



Mark Wolf Farms

AUCTION

Virtual Online-Only
Wednesday
September 16, 2026
10:00 a.m. CDT
bid.hertz.ag

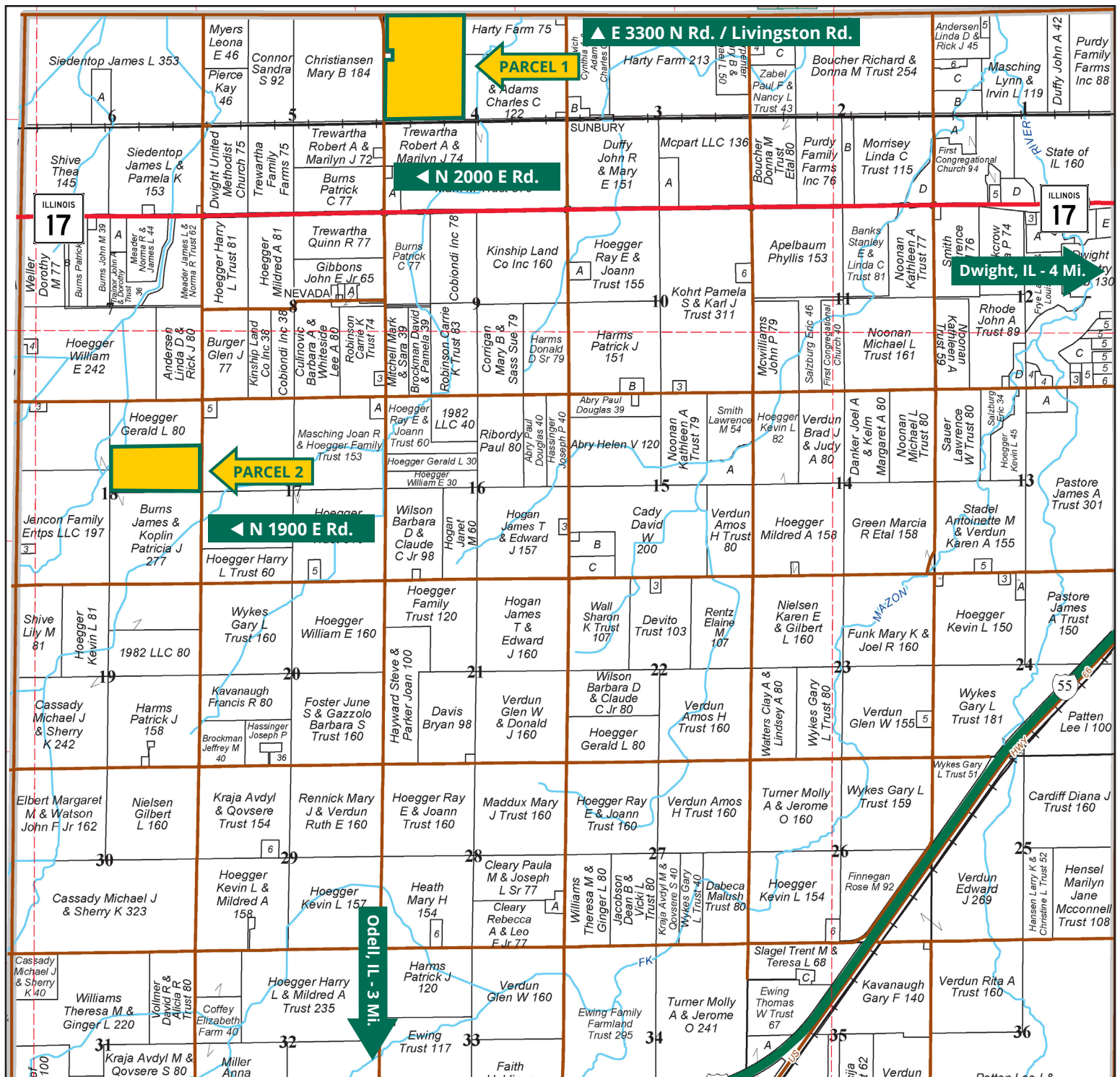
238.34 Acres, m/l
2 Parcels
Livingston County, IL



ERIC WILKINSON, AFM, ALC
Designated Managing Broker in IL
217.552.3777
EricW@Hertz.ag



