



Anderson-Hulting Family Trust

AUCTION

Virtual-Online Only

Tuesday

October 13, 2026

10:00 a.m. CDT

bid.hertz.ag

136.77 Acres, m/l
2 Parcels
Bureau County, IL



CHAD KIES, AFM

Managing Broker in IL

Licensed Broker in IN

309.944.7838

ChadK@Hertz.ag

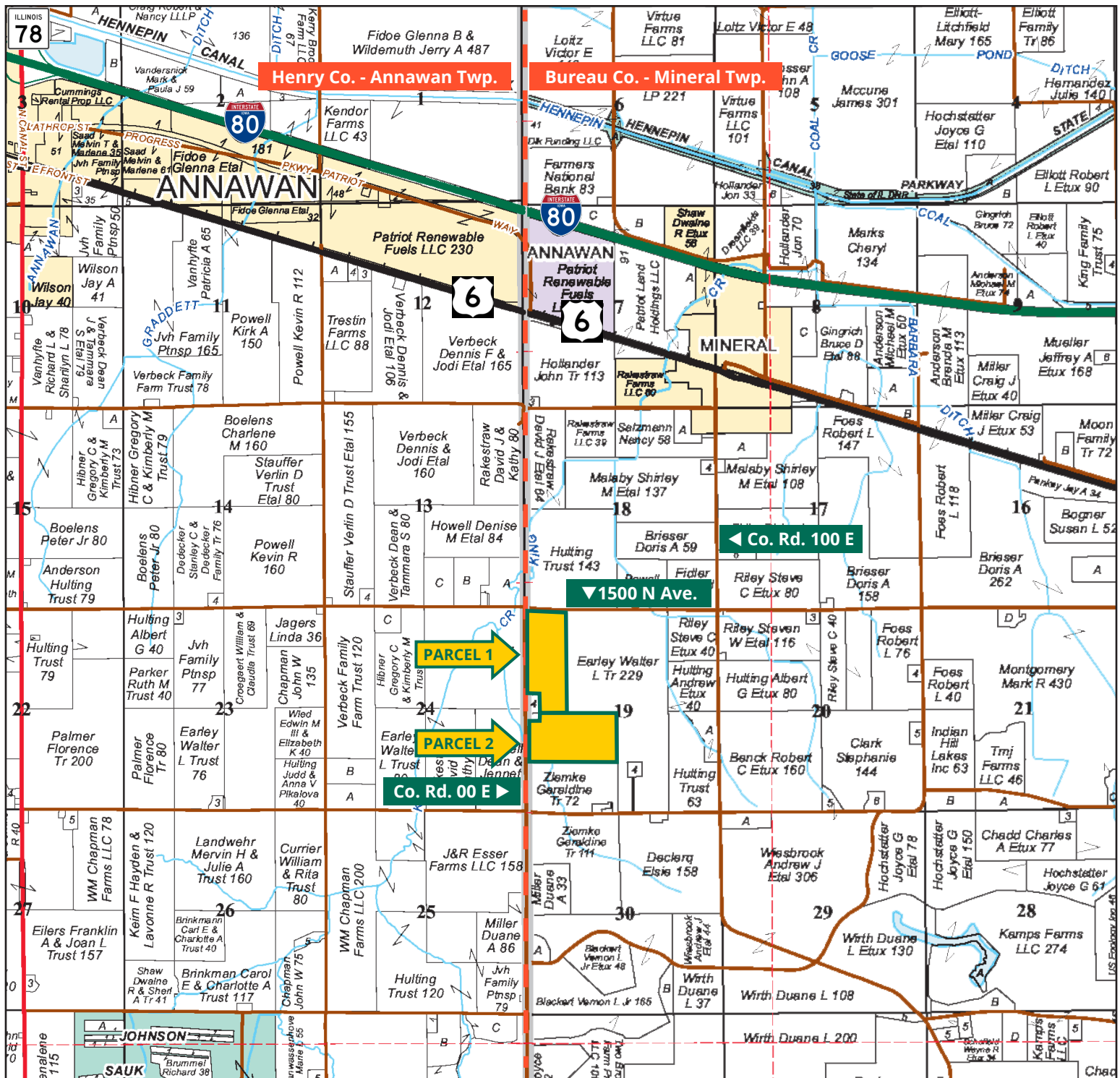


JOHN RAHN

Licensed Broker in IL

815.535.8399

JohnR@Hertz.ag

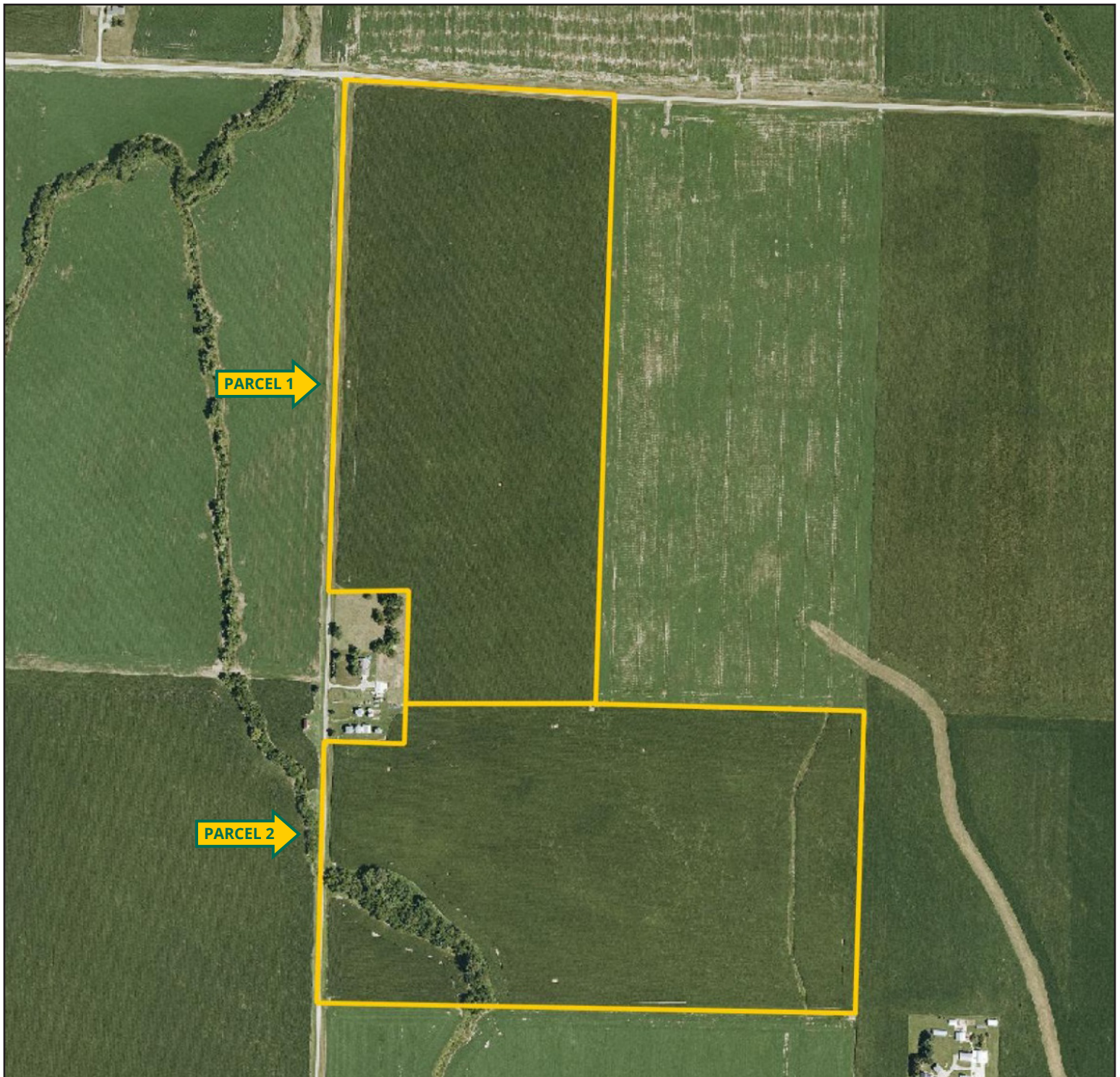


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309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | **www.Hertz.ag**

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Est. FSA/Eff. Crop Acres: 68.51 | Soil Productivity: 142.10 PI



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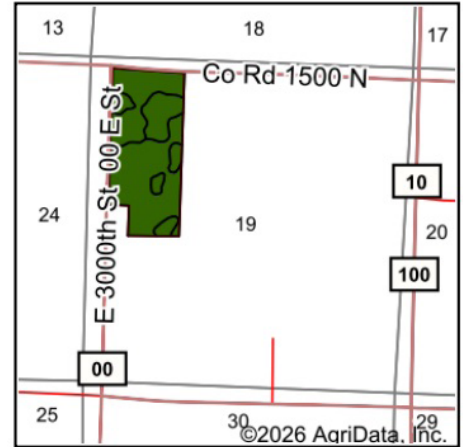
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Bureau**
Location: **19-16N-6E**
Township: **Mineral**
Acres: **68.51**
Date: **8/25/2026**



