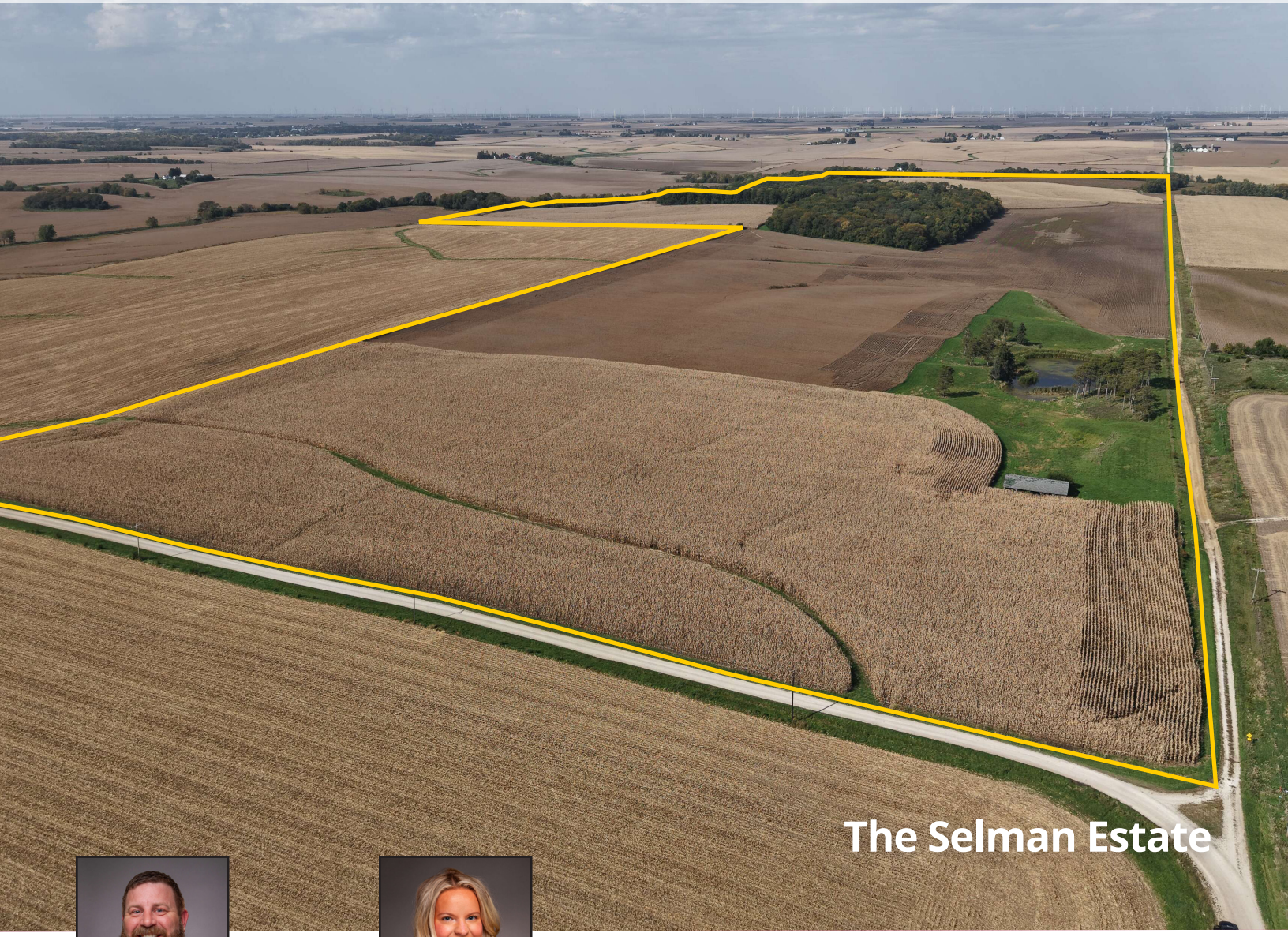
Hertz Real Estate Services

ONE-CHANCE SEALED BID SALE



The Selman Estate



BRANDON YAKLICH, AFM
Designated Managing Broker in IL
Licensed Broker in IN
309.883.9490
BrandonY@Hertz.ag