MELISSA HALPIN, ARA
Licensed Broker in IL
Designated Managing Broker in IN
815.228.0575
MelissaH@Hertz.ag

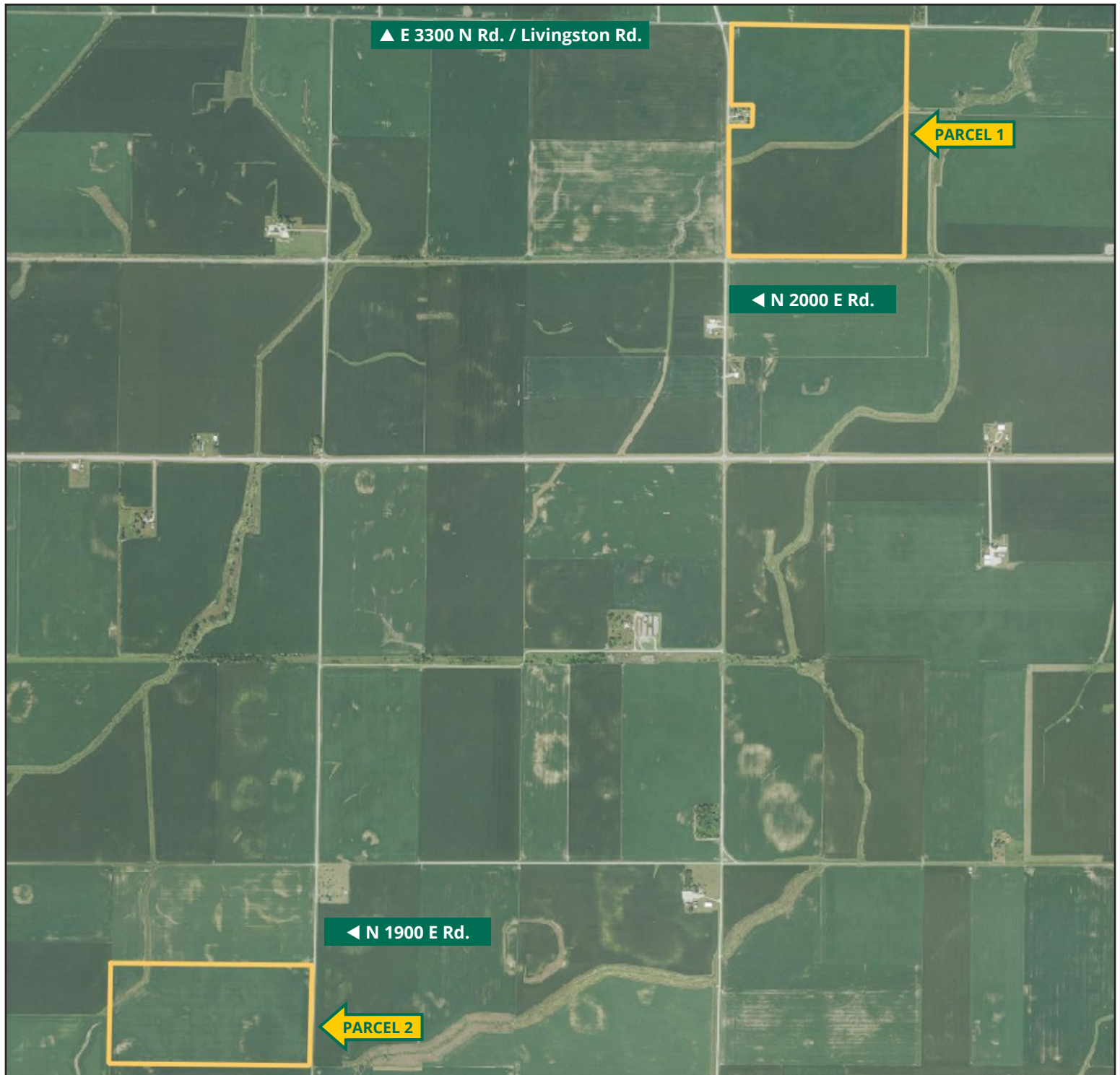


Map reproduced with permission of Rockford Map Publishers, Inc.