Maps Provided By:



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Area Symbol: IL011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	34.15	49.9%		**141
198A	Elburn silt loam, 0 to 2 percent slopes	21.52	31.4%		143
**152A	Drummer silty clay loam, 0 to 2 percent slopes	10.36	15.1%		**144
199A	Plano silt loam, 0 to 2 percent slopes	2.48	3.6%		142
Weighted Average					142.1

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 Mineral: Go south on Co. Rd. 100 E for 0.9 miles and then west on 1500 N Ave. for 1 mile. Property is located on the southeast side of the intersection of Co. Rd. 00 E and 1500 N Ave.

Simple Legal

Part of the W $\frac{1}{2}$ NW $\frac{1}{4}$, in Section 19, Township 16 North, Range 6 East of the 4th P.M., Bureau Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$2,073.15*

Taxable Acres: 65.27*

Tax per Taxable Acre: \$31.76*

**Taxes estimated pending survey of the property and tax parcel split. Bureau County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 8984, Part of Tract 6338

FSA/Eff. Crop Acres: 68.51*

Corn Base Acres: 37.08*

Corn PLC Yield: 120 Bu.

Bean Base Acres: 28.99*

Bean PLC Yield: 37 Bu.

Wheat Base Acres: 0.50*

Wheat PLC Yield: 48 Bu.

**Acres are estimated pending reconstitution of farm by the Henry County FSA office. Henry County FSA office is currently the administrator of this farm.*

Soil Types/Productivity

Main soil types are Plano, Elburn, and Drummer. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 142.10. 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

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Prior to closing, and at the Seller's expense, the parcel shall be surveyed to establish the property boundaries. Final sale price will be adjusted up/down based on final gross surveyed acres.



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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Est. FSA/Eff. Crop Acres: 67.83 | Soil Productivity: 140.60 PI



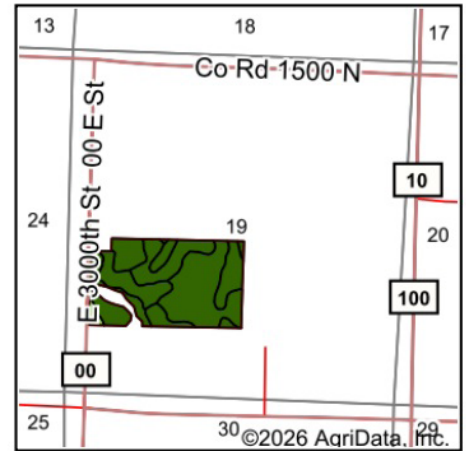
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State: **Illinois**
County: **Bureau**
Location: **19-16N-6E**
Township: **Mineral**
Acres: **67.83**
Date: **8/25/2026**



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Area Symbol: IL011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	28.80	42.5%		**141
198A	Elburn silt loam, 0 to 2 percent slopes	10.10	14.9%		143
**152A	Drummer silty clay loam, 0 to 2 percent slopes	8.73	12.9%		**144
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	8.10	11.9%		**135
**8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	7.84	11.6%		**140
199A	Plano silt loam, 0 to 2 percent slopes	2.44	3.6%		142
8638A	Muskego muck, 0 to 2 percent slopes, occasionally flooded	1.18	1.7%		125
154A	Flanagan silt loam, 0 to 2 percent slopes	0.64	0.9%		144
Weighted Average					140.6

Location

From Mineral: Go south on Co. Rd. 100 E for 0.9 miles, then west on 1500 N Ave. for 1 mile, and then south on Co. Rd. 00 E for 0.6 miles. Property is located on the east side of the road.

Simple Legal

Part of the N½ SW¼, in Section 19, Township 16 North, Range 6 East of the 4th P.M., Bureau Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$2,271.03*

Taxable Acres: 71.50*

Tax per Taxable Acre: \$31.76*

**Taxes estimated pending survey of the property and tax parcel split. Bureau County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 8984, Part of Tract 6338

FSA/Eff. Crop Acres: 67.83*

Corn Base Acres: 36.72*

Corn PLC Yield: 120 Bu.

Bean Base Acres: 28.71*

Bean PLC Yield: 37 Bu.

Wheat Base Acres: 0.50*

Bean PLC Yield: 48 Bu.

**Acres are estimated pending reconstitution of farm by the Henry County FSA office. Henry County FSA office is currently the administrator of this farm.*

Soil Types/Productivity

Main soil types are Plano, Elburn, and Drummer. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 140.60. 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

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Prior to closing, and at the Seller's expense, the parcel shall be surveyed to establish the property boundaries. Final sale price will be adjusted up/down based on final gross surveyed acres.



