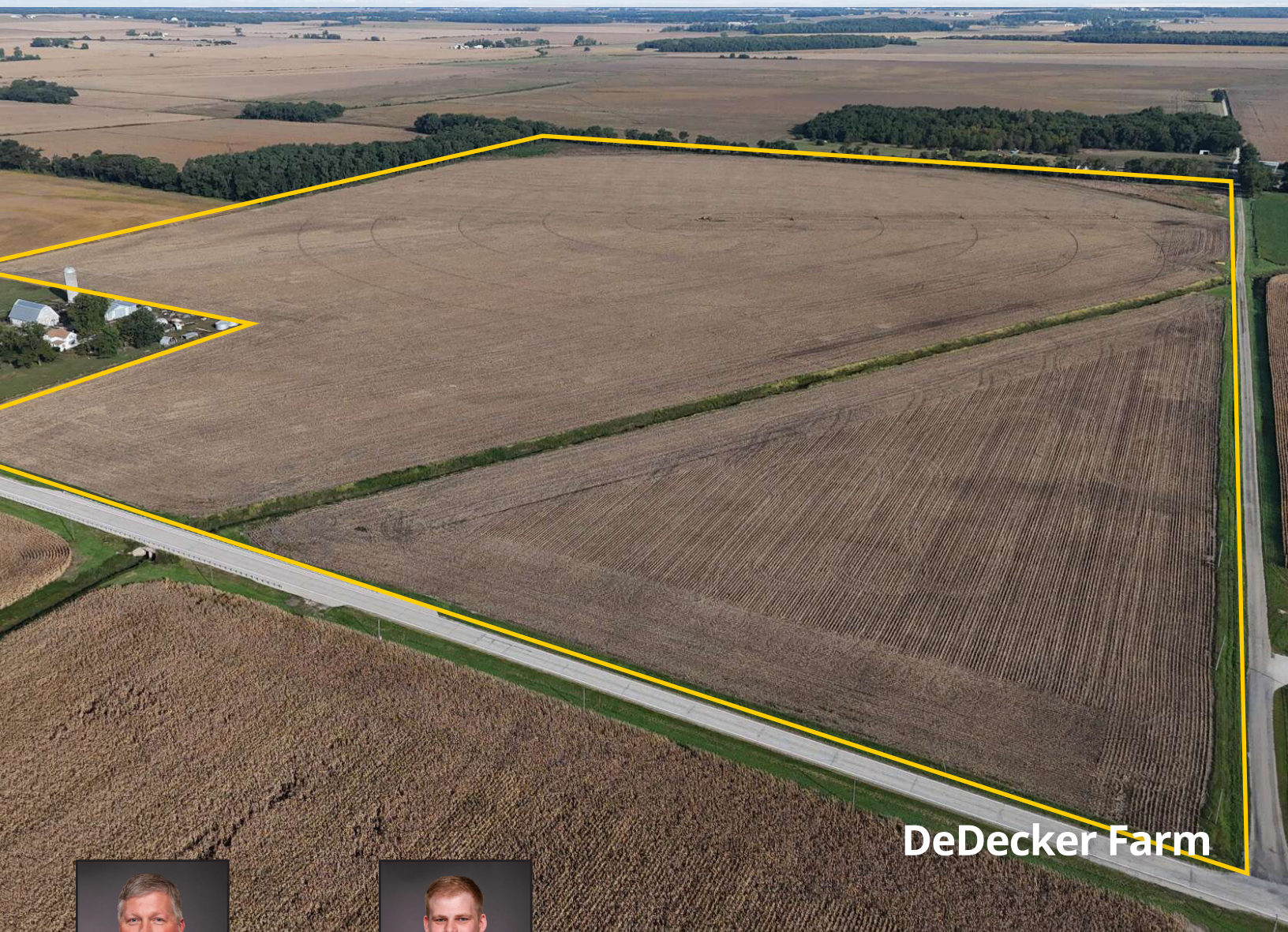




ONE-CHANCE SEALED BID SALE



DeDecker Farm



