Hertz Real Estate Services

Productive McHenry County Farm with Cell Tower Income



AUCTION

Virtual-Online Only
Tuesday
December 1, 2026
2:00 p.m. CST
bid.hertz.ag

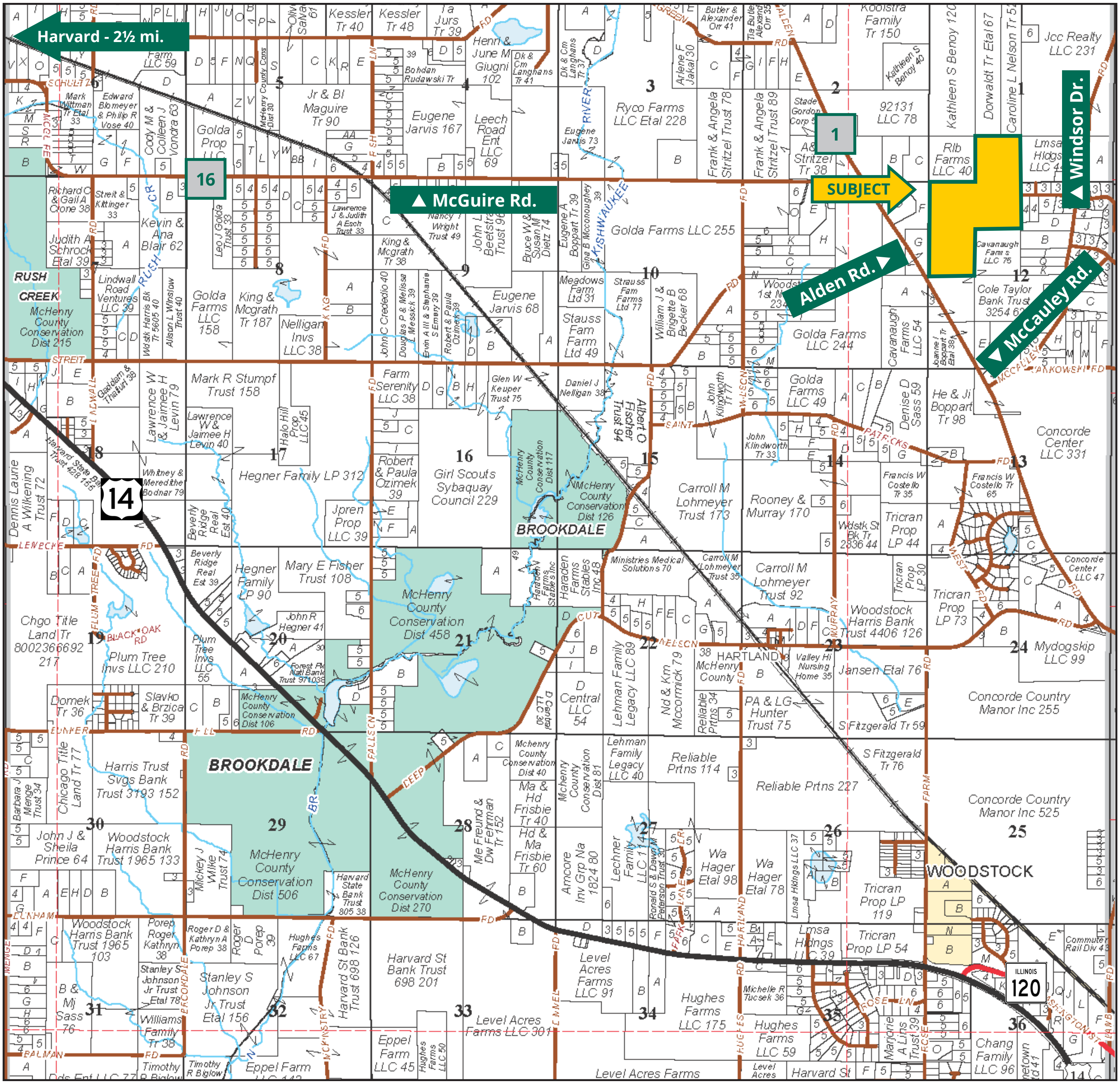
160.00 Acres, m/l
Single Parcel
McHenry County, IL



TROY DUKES, AFM, CCA
Licensed Broker in IL
Licensed Salesperson in WI
815.764.9082
TroyD@Hertz.ag

