



Bloomer Farms LLC

AUCTION

Virtual Online-Only

Tuesday

September 22, 2026

10:00 a.m. CDT

bid.hertz.ag

232.50 Acres, m/l

2 Parcels

Mercer County, IL

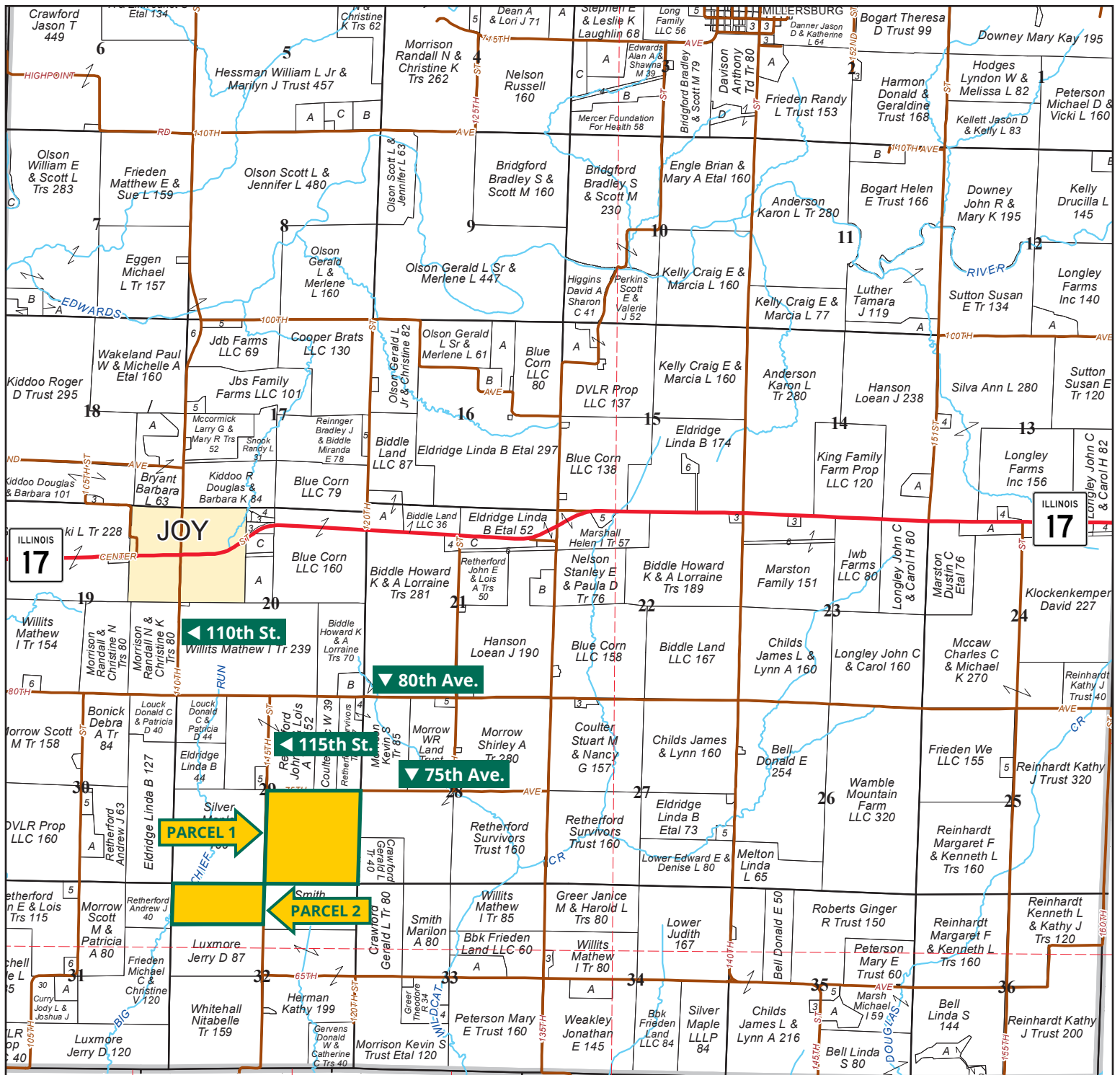