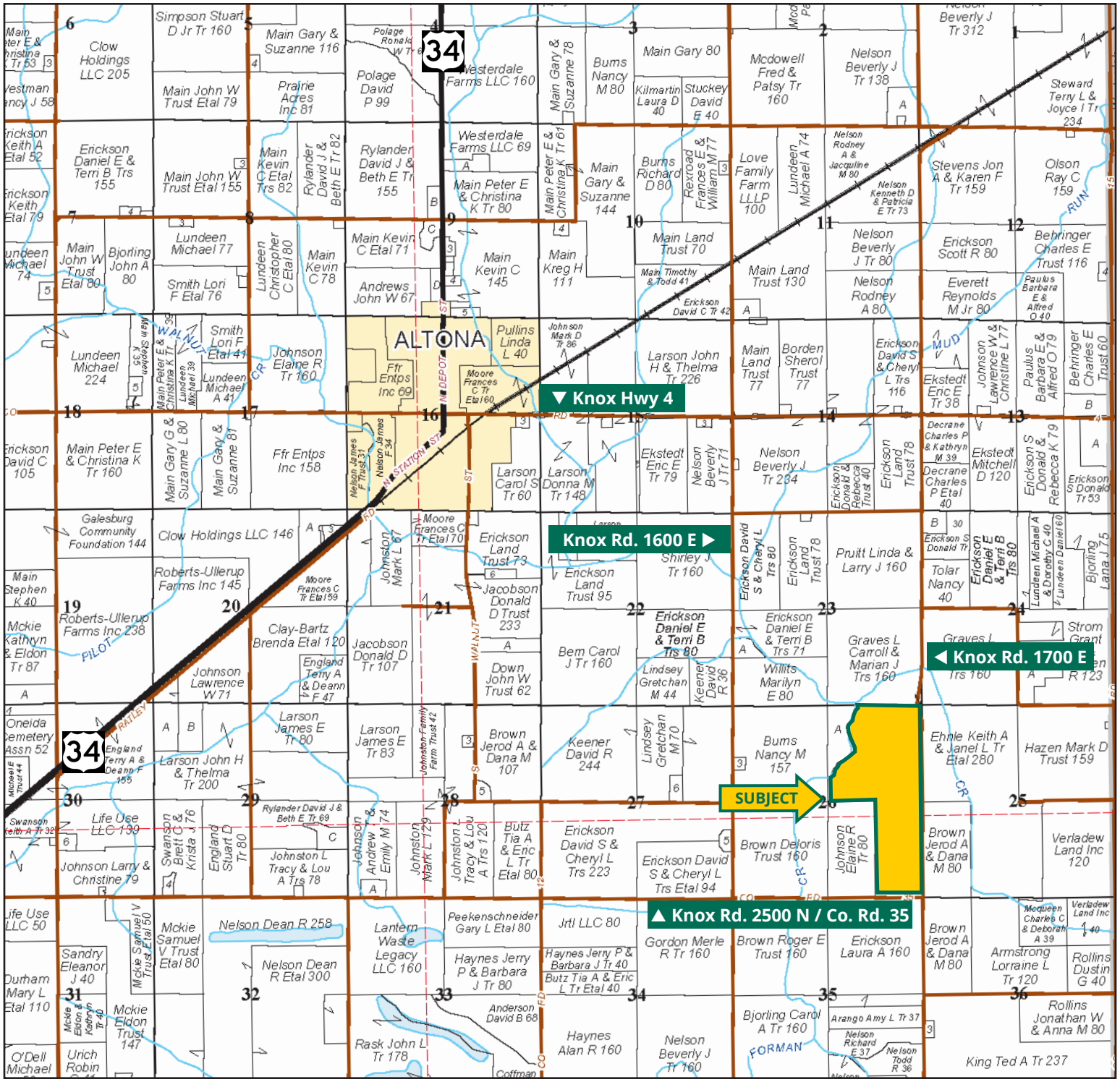
JENNA BLESSING
Licensed Broker in IL
660.342.4570
JennaB@Hertz.ag