PLAT MAP

Hartland Township, McHenry County, IL



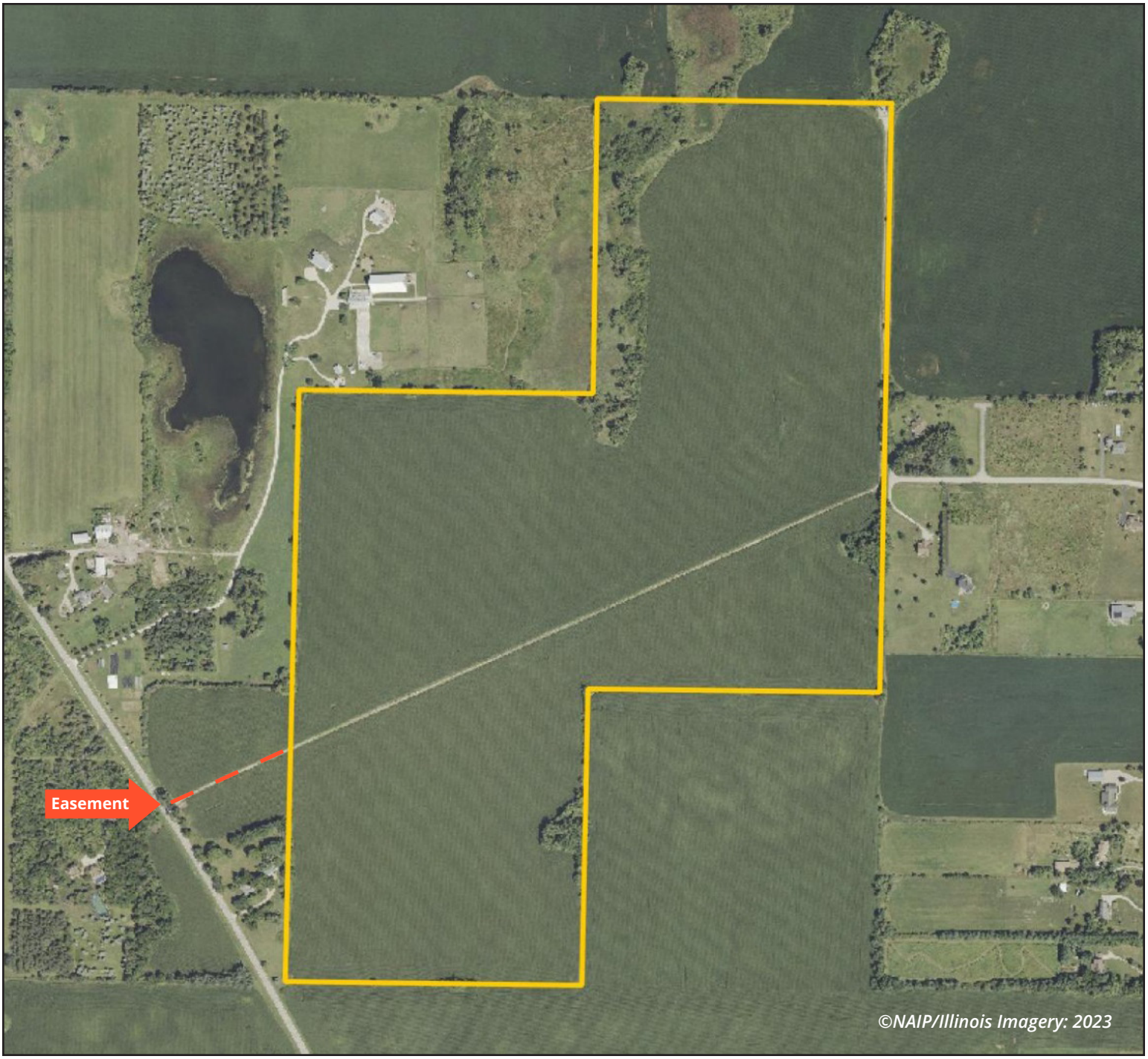
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AERIAL PHOTO