BRANDON YAKLICH, AFM

*Licensed Designated
Managing Broker in IL*

309.883.9490

BrandonY@Hertz.ag



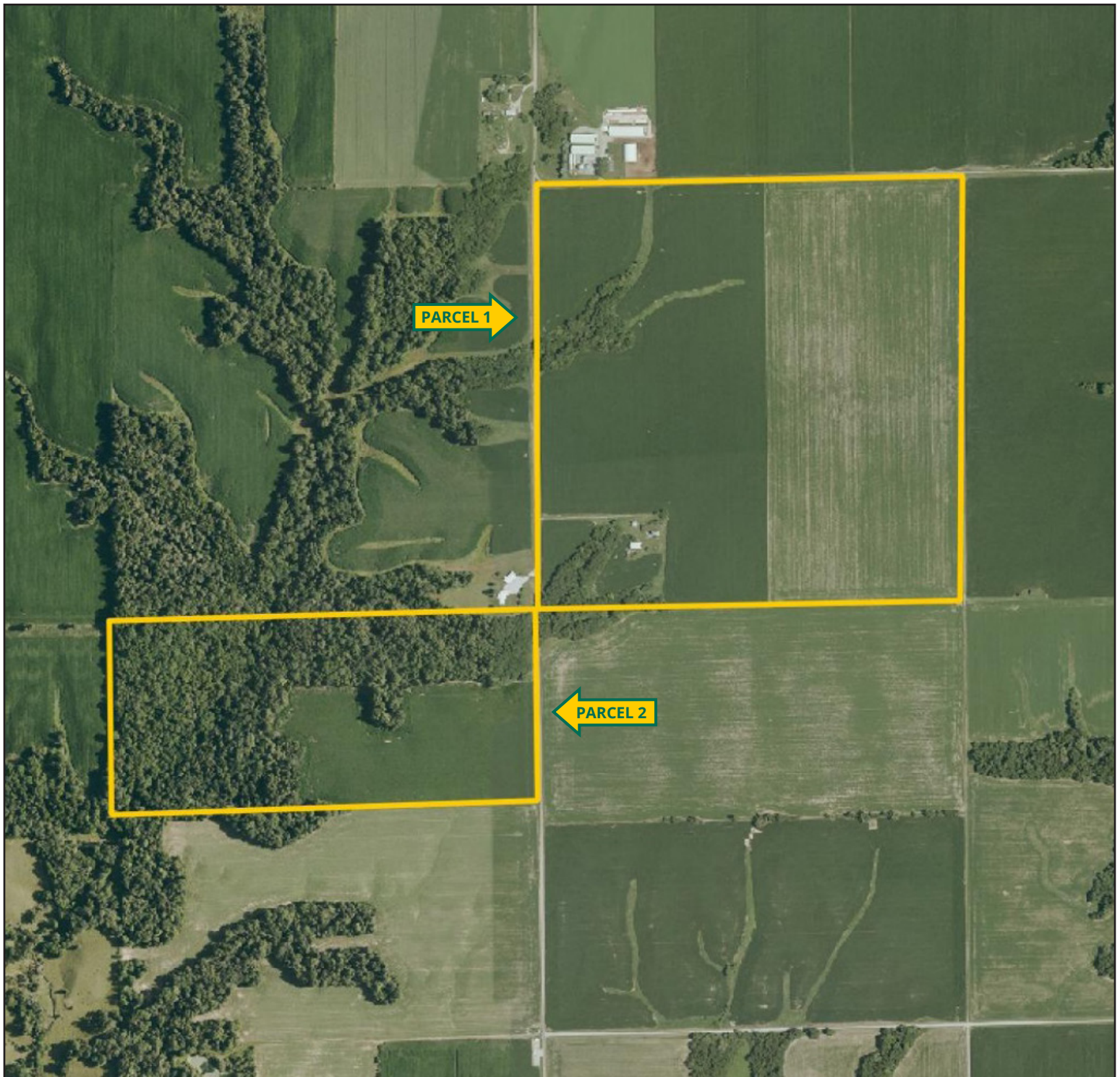
Map reproduced with permission of Rockford Map Publishers, Inc.