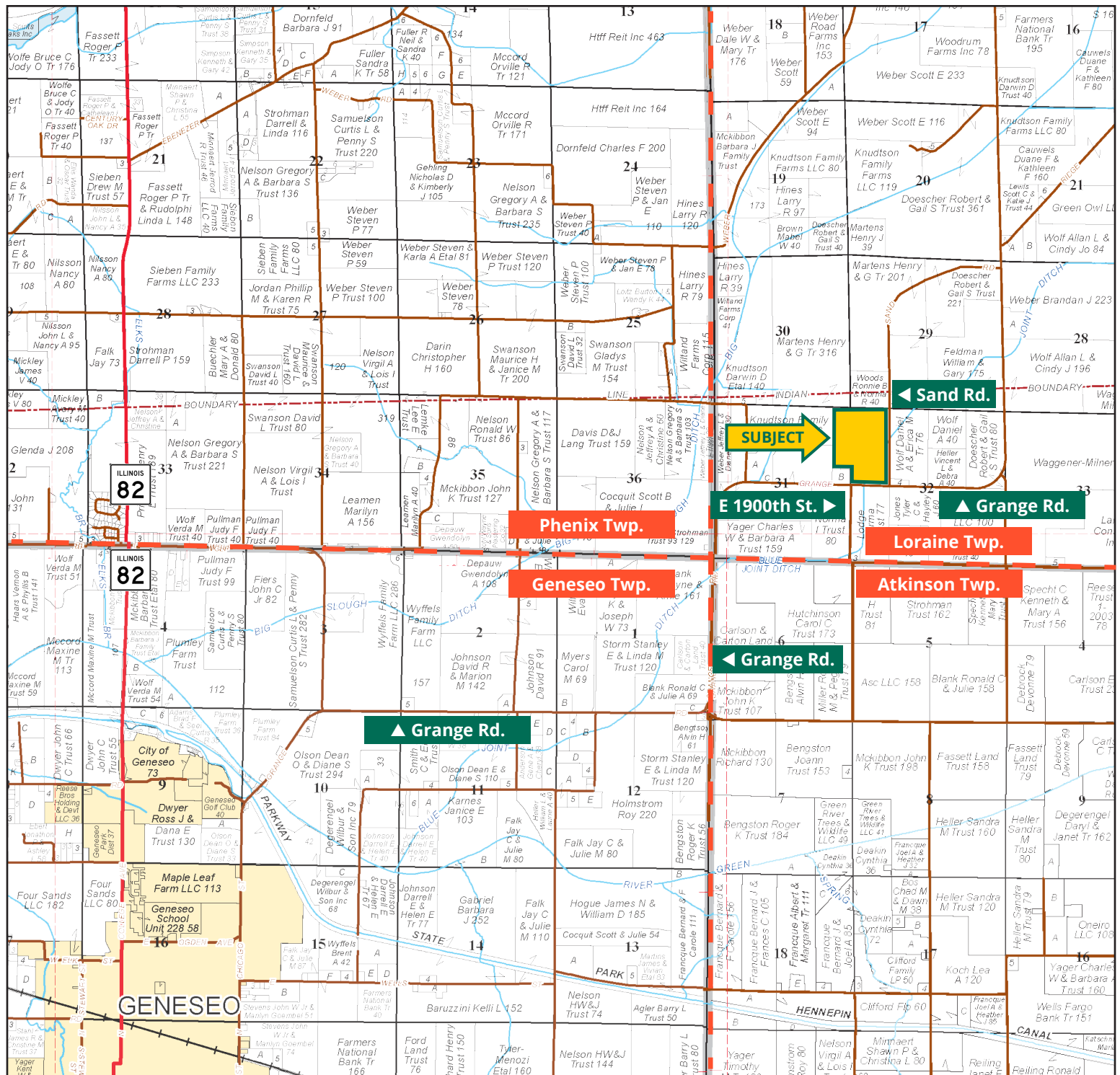
CHAD KIES, AFM
Managing Broker in IL
Licensed Broker in IN
309.944.7838
ChadK@Hertz.ag