160.00 Acres, m/l, McHenry County, IL

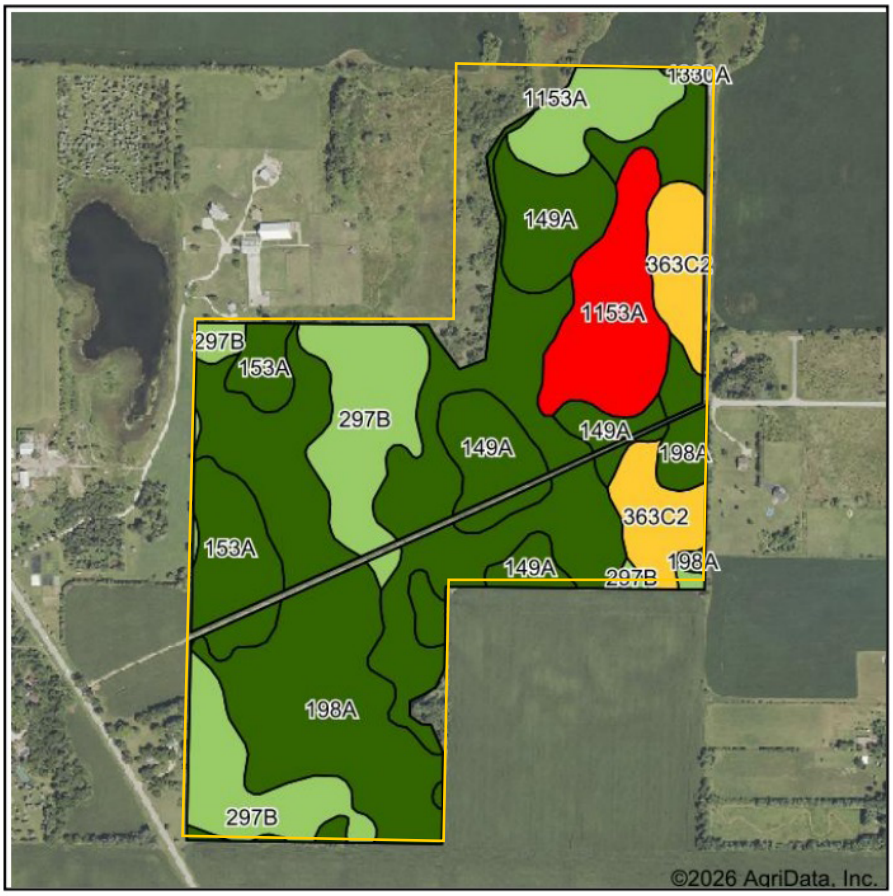
FSA/Eff. Crop Acres: 146.65 | Soil Productivity: 129.40 PI



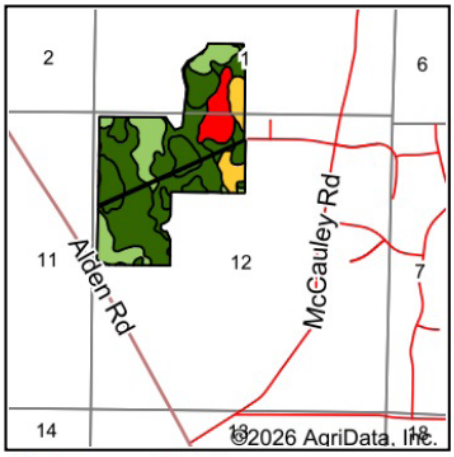
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SOIL MAP

146.65 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **McHenry**
Location: **12-45N-6E**
Township: **Hartland**
Acres: **146.65**
Date: **10/30/2026**

Hertz Farm Management, Inc

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

Area Symbol: IL111, Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**153A	Pella silty clay loam, cool, 0 to 2 percent slopes	40.19	27.4%		**136
198A	Elburn silt loam, cool, 0 to 2 percent slopes	36.37	24.8%		143
**297B	Ringwood silt loam, 2 to 4 percent slopes	28.93	19.7%		**128
149A	Brenton silt loam, 0 to 2 percent slopes	18.61	12.7%		141
**1153A	Pella silty clay loam, 0 to 2 percent slopes, undrained	12.14	8.3%		**68
**363C2	Griswold loam, 4 to 6 percent slopes, eroded	10.41	7.1%		**111
				Weighted Average	**129.4**

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:

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PROPERTY INFORMATION

160.00 Acres, m/l, McHenry County, IL

Location
From Harvard: Go east on McGuire Rd. / Co. Rd. 16 for 4.8 miles and continue south on Alden Rd. / Co. Rd. 1 for ½ mile. Property is accessible through the gravel lane on the east side of the road.

Simple Legal
SW¼ and the N½ NW¼ of Section 12 and the SE¼ SW¼ of Section 1, all in Township 45 North, Range 6 East of the 3rd P.M., McHenry Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax
2025 Taxes Payable 2026: $14,874.48
Taxable Acres: 160.00
Tax per Taxable Acre: $92.97

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 780, Part of Tract 1072
FSA/Eff. Crop Acres: 146.65
Corn Base Acres: 112.40*
Corn PLC Yield: 97 Bu.
Bean Base Acres: 34.25*
Bean PLC Yield: 31 Bu.
**Acres are estimated pending reconstitution of farm by the McHenry County FSA office.*

NRCS Classification
NHEL: Non-Highly Erodible Land.

