Hertz Real Estate Services

Pauline Bennington Estate



AUCTION

Virtual Online-Only
Fri., December 4, 2026
10:00 a.m. CST
bid.hertz.ag

159.50 Acres, m/l
2 Parcels
Stark County, IL



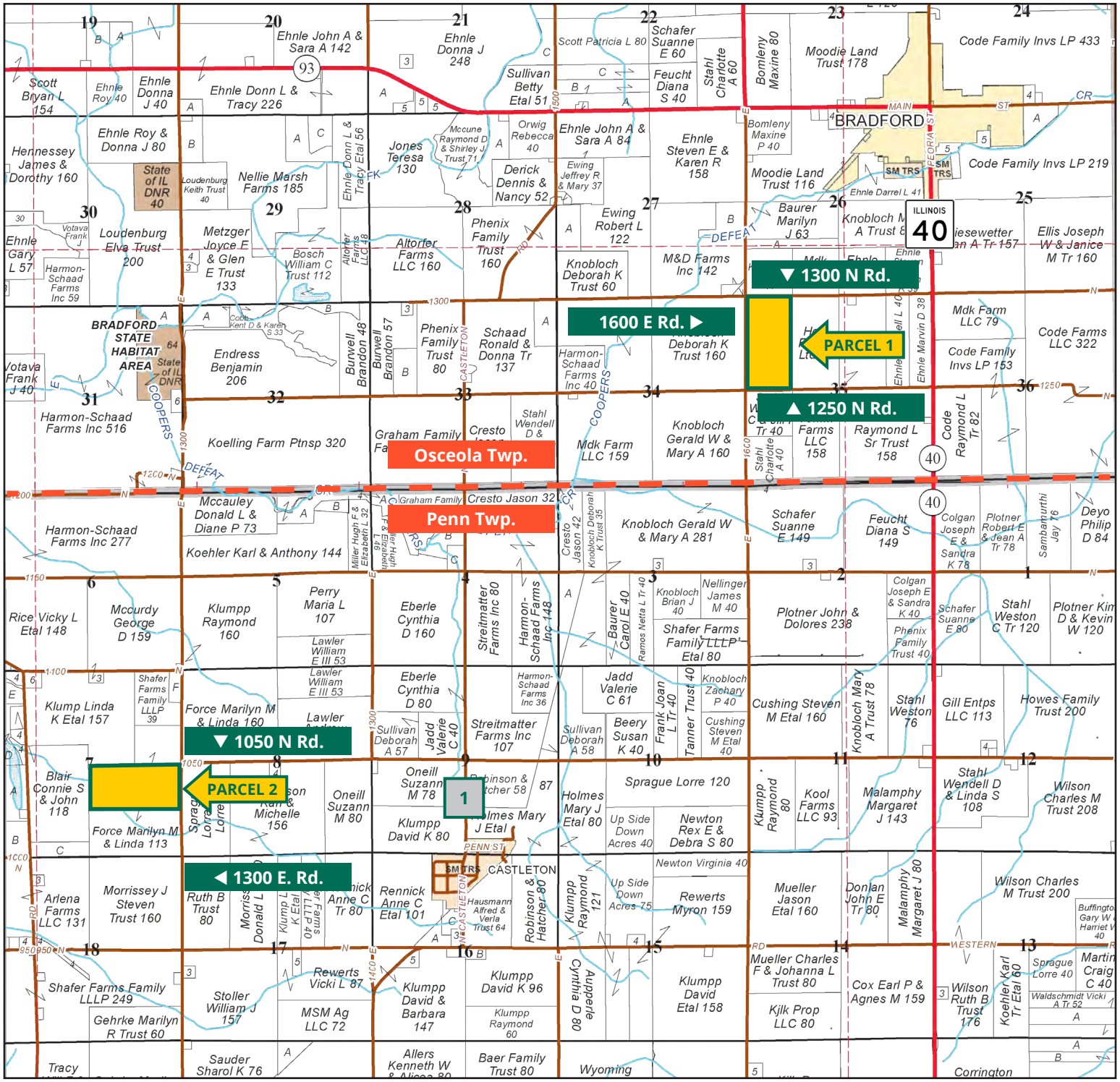
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CHAD KIES, AFM
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PLAT MAP