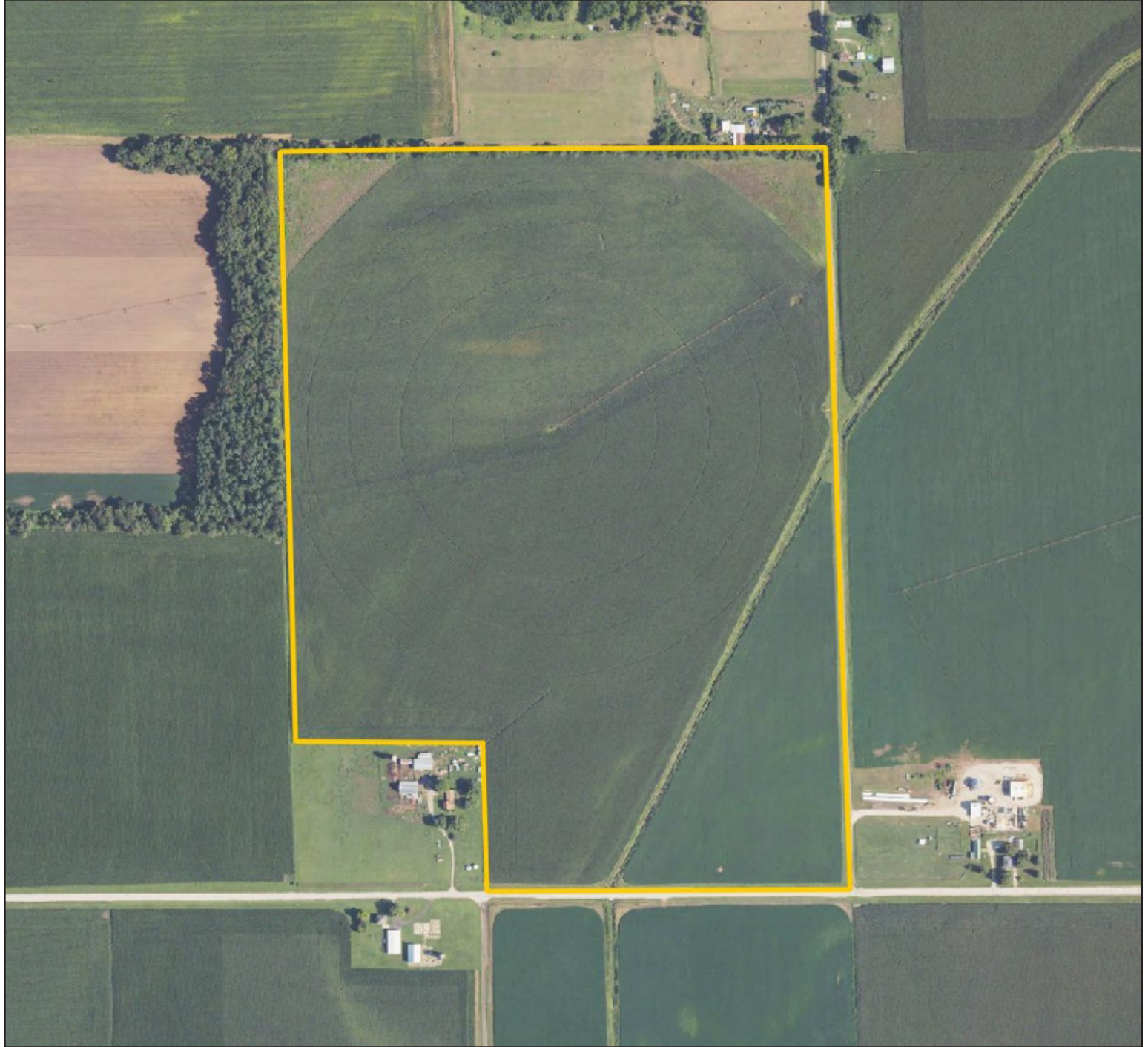
JOHN RAHN
Licensed Broker in IL
815.535.8399
JohnR@Hertz.ag