Soil Types/Productivity
Main soil types are Pella, Elburn, Ringwood, and Brenton. Productivity Index (PI) on the FSA/Eff. crop acres is 129.40. 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.

Cell Tower
There is an income-producing cell tower in the northeast corner of the property. Contact agent for details.

Access Easement
The main access to the property is through a recorded easement off Alden Rd. Access is also available from the east off Windsor Drive.

Comments
A gravel lane through the property's center provides access to the cell tower in the northeast corner and a convenient place to load trucks at harvest.



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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Cell Tower in the Northeast Corner - Looking West



Looking Northeast



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West Half of Farm looking Northwest



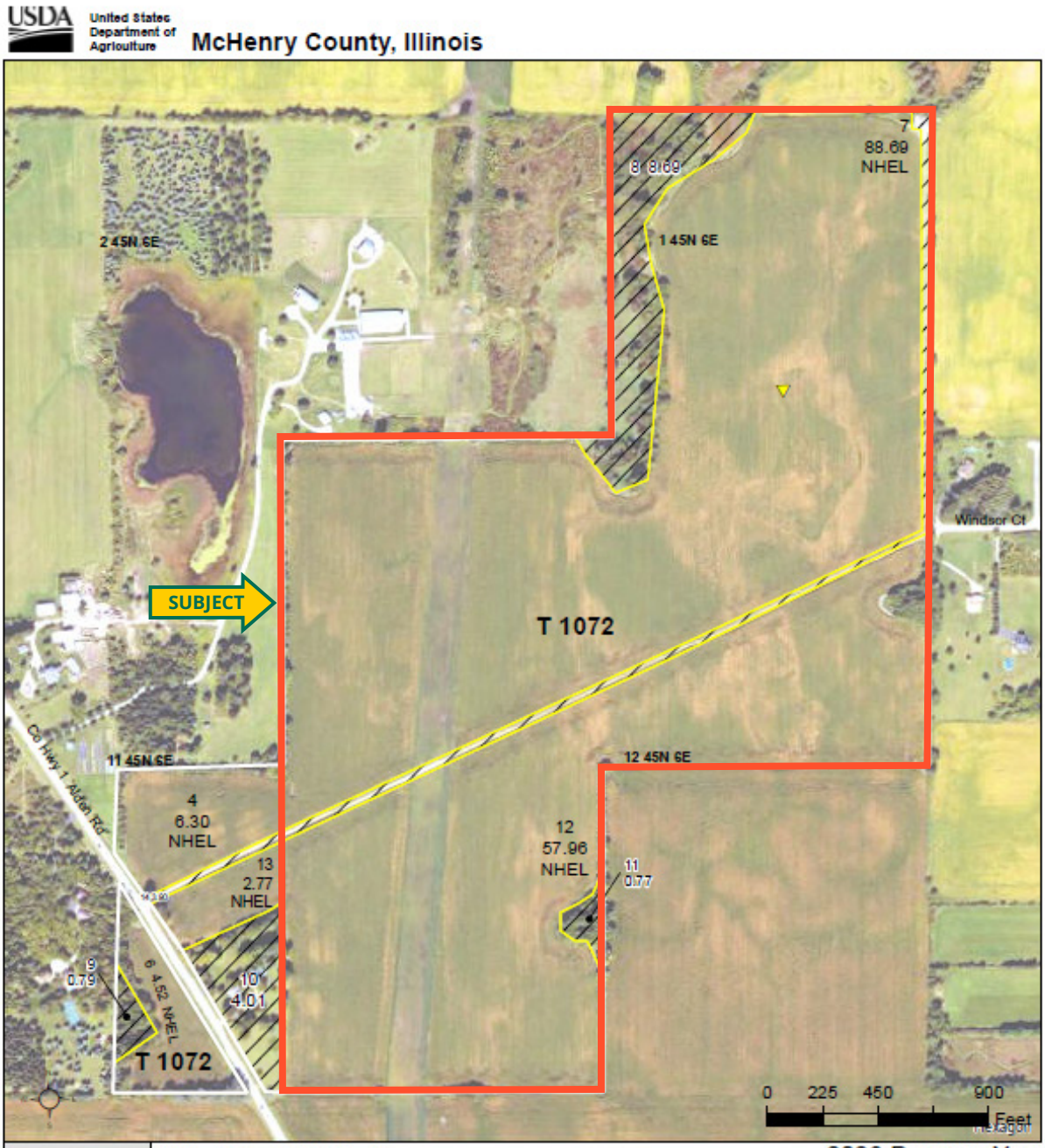
East Half of Farm looking Northwest



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FSA MAP

146.65 FSA/Eff. Crop Acres



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AUCTION INFORMATION

Date: Tues., December 1, 2026

Time: 2:00 p.m.