815.935.9878 | 200 E Court, Ste. 600 | Kankakee, IL 60901 | www.Hertz.ag

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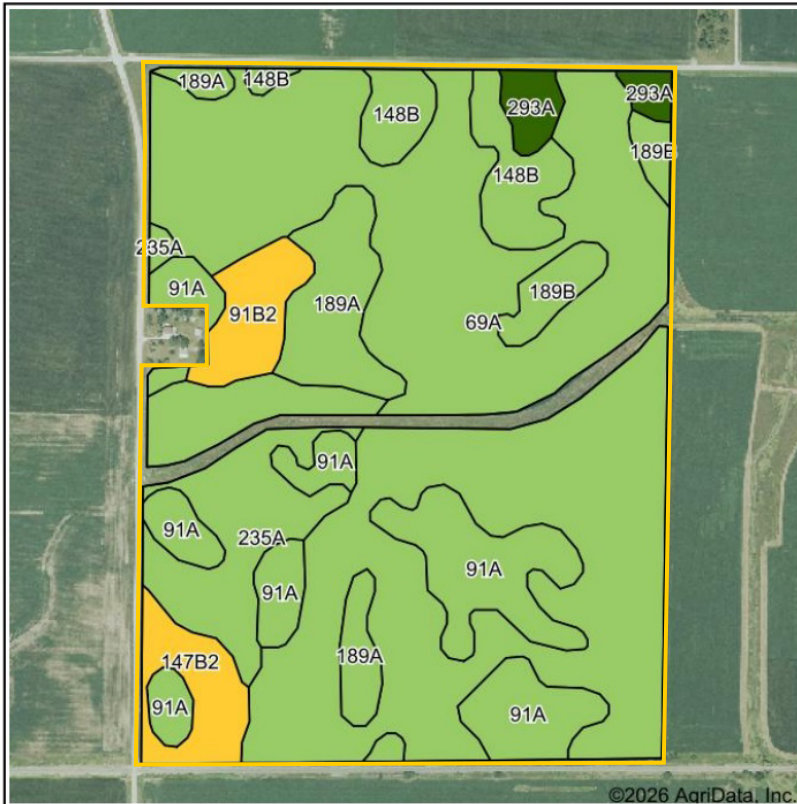
FSA/Eff. Crop Acres: 151.27 | Certified Grass Acres: 6.88 | Soil Productivity: 124.90 PI



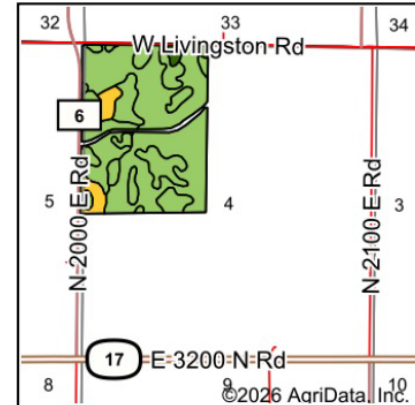
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Livingston**
Location: **4-30N-6E**
Township: **Nevada**
Acres: **151.27**
Date: **8/14/2026**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL105, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**69A	Milford silty clay loam, 0 to 2 percent slopes	84.05	55.5%		**128
**91A	Swygert silty clay loam, 0 to 2 percent slopes	20.38	13.5%		**118
**235A	Bryce silty clay, 0 to 2 percent slopes	14.80	9.8%		**120
189A	Martinton silt loam, 0 to 2 percent slopes	9.55	6.3%		130
**148B	Proctor silt loam, 2 to 5 percent slopes	7.22	4.8%		**132
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	4.79	3.2%		**100
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	4.40	2.9%		**110
**189B	Martinton silt loam, 2 to 4 percent slopes	3.38	2.2%		**129
293A	Andres silt loam, 0 to 2 percent slopes	2.70	1.8%		135
Weighted Average					124.9

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 the Interchange of I-55 and IL Route 17 west of Dwight, IL, go west on IL Route 17 for approximately 5 miles to N 2000 E Rd., then north a ½ mile. The property is on the east side of the road, just north of the train tracks.