Bid Deadline:
Wednesday, November 18, 2026
12:00 Noon, CST

111.62 Acres, m/I
Single Parcel
Henry County, IL



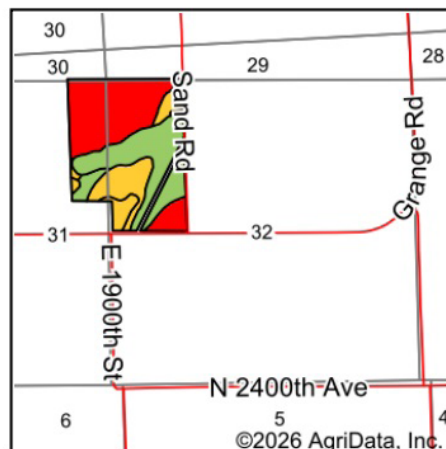
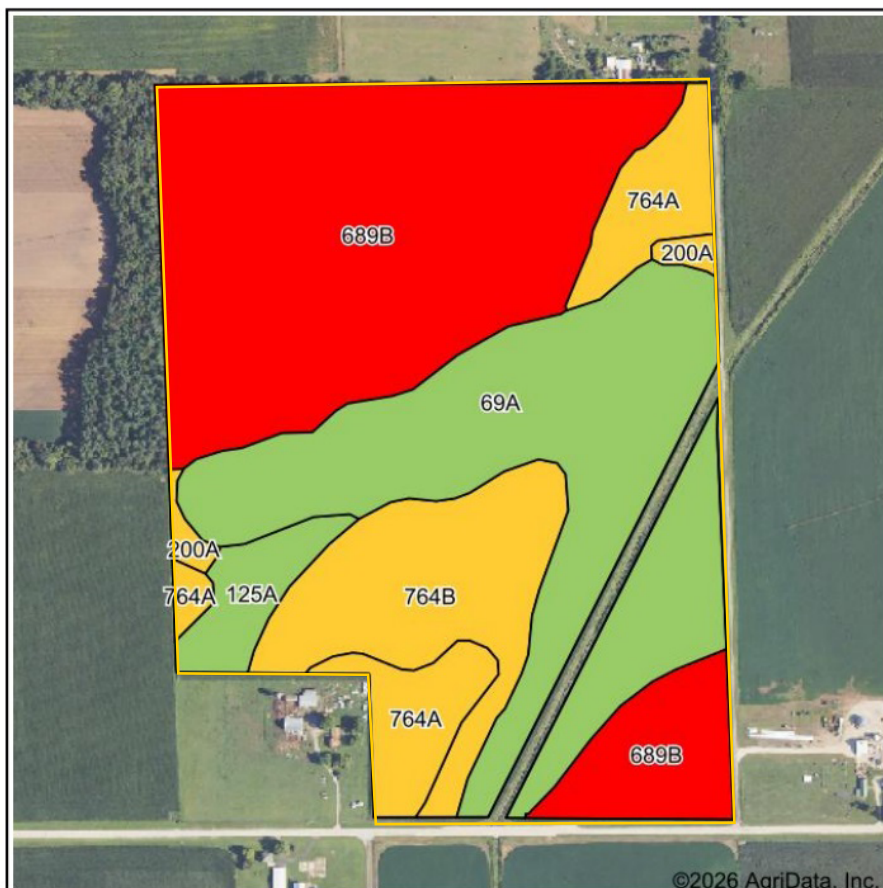
FSA/Eff. Crop Acres: 105.55 | Soil Productivity: 100.1 PI



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CHAD KIES, AFM
309.944.7838
ChadK@Hertz.ag

JOHN RAHN
815.535.8399
JohnR@Hertz.ag



State: **Illinois**
 County: **Henry**
 Location: **32-18N-4E**
 Township: **Loraine**
 Acres: **105.55**
 Date: **10/8/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**689B	Coloma sand, 1 to 7 percent slopes	45.61	43.2%		**74
**69A	Milford silty clay loam, 0 to 2 percent slopes	32.79	31.1%		**128
**764B	Coyne loam, 2 to 5 percent slopes	13.34	12.6%		**108
**764A	Coyne fine sandy loam, 0 to 2 percent slopes	9.19	8.7%		**105
**125A	Selma loam, 0 to 2 percent slopes	3.50	3.3%		**130
**200A	Orio loam, 0 to 2 percent slopes	1.12	1.1%		**115
Weighted Average					100.1

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 Geneseo: Go northeast on Grange Rd. for 5.8 miles. Property is located on the northwest side of the intersection of Grange Rd. and Sand Rd.