Site: Virtual Live Auction
Online Only
bid.hertz.ag

Online Bidding Information

- To bid on this property, 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 Manager, Troy Dukes at Phone 815-764-9082 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

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

Seller

Mary Ellen Howard Living Trust, Joanne I. Boppart Living Trust & Eugene A. Boppart Family Trust

Agency

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

Auctioneer

Eric Wilkinson
License No. 441-002361

Attorney

Anthony Pavone
Pavone Law Group

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

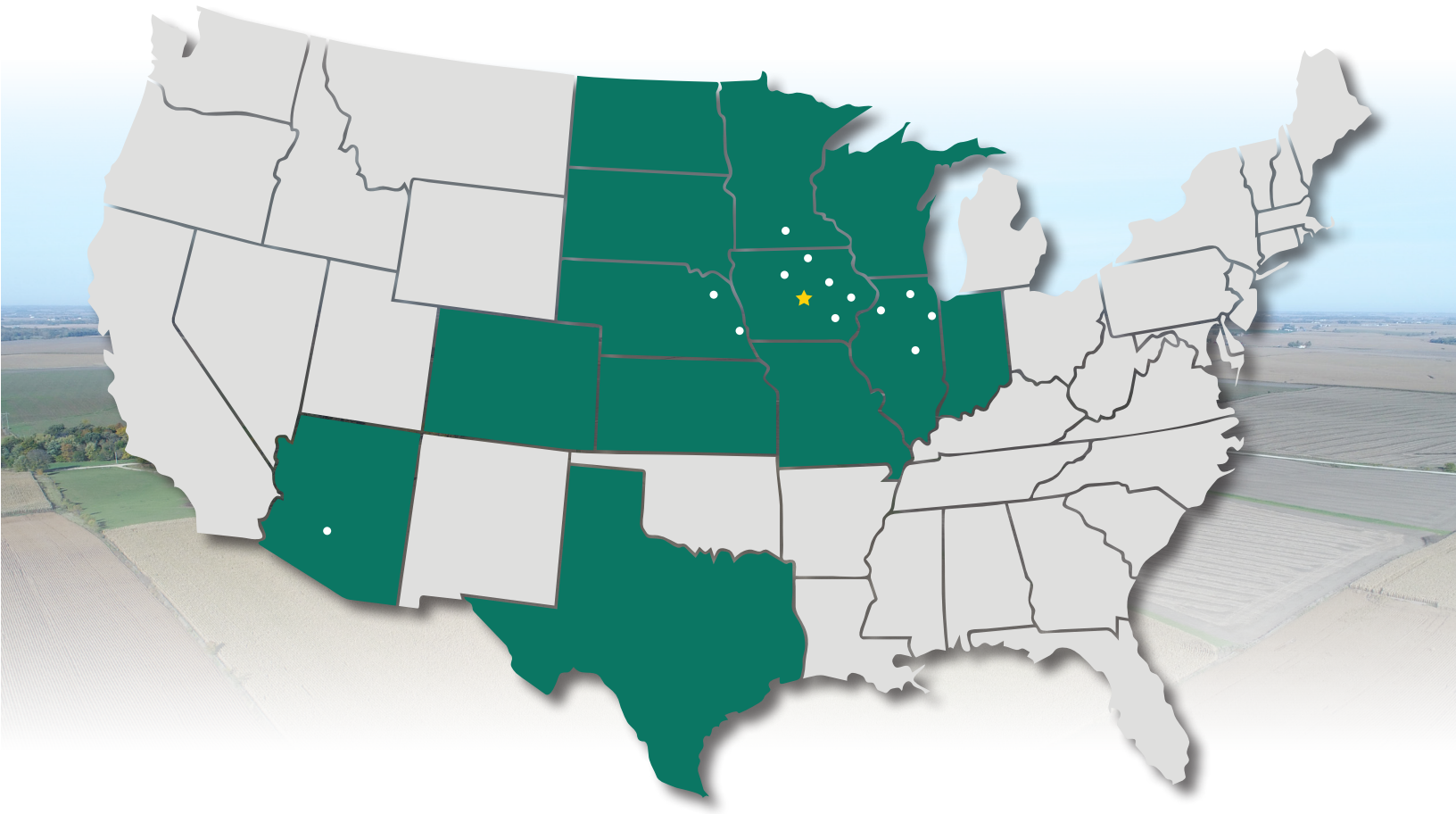
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 30, 2026, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. 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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