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

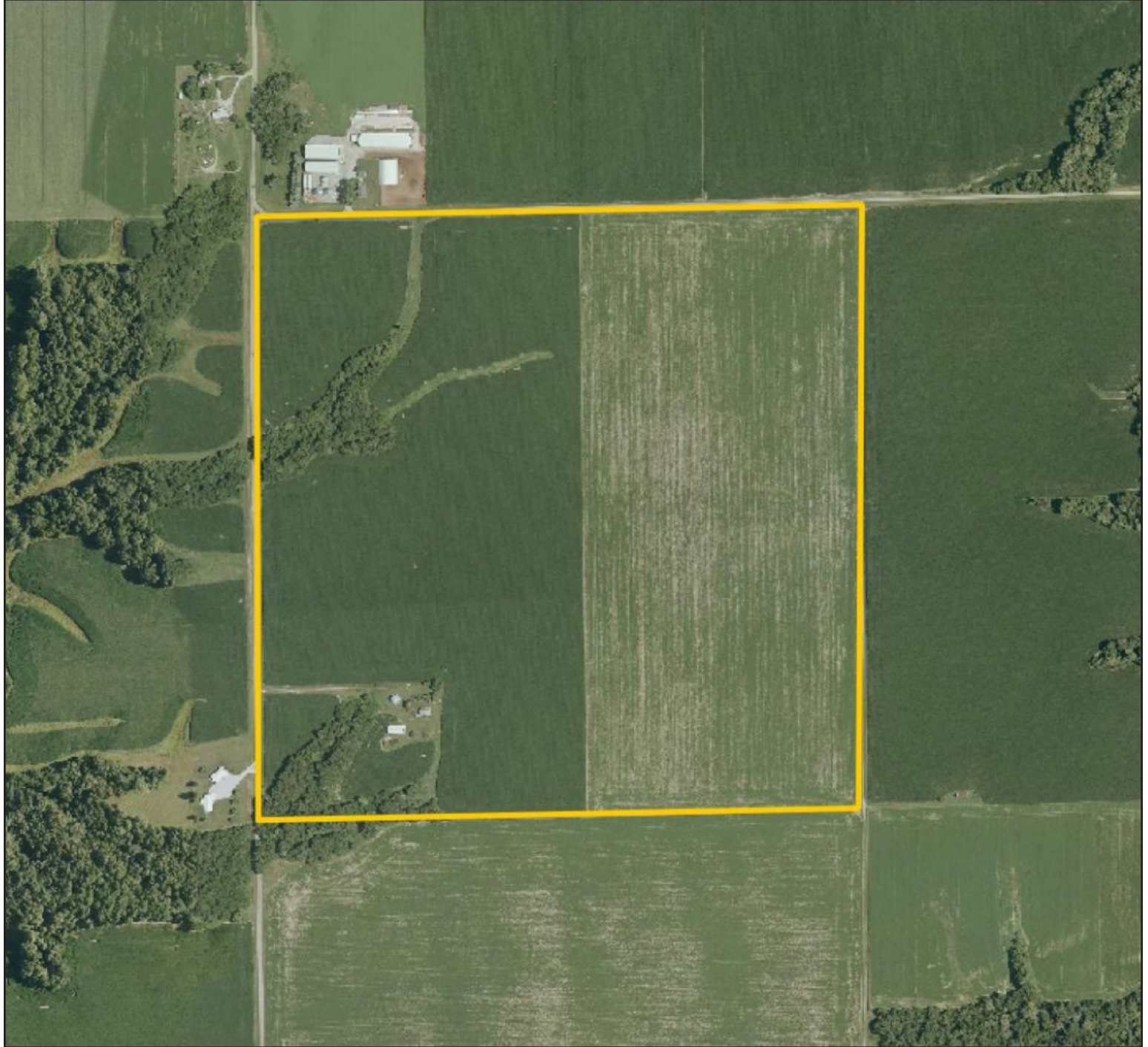
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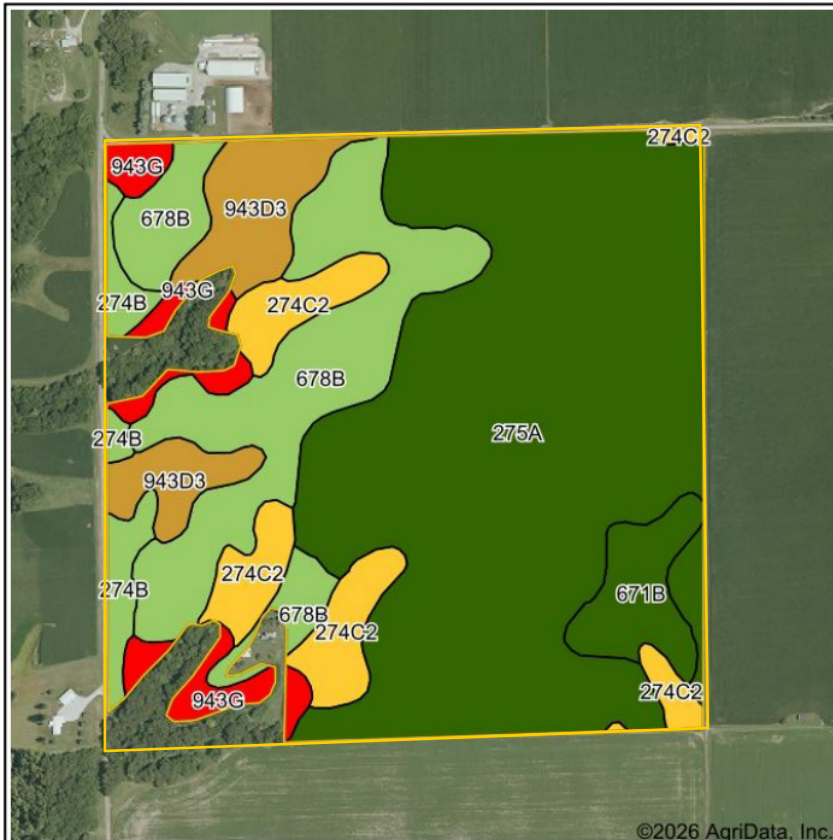