Simple Legal

Pt of W½ of Section 4, lying north of the Norfolk Southern RR, exc. parcel beginning 1,087.12 ft south of the NW corner NW¼, then east 300 ft, then south 245 ft., then west 300 ft, then north 245 ft. to the POB, Township 30 North, Range 6 East of the 3rd P.M., Nevada Township, Livingston Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$6,860.06
Taxable Acres: 158.31
Tax per Taxable Acre: \$43.33

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 5003, Tract 4820
FSA/Eff. Crop Acres: 151.27
Cert. Grass Acres: 6.88
Corn Base Acres: 77.10
Corn PLC Yield: 176 Bu.
Bean Base Acres: 77.10
Bean PLC Yield: 51 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract does not contain a wetland.

Soil Types/Productivity

Main soil types are Milford, Swygert and Bryce. Productivity Index (PI) on the FSA/Eff. crop acres is 124.90. 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 gently sloping.

Drainage

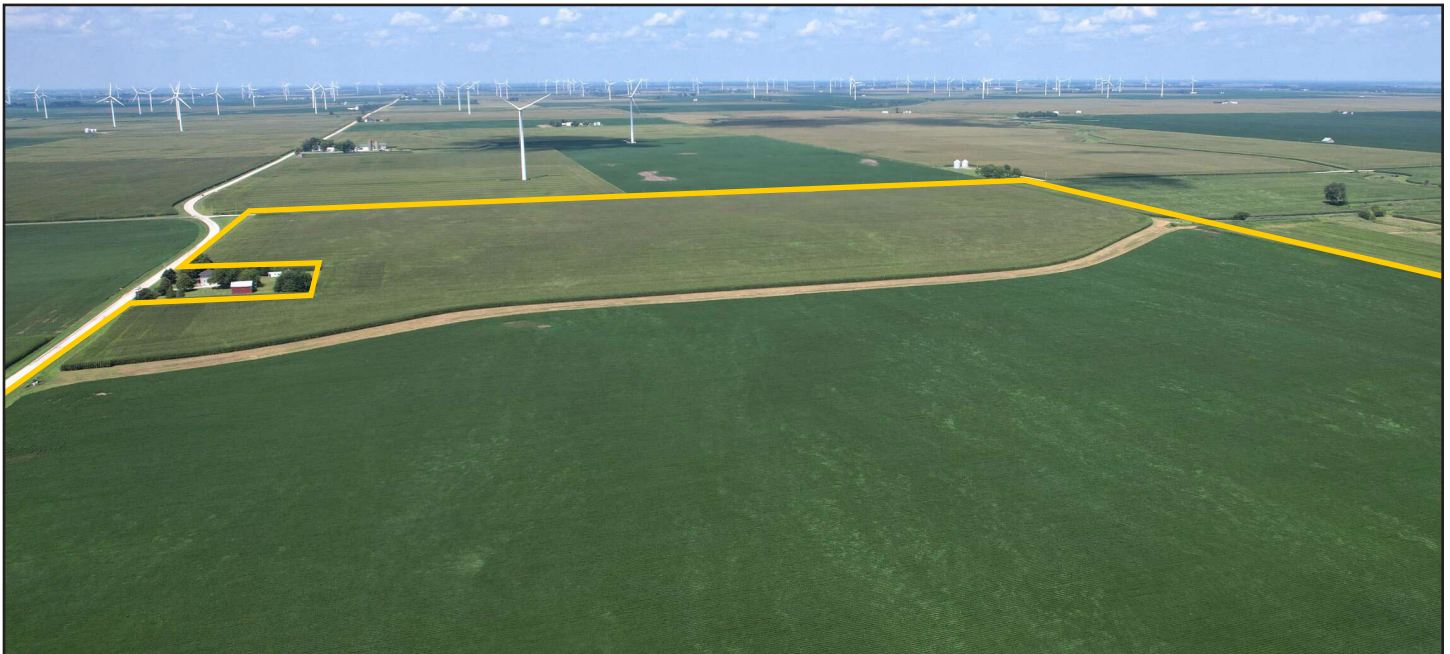
Natural with some tile. No tile maps available.

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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FSA/Eff. Crop Acres: 78.63 | Certified Grass Acres: 1.11 | Soil Productivity: 113.60 PI



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State: **Illinois**
County: **Livingston**
Location: **18-30N-6E**
Township: **Nevada**
Acres: **78.63**
Date: **8/14/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IL105, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**235A	Bryce silty clay, 0 to 2 percent slopes	36.93	47.0%		**120
**147C2	Clarence silty clay loam, 4 to 6 percent slopes, eroded	14.79	18.8%		**97
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	13.87	17.6%		**110
**91A	Swygart silty clay loam, 0 to 2 percent slopes	12.91	16.4%		**118
**448B2	Mona silt loam, 2 to 5 percent slopes, eroded	0.13	0.2%		**111
Weighted Average					113.6

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

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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 the Interchange of I-55 and IL Route 17 west of Dwight, IL, go west on IL Route 17 for approximately 6 miles to N 1900 E Rd., then south 1¼ miles. The property is on the west side of the road.