Osceola & Penn Townships, Stark County, IL



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COMBINED AERIAL PHOTO

159.50 Acres, m/l, Stark County, IL



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AERIAL PHOTO

79.50 Acres, m/l, Stark County, IL
Parcel 1

FSA/Eff. Crop Acres: 79.24 | Soil Productivity: 131.80 PI



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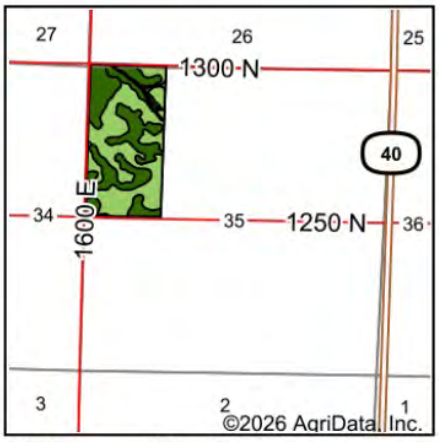
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SOIL MAP

79.24 FSA/Eff. Crop Acres
Parcel 1



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **35-14N-7E**
Township: **Osceola**
Acres: **79.24**
Date: **10/23/2026**

Hertz Farm Management, Inc

Maps Provided By surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IL175, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	40.16	50.8%		**123
51A	Muscatune silt loam, 0 to 2 percent slopes	17.15	21.6%		147
**171B	Catlin silt loam, 2 to 5 percent slopes	11.24	14.2%		**137
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	7.07	8.9%		136
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2.00	2.5%		**131
**86B	Osco silt loam, 2 to 5 percent slopes	1.62	2.0%		**138
				Weighted Average	**131.8**

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

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PROPERTY INFORMATION

79.50 Acres, m/l, Stark County, IL
Parcel 1

Location
From Bradford: go south on IL Route 40 for ½ mile, then west on 1300 N Rd. for approximately 1 mile. The farm is on the south side of the road.

Simple Legal
W½ NW¼ of Section 35, Township 14 North, Range 7 East of the 4th P.M., Stark Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax
2025 Taxes Payable 2026: $3,569.08
Taxable Acres: 79.50
Tax per Taxable Acre: $44.89

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 3822, Tract 438
FSA/Eff. Crop Acres: 79.24
Corn Base Acres: 39.60
Corn PLC Yield: 194 Bu.
Bean Base Acres: 39.60
Bean PLC Yield: 53 Bu.

NRCS Classification
HEL: Highly Erodible Land.

Soil Types/Productivity
Main soil types are Saybrook and Muscatune. Productivity Index (PI) on the FSA/Eff. crop acres is 131.80. 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 2025 by United Soils.
P: 61.3
K: 300.6
pH: 6.4

Land Description
Level to moderately sloping.

Drainage
Natural with some tile. No 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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AERIAL PHOTO

80.00 Acres, m/l, Stark County, IL
Parcel 2

FSA/Eff. Crop Acres: 76.81 | Soil Productivity: 133.10 PI



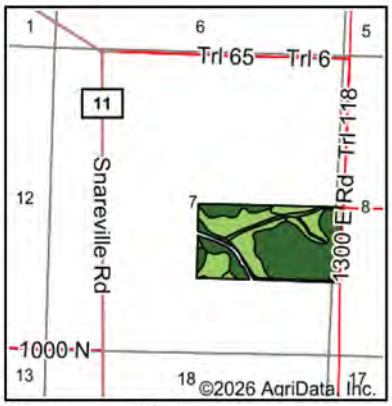
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SOIL MAP

76.81 FSA/Eff. Crop Acres
Parcel 2





State: **Illinois**
County: **Stark**
Location: **7-13N-7E**
Township: **Penn**
Acres: **76.81**
Date: **10/23/2026**

Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: IL175, Soil Area Version: 18					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	38.46	50.0%		**138
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	17.27	22.5%		**123
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	9.39	12.2%		**131
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	6.34	8.3%		136
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	4.76	6.2%		**131
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	0.50	0.7%		**128
**68A+	Sable silt loam, 0 to 2 percent slopes, overwash	0.09	0.1%		**144
				Weighted Average	**133.1**

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

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PROPERTY INFORMATION

80.00 Acres, m/l, Stark County, IL
Parcel 2

Location
From Castleton: go north on Co. Rd. 1 for ½ mile, then west on 1050 N Rd. for 1½ miles to 1300 E Rd. The farm is on the west side of 1300 E Rd. at 1050 N Rd.

Simple Legal
N½ SE¼, Section 7, Township 13 North, Range 7 East of the 4th P.M., Stark Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax
20025 Taxes Payable 2026: $3,929.66
Taxable Acres: 80.00
Tax per Taxable Acre: $49.12

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 3822, Tract 2373
FSA/Eff. Crop Acres: 76.81
Corn Base Acres: 38.40
Corn PLC Yield: 194 Bu.
Bean Base Acres: 38.30
Bean PLC Yield: 53 Bu.

NRCS Classification
HEL: Highly Erodible Land.