FSA/Eff. Crop Acres: 153.05 | Soil Productivity: 131.00 PI

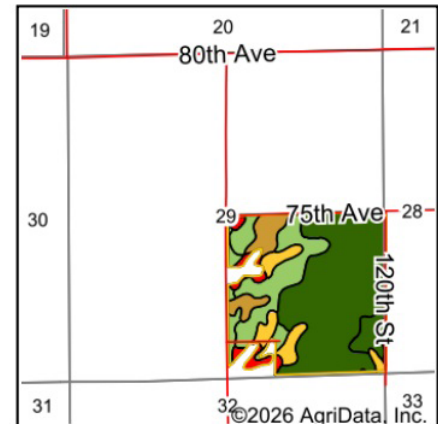


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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Mercer**
Location: **29-14N-4W**
Township: **Millersburg**
Acres: **153.05**
Date: **8/10/2026**



Maps Provided By:

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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
275A	Joy silt loam, 0 to 2 percent slopes	83.29	54.5%		144
**678B	Mannon silt loam, 2 to 5 percent slopes	29.76	19.4%		**132
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	12.46	8.1%		**112
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	10.64	7.0%		**93
**943G	Seaton-Timula silt loams, 35 to 60 percent slopes	6.26	4.1%		**55
**671B	Biggsville silt loam, 2 to 5 percent slopes	6.16	4.0%		**141
**274B	Seaton silt loam, 2 to 5 percent slopes	4.48	2.9%		**119
Weighted Average					131

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 Joy, go south on 110th St. ½ mile, then east on 80th Ave. for ½ mile, then south on 115th St. for ½ mile. Farm is on the southeast corner of the intersection of 75th Ave. and 115th St.

Simple Legal

SE¼ in Section 29, Township 14 North, Range 4 West of the 4th P.M., Mercer County, IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$10,867.24
Taxable Acres: 160.00
Tax per Taxable Acre: \$67.92

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 5421, Tract 1721
FSA/Eff. Crop Acres: 153.05
Corn Base Acres: 106.20
Corn PLC Yield: 179 Bu.

Bean Base Acres: 40.30
Bean PLC Yield: 51 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land 72.22 acres and HEL: Highly Erodible Land 80.83 acres.

