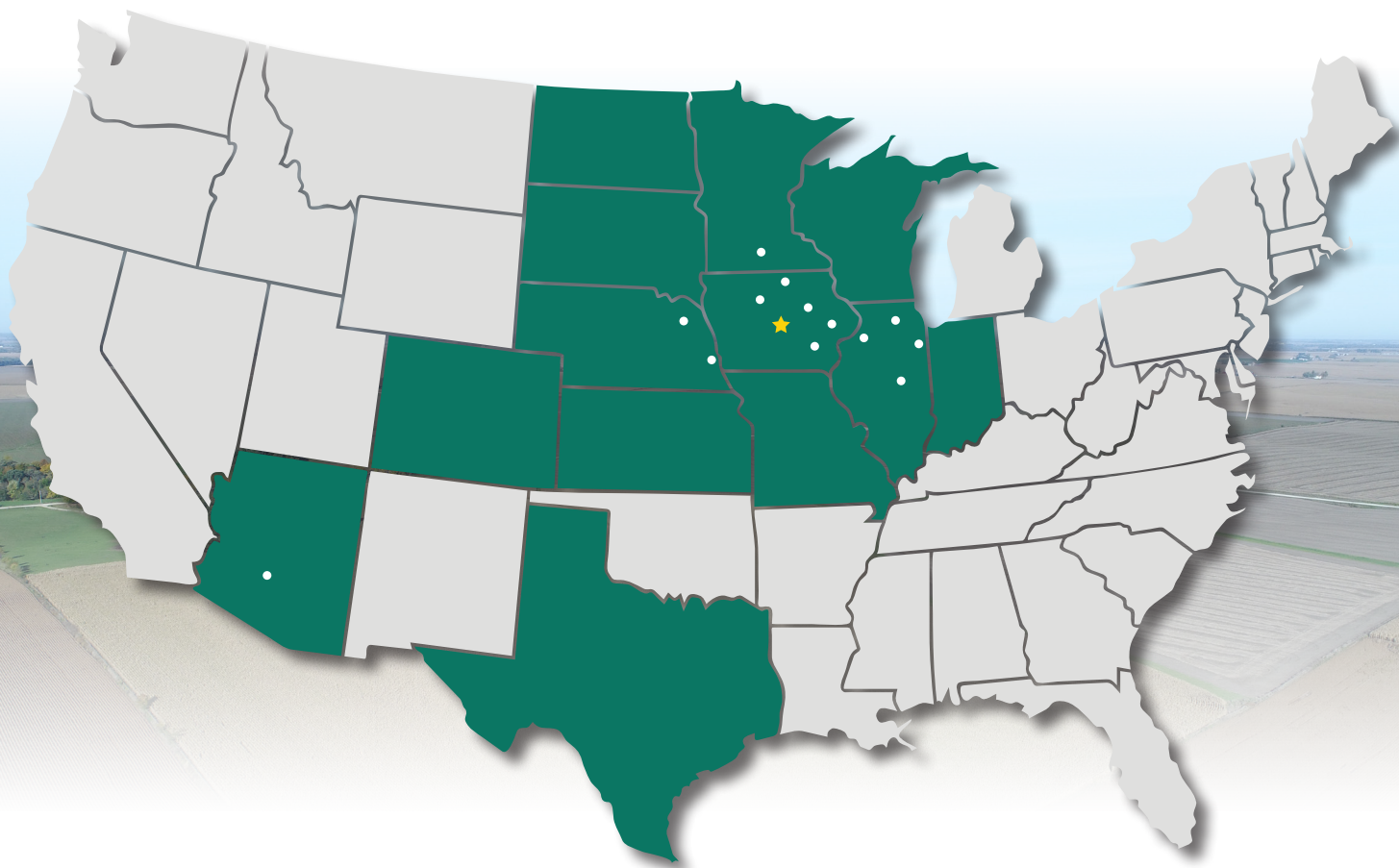
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 November 16, 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(s) 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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