Bid Deadline:
Thursday, December 3, 2026
12:00 Noon, CST

215.03 Acres, m/l
Single Parcel
Knox County, IL

PLAT MAP

Walnut Grove Township, Knox County, IL



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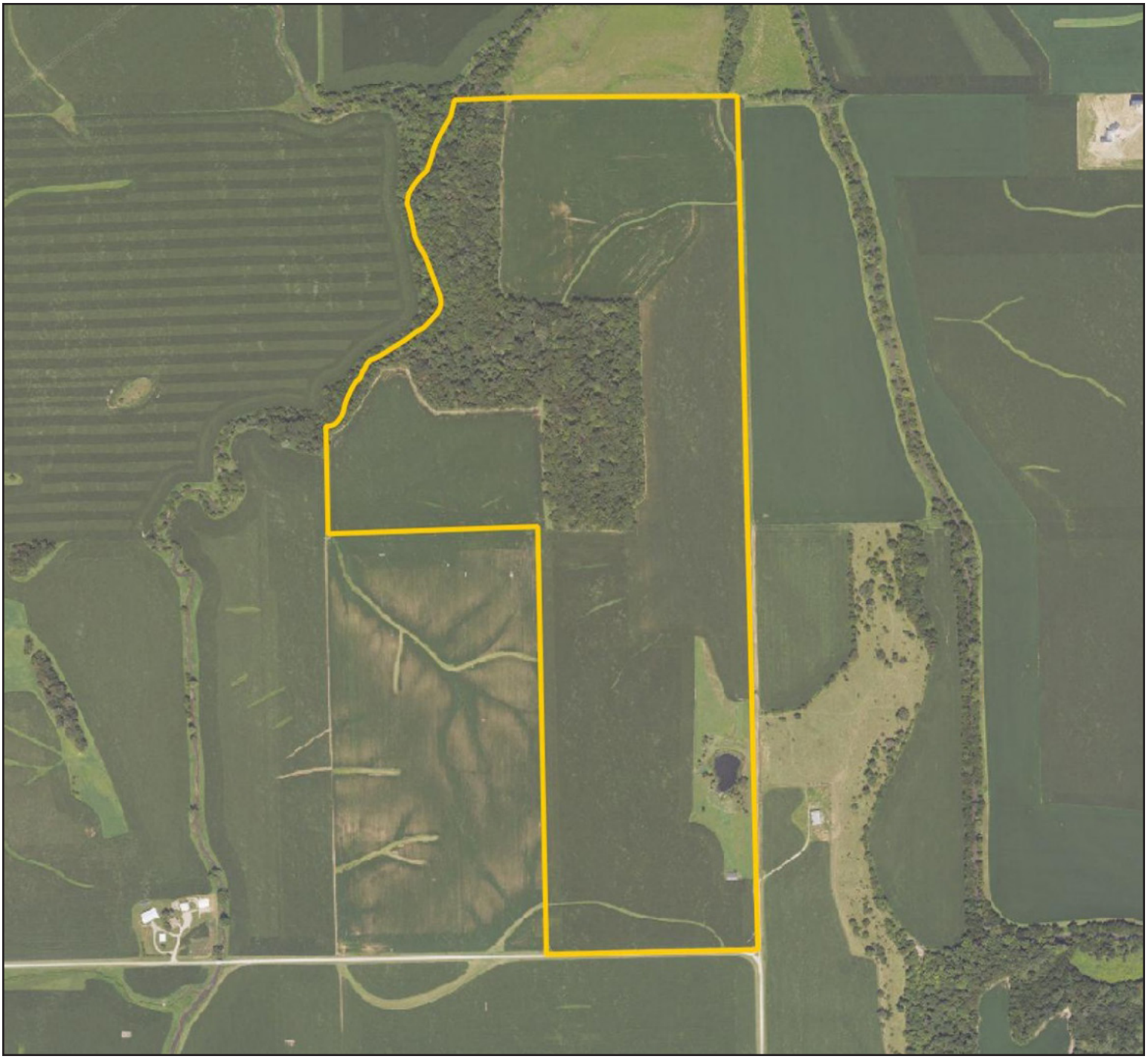
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AERIAL PHOTO