Soil Types/Productivity

Main soil types are Joy silt loam, Mannon silt loam and Seaton-Timula silt loams. Productivity Index (PI) on the FSA/Eff. crop acres is 131.00. 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 2026 by United Soils.
P: 88.5
K: 326.5
pH: 6.3

Yield History (Bu./Ac.)*

Year	Corn	Beans
2025	204.2	70.7
2024	267.7	63.4
2023	240.0	76.4
2022	207.7	57.6
2021	215.9	68.5

Yield history reported by grain inventory settlement sheets. *Bu./Ac. represents the combined total of Parcels 1 and 2.

Land Description

Level to gently sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

- 42' x 63' Cleary Machine Shed (2013)
- 30' FS Grain Bin-12,680 Bu. capacity (1995)

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.

Southwest looking Northeast



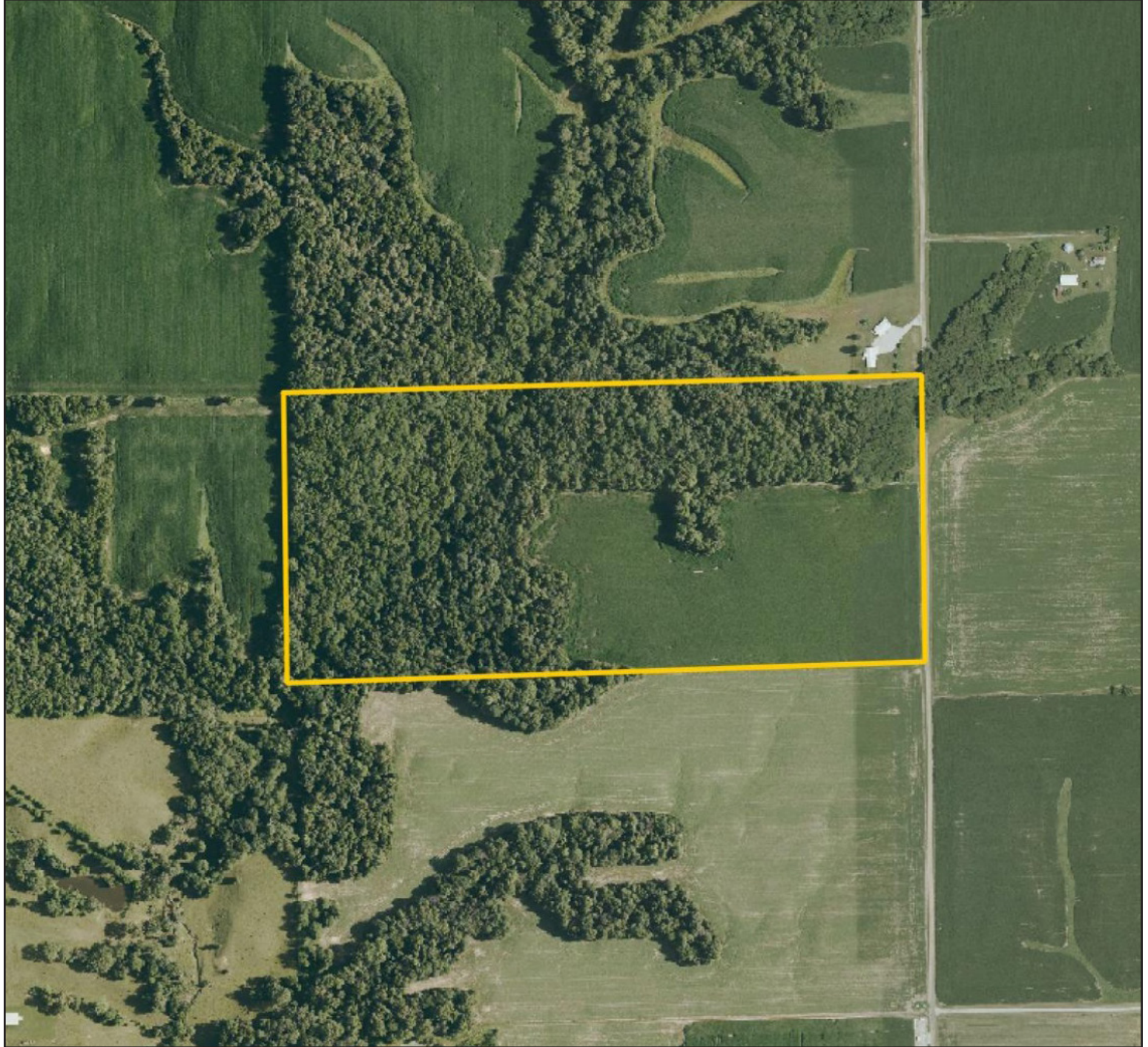
Southeast looking Northwest

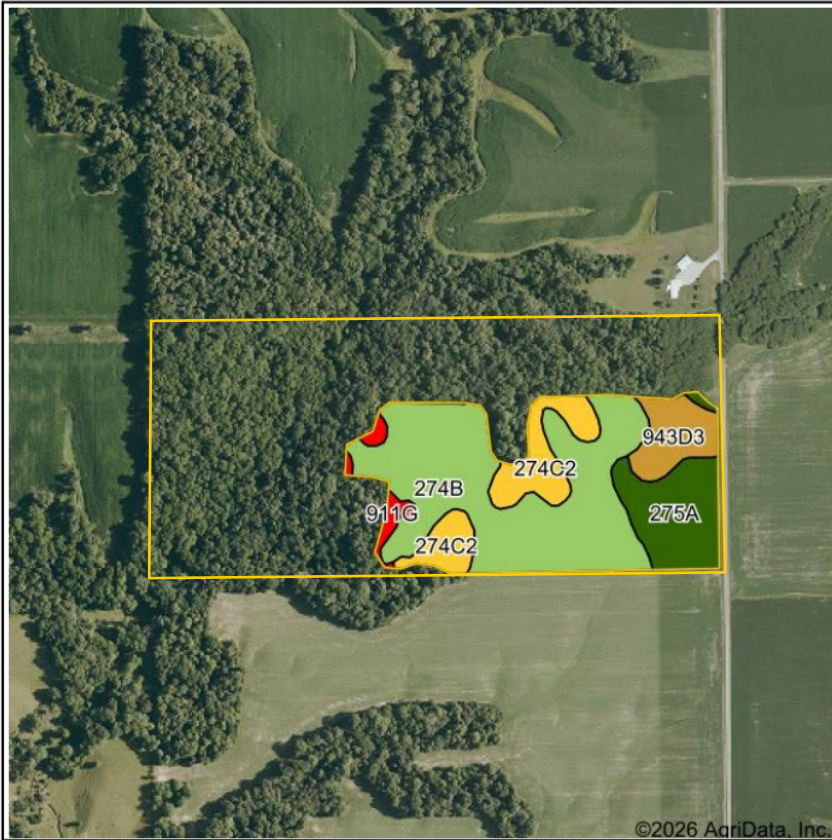