Simple Legal

Part of the E $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 32, all in Township 81 North, Range 4 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$3,743.16
Taxable Acres: 111.62
Tax per Taxable Acre: \$33.53

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6545, Tract 438
FSA/Eff. Crop Acres: 105.55
Corn Base Acres: 92.80
Corn PLC Yield: 157 Bu.
Bean Base Acres: 11.20
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Main soil types are Coloma, Milford, and Coyne. Productivity Index (PI) on the FSA/Eff. crop acres is 100.1. 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 moderately sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

There is a well in the northeast portion of the property.

Irrigation Information

There is a 5-tower Valley Model #6000 center-point irrigation system on the property. This system is powered by a John Deere diesel engine and is serviced by a 67-ft. deep well.

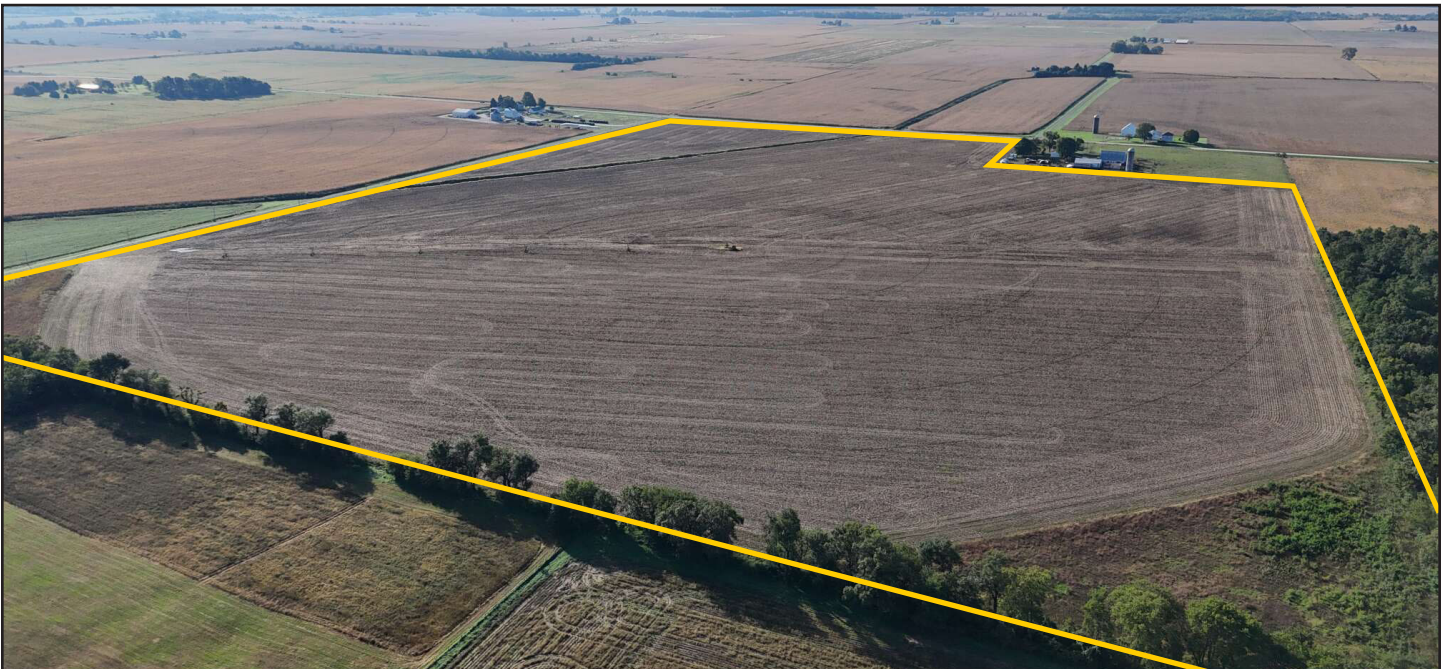


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Southwest looking Northeast



Northwest looking Southeast



Irrigation Pump Unit



5-Tower Center-Point Irrigation System



Bid Deadline: Wed., Nov. 18, 2026

Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services
Attn: Chad Kies
PO Box 9
Geneseo, IL 61254

Seller

Lauren DeDecker

Agency

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

Attorney

Nadine Palmgren
Palmgren Law Office, LLC

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Chad Kies at 309-944-7838.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Geneseo, IL Hertz office, on or before 12:00 Noon, CST by Wednesday, November 18, 2026. The Seller will accept or reject all bids by 12:00 Noon, CST on Friday, November 20, 2026, and all bidders will be notified shortly thereafter.