Simple Legal

S½ NE¼, Section 18, Township 30 North, Range 6 East of the 3rd P.M., Nevada Township, Livingston Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$2,851.14
Taxable Acres: 80.03
Tax per Taxable Acre: \$35.63

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6333, Tract 9625
FSA/Eff. Crop Acres: 78.63
Cert. Grass Acres: 1.11
Corn Base Acres: 39.60
Corn PLC Yield: 175 Bu.
Bean Base Acres: 39.60
Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract does not contain a wetland.

Soil Types/Productivity

Main soil types are Bryce, Clarence and Swygert. Productivity Index (PI) on the FSA/Eff. crop acres is 113.60. 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 gently sloping.

Drainage

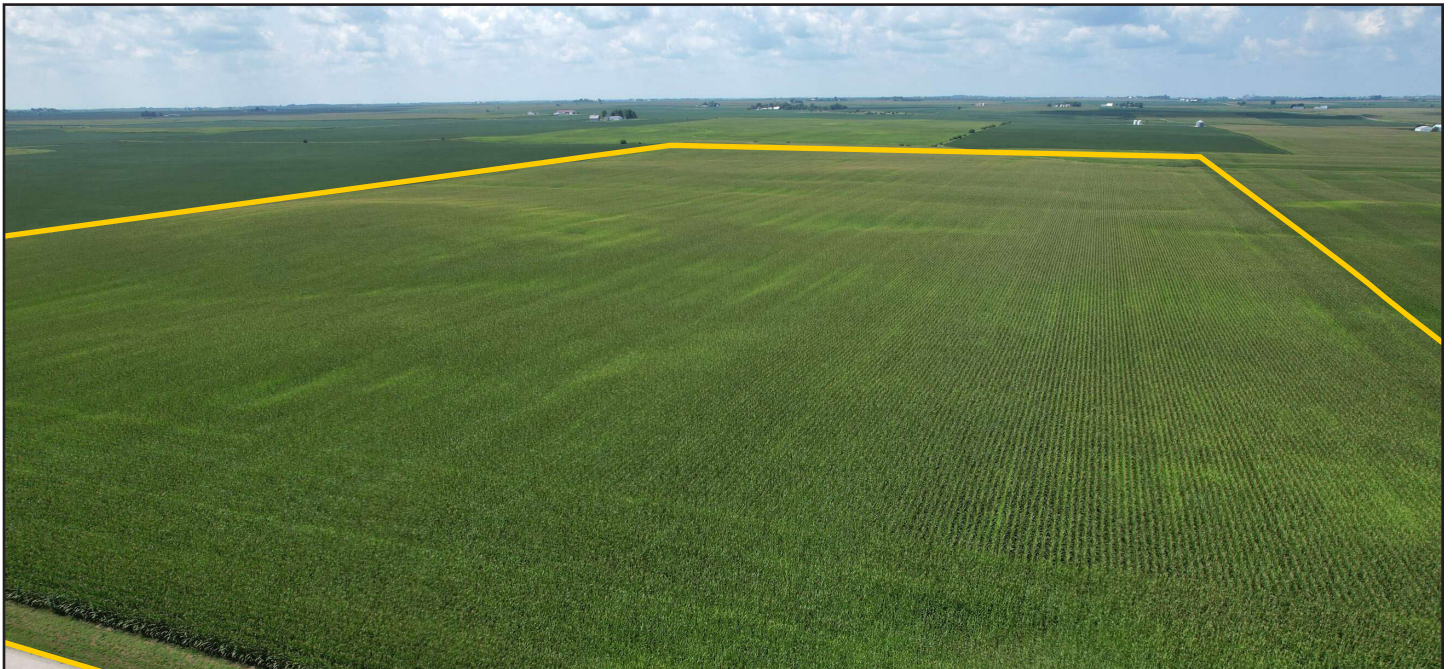
Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.