Cleary Machine Shed

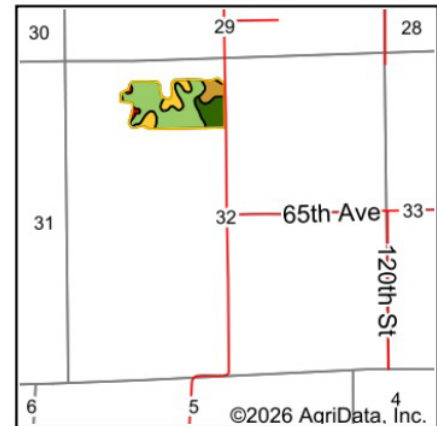


FSA/Eff. Crop Acres: 27.51 | Soil Productivity: 117.80 PI





Soils data provided by USDA and NRCS.



State: Illinois
County: Mercer
Location: 32-14N-4W
Township: Millersburg
Acres: 27.51
Date: 8/10/2026



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
**274B	Seaton silt loam, 2 to 5 percent slopes	15.51	56.5%		**119
275A	Joy silt loam, 0 to 2 percent slopes	4.57	16.6%		144
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	4.14	15.0%		**112
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	2.51	9.1%		**93
**911G	Timula-Hickory silt loams, 35 to 60 percent slopes	0.78	2.8%		**50
Weighted Average					117.8

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 Joy, go south on 110th St. ½ mile, then east on 80th Ave. ½ mile, then south on 115th St. for 1.1 mile. The property is on the west side of the road.

