# ♦ HENRY COUNTY LAND AUCTION ♦

Hertz Real Estate Services

613 East Ogden Avenue, Geneseo, IL 61254
**www.Hertz.ag ♦ 309-944-2184 ♦ JohnR@Hertz.ag**

## *129.79, m/l – November 6 @ 10:00 a.m.*

Virtual Live – Online Only

## SELLER

***JODINE TAETS, VALERIE JOHNSON, MARK MCKIBBON, PAULA VANDERSNICK, COLLEEN THURSTON, CODY GIBSON, LINDSEY GIBSON, AND JEREMY GIBSON***

### AUCTION METHOD & TERMS OF SALE

1. All bidding is open and public. Members of the family have the same right to bid on the property just as any other bidder at this public auction. Registered bidders may be bidding through the Hertz website, through the Hertz app, or for those with inadequate technology, by phone with the assistance of a Hertz staff member.
2. This land is being offered as a single parcel.
3. All bidding will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres per the auction brochure.
4. ***YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING***, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, ***YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION***, so be certain you have completed your due diligence on the property prior to bidding.
5. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
6. The successful bidder(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction.
7. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.
8. The successful bidder(s) will provide a 10% cash down payment at the close of the auction upon signing a Real Estate Sales Agreement. As successful buyer, within 24 hours of contract signing, your 10% down payment will need to either be wire transferred from your bank to the escrow account of Western Illinois Title or given by physical check to Sale Managers, John Rahn or Chad Kies.
9. The sale is subject to confirmation and acceptance of the final bid price by the Seller(s).
10. Closing will take place on or before December 16, 2026, or as soon thereafter as applicable closing documents are completed. If there are any escrow closing fees, they will be shared evenly between the Buyer and Seller.
11. The Seller(s) will provide a deed and an owner's title insurance policy in the amount of the purchase price.

12. Possession will be granted at closing, subject to the existing lease which expires February 28, 2027. Buyer(s) will have full farming rights for the 2027 crop year.
13. The Sellers will credit the Buyer(s) at closing for the 2026 real estate taxes payable in 2027. Any credits shall be based upon the most recently ascertainable real estate tax information, and the Buyer(s) will be responsible for all real estate tax payments thereafter.
14. Any mineral rights owned by the Seller(s) will be transferred to the Buyer(s) at closing.
15. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Seller(s) nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the auction brochure and the Purchase Agreement, each of which is available for your review, for any applicable disclaimers and disclosures. It is the responsibility of each bidder to become familiar with this information.
16. Hertz Real Estate Services, its auctioneer, and its representatives are agents of the Seller.
17. All real estate is sold subject to all other terms and conditions set forth in the Real Estate Sales Agreement.

**Thanks very much for your interest in this auction!**
**Please contact Sale Manager, John Rahn, with *Hertz Real Estate Services* if you have any questions.**

**IMPORTANT PHONE NUMBERS**

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| **Property ?'s:** | **309-944-2184** |
| **Bidding ?'s:** | **515-686-0911** or **800-593-5263** |
| **Request Break:** | **515-686-0921** |

* ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. *