215.03 Acres, m/l, Knox County, IL

FSA/Eff. Crop Acres: 151.06 | Soil Productivity: 118.50 PI



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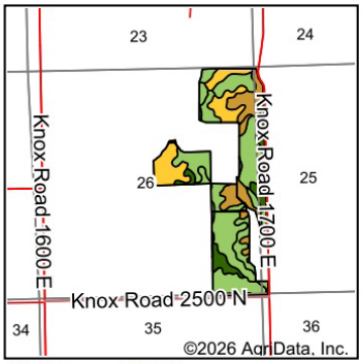
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SOIL MAP

151.06 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Knox**
Location: **26-13N-3E**
Township: **Walnut Grove**
Acres: **151.06**
Date: **10/22/2026**

Hertz Farm Management, Inc

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

Area Symbol: IL095, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**675B	Greenbush silt loam, 2 to 5 percent slopes	33.07	21.8%		**131
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	25.48	16.9%		**112
**3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	19.77	13.1%		**126
**279B	Rozetta silt loam, 2 to 5 percent slopes	13.62	9.0%		**118
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	12.57	8.3%		**82
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	11.52	7.6%		**131
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	11.13	7.4%		**88
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	6.75	4.5%		**133
**7081B	Littleton silt loam, 1 to 3 percent slopes, rarely flooded	4.53	3.0%		**141
257A	Clarksdale silt loam, 0 to 2 percent slopes	4.36	2.9%		128
17A	Keomah silt loam, 0 to 2 percent slopes	4.01	2.7%		119
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	1.82	1.2%		**122
**86B	Osco silt loam, 2 to 5 percent slopes	1.10	0.7%		**138
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.58	0.4%		**126
**549F	Marseilles silt loam, 18 to 35 percent slopes	0.40	0.3%		**74
43A	Ipava silt loam, 0 to 2 percent slopes	0.35	0.2%		142
				Weighted Average	118.5

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PROPERTY INFORMATION

215.03 Acres, m/l, Knox County, IL

Location
From Altona: Go east on Knox Hwy 4 for 0.9 miles, then south on Knox Rd. 1600 E for 2½ miles and then east on Knox Rd. 2500 N / Co. Rd. 35 for 1 mile. Property is located on the north side of the road.

Simple Legal
E½ SE¼ and the NE¼, excluding the part lying west of the creek, all in Section 26, Township 13 North, Range 3 East of the 4th P.M., Knox Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax
2025 Taxes Payable 2026: $7,680.40
Taxable Acres: 215.03

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 5009, Tract 1727
FSA/Eff. Crop Acres: 151.06
Corn Base Acres: 88.85
Corn PLC Yield: 175 Bu.
Bean Base Acres: 60.24
Bean PLC Yield: 51 Bu.

Soil Types/Productivity
Main soil types are Greenbush, Rozetta and Sawmill. Productivity Index (PI) on the FSA/Eff. crop acres is 118.50. 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
Nearly level to strongly sloping.

Drainage
Some tile. No tile maps available.

Buildings/Improvements
There is an older 50' x 45' barn on the property.

Water & Well Information
No wells. There is a pond north of the older barn.

Comments
Mixed-use property featuring productive cropland, timber, a pond, and an older barn.