Simple Legal

Part of the N½ NW¼ in Section 32, Township 14 North, Range 4 West of the 4th P.M., Mercer County, IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$1,536.16
Taxable Acres: 72.50
Tax per Taxable Acre: \$21.19

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 5421, Tract 1718
FSA/Eff. Crop Acres: 27.51
Corn Base Acres: 16.60
Corn PLC Yield: 179 Bu.
Bean Base Acres: 10.90
Bean PLC Yield: 51 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Seaton silt loam.
Productivity Index (PI) on the FSA/Eff. crop acres is 117.80. 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 2026 by United Soils.
P: 80.0
K: 235.0
pH: 5.9

Yield History (Bu./Ac.)*

Year	Corn	Beans
2025	204.2	70.7
2024	267.7	63.4
2023	240.0	76.4
2022	207.7	57.6
2021	215.9	68.5

Yield history reported by grain inventory settlement sheets. *Bu./Ac. represents the combined total of Parcels 1 and 2.

Land Description

Level to gently sloping.

Drainage

Some tile. Contact agent for maps.

Buildings/Improvements

None.

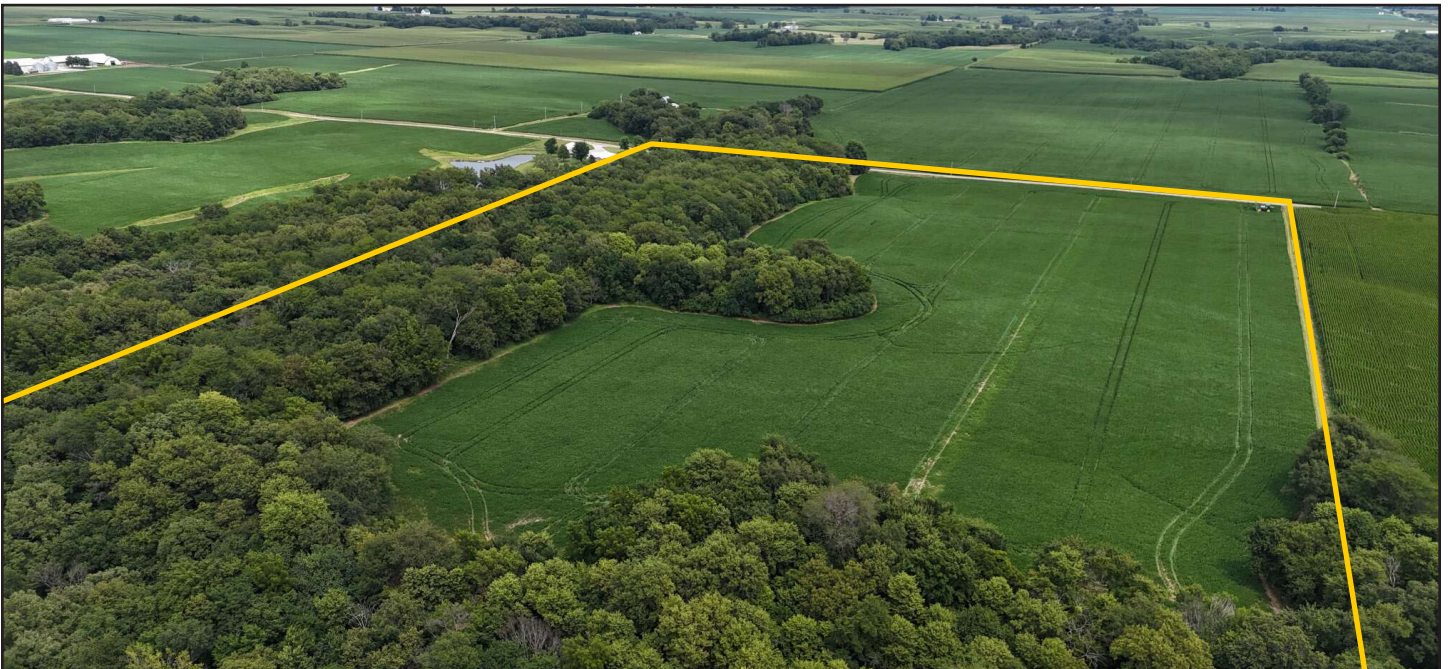
Water & Well Information

None.