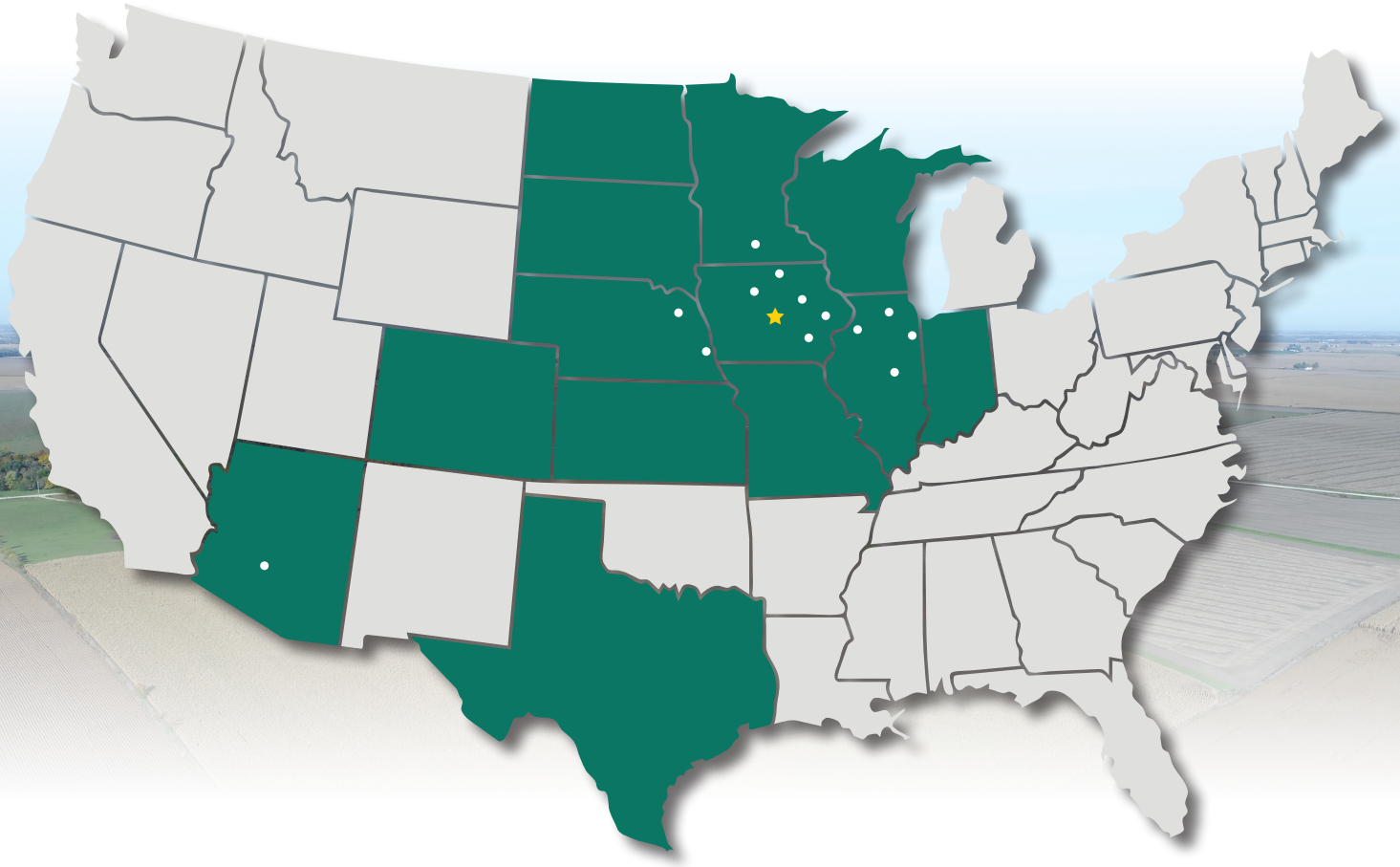
Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 18, 2026, or as soon thereafter as closing documents are available. Final settlement will require a 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

Upon acceptance of bid by Seller, the successful 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Professional Farm Management

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