Parcel 1 - Northeast looking Southwest



Parcel 2 - Northeast looking Southwest



Date: Tues., October 13, 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, Chad Kies at 309-944-7838 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 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

Anderson-Hulting Family Trust

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

Attorney

Ryan M. Olson
Ward, Murray, Pace & Johnson, P.C.

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

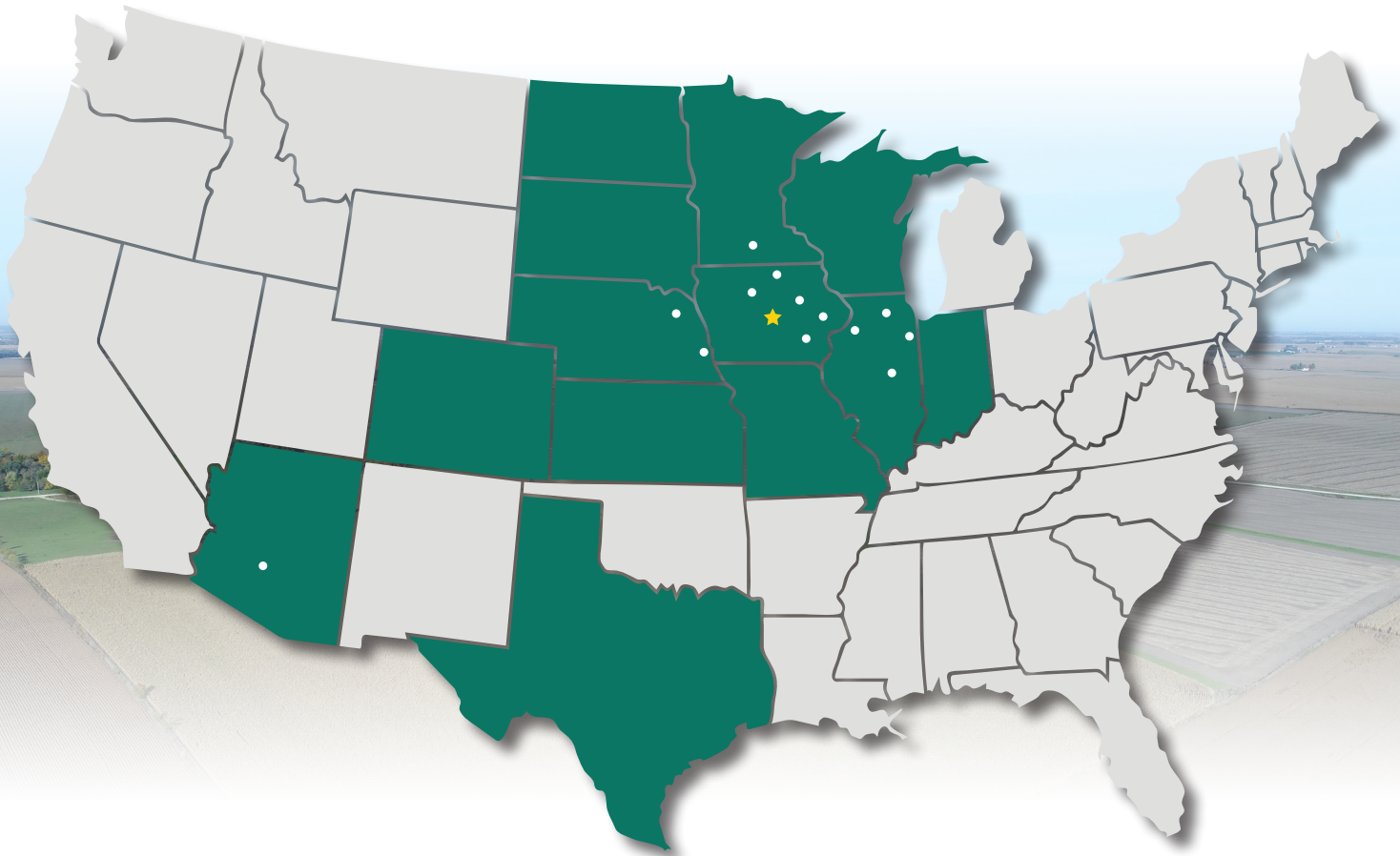
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 13, 2026, or after any objections to title have been cleared. Final settlement will require certified check or 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.

Survey

Prior to closing, and at the Seller's expense, both parcels shall be surveyed to establish the property boundaries. Final sale price will be adjusted up/down based on final gross surveyed acres.

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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