East looking West



West looking East



Date: Tues., September 22, 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 Manager, Brandon Yaklich at 309-944-2184 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 one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Bloomer Farms LLC

Agency

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

Auctioneer

Eric Wilkinson - Lic. #441-002361

Attorney

R. Douglas Wells
Gomez May LLP

Announcements

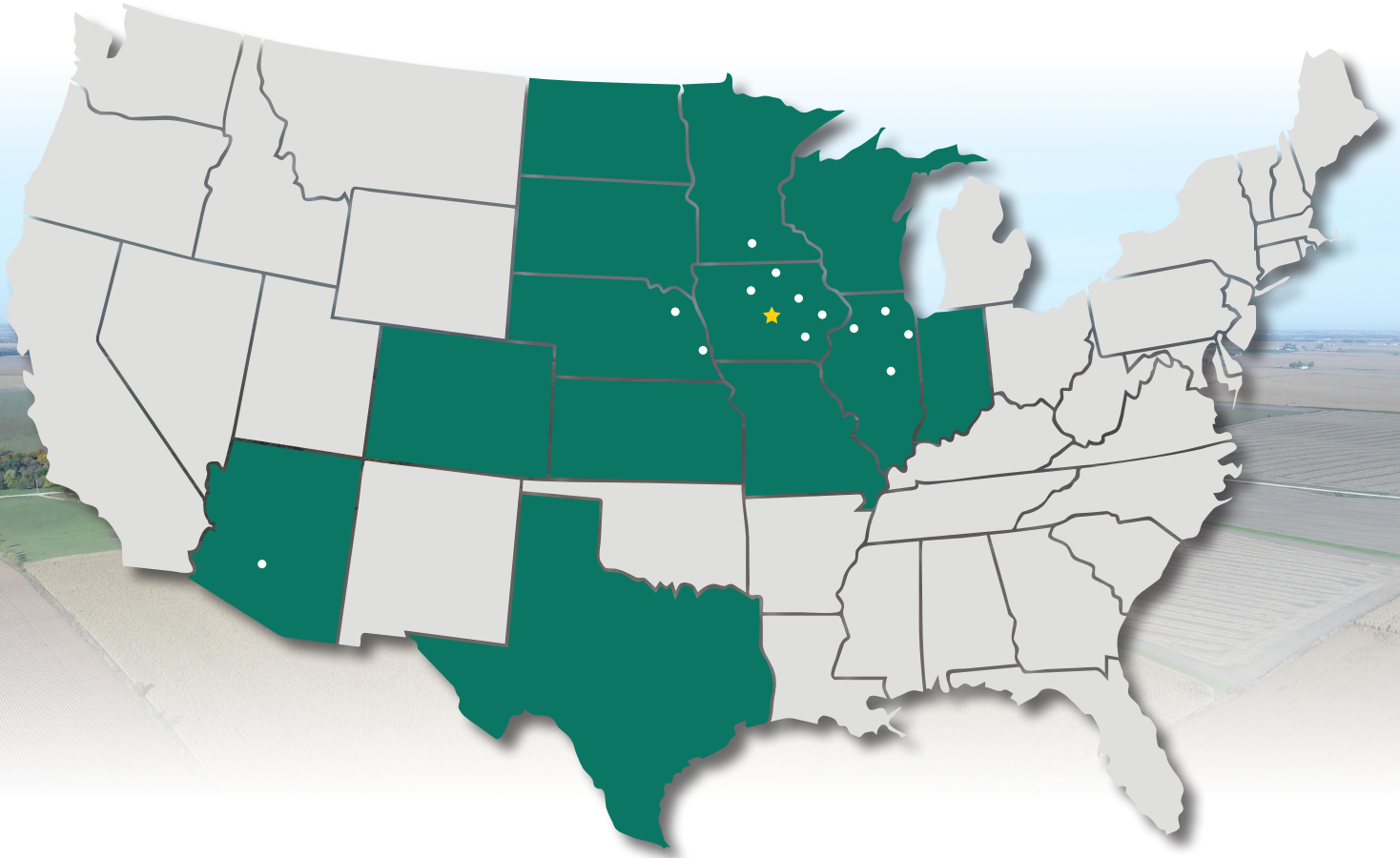
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 December 31, 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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