Soil Types/Productivity
Main soil types are Osco and Saybrook. Productivity Index (PI) on the FSA/Eff. crop acres is 133.10. 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 2023 by United Soils.
P: 107
K: 455
pH: 6.7

Land Description
Level to moderately sloping.

Drainage
Natural with some tile. No maps available.

Buildings/Improvements
None.

Water & Well Information
None.



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Parcel 1 - Southeast Looking Northwest



Parcel 2 - Northwest Looking Southeast



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AUCTION INFORMATION

Date: Fri., December 4, 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, John Rahn at 815-535-8399 or Chad Kies at 309-944-7838 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

Pauline Bennington Estate

Agency

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

Auctioneer

Eric Wilkinson
License No. 441-002361

Attorney

Ryan 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 January 13, 2027, or after any objections to title have been cleared. 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.

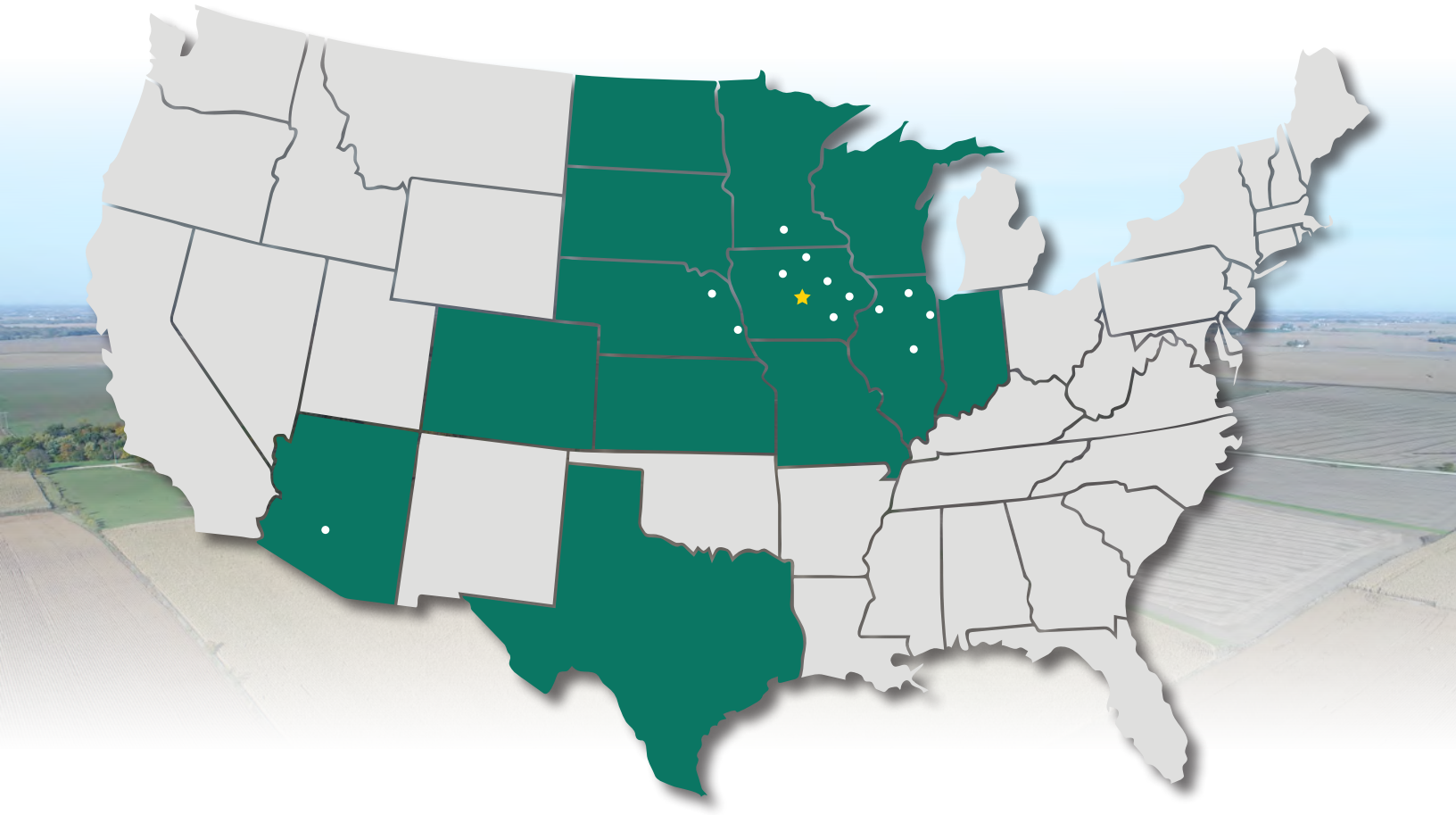
Contract & Title

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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