Date: Wed., September 16, 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 Melissa Halpin at 815-228-0575 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

MM Trust, Mark Wolf as Trustee.

Agency

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

Auctioneer

Eric Wilkinson
License Number - 441.002361

Attorney

Nicholas Ehrgott
Ehrgott Legal Group, LLC

Announcements

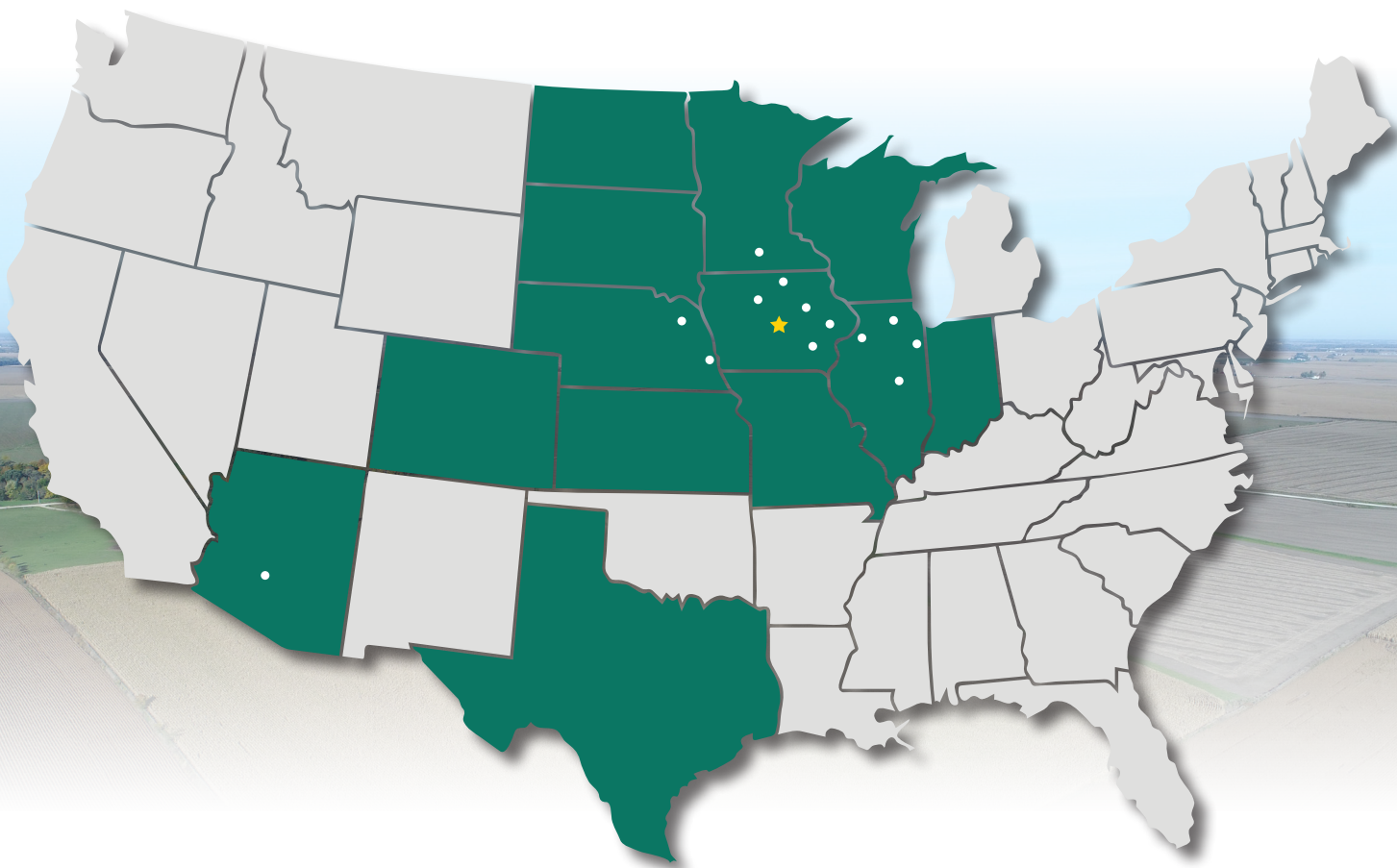
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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