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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Northeast looking Southwest



Southwest Corner Near the Center of the Field looking Northeast

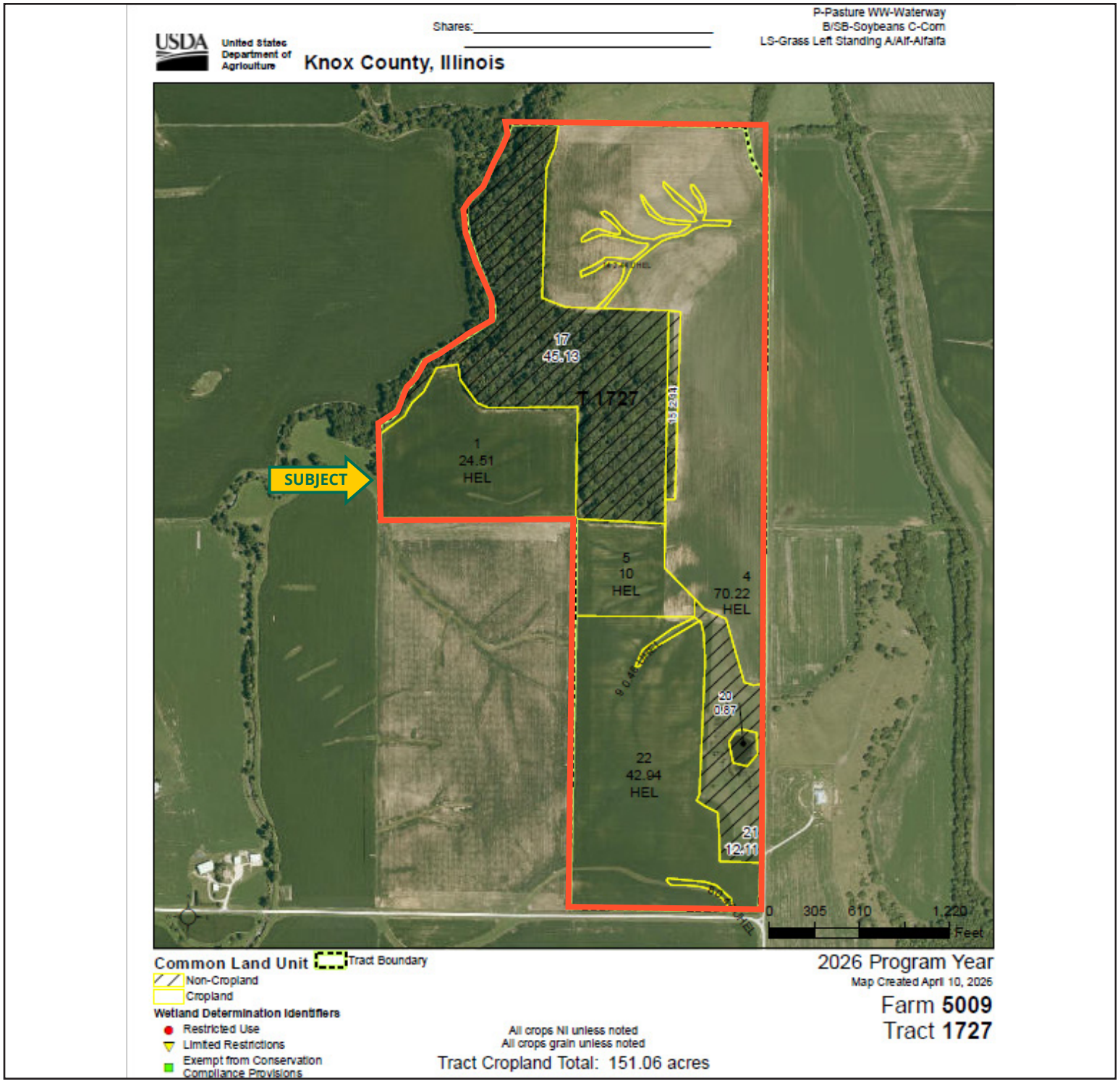


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FSA MAP

151.06 FSA/Eff. Crop Acres



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SEALED BID INFORMATION

Bid Deadline: Thurs., Dec. 3, 2026

Time: 12:00 Noon, CST

Mail To:
Hertz Real Estate Services
Attn: Brandon Yaklich
P.O. Box 9
Geneseo, IL 61254

Seller
M. Dennis Selman & Kevin J. Selman

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

Attorney
Justin Raver
Karlin Raver 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, Brandon Yaklich at 309-883-9490.

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 Thursday, December 3, 2026 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Monday, December 7, 2026, and all bidders will be notified shortly thereafter.

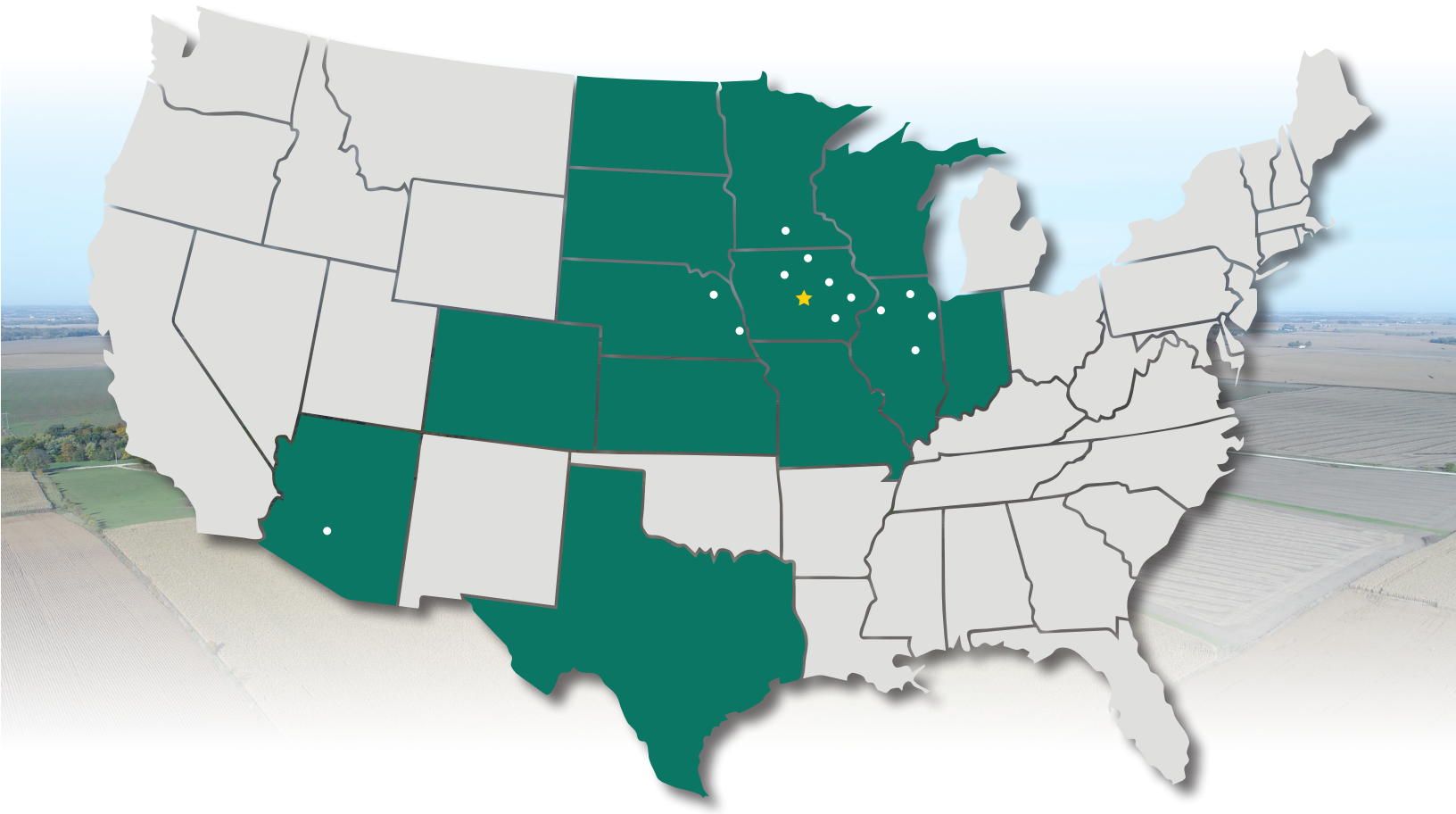
Terms of Possession
The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 15, 2027, 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.

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