

238.62 Ac, m/l
in 3 parcels
Ford Co., IL



Date: Thurs., June 29, 2017

Time: 10:00 a.m.

Auction Site:

Piper City Community Building

Address:

64 W. Peoria St., Piper City, IL 60959

Auction Information

Seller

Kirkwood Farms, Inc.

Agency

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

Auctioneer

Reid L. Thompson, #441.001804.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a

real estate contract and deposit with the designated escrow agent the required earnest payment. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing services, they will be shared by the Seller and Buyer(s).

Method of Sale

- Land will be offered by the **choice and privilege method** with choice to the high bidder to take any individual or combination of parcels. The remaining parcel(s) shall be offered to the contending bidder at the high bid. Any remaining parcel(s) will be offered with additional round(s) of bidding.
- Seller reserves the right to refuse any and all bids.

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 August 1, 2017 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 farm lease which expires December 31, 2017. The 2016 taxes payable in 2017 will be paid by the Seller. The 2017 taxes payable in 2018 will be prorated between Seller and Buyer(s). Buyer(s) will receive a prorated credit at closing for 2017 taxes payable in 2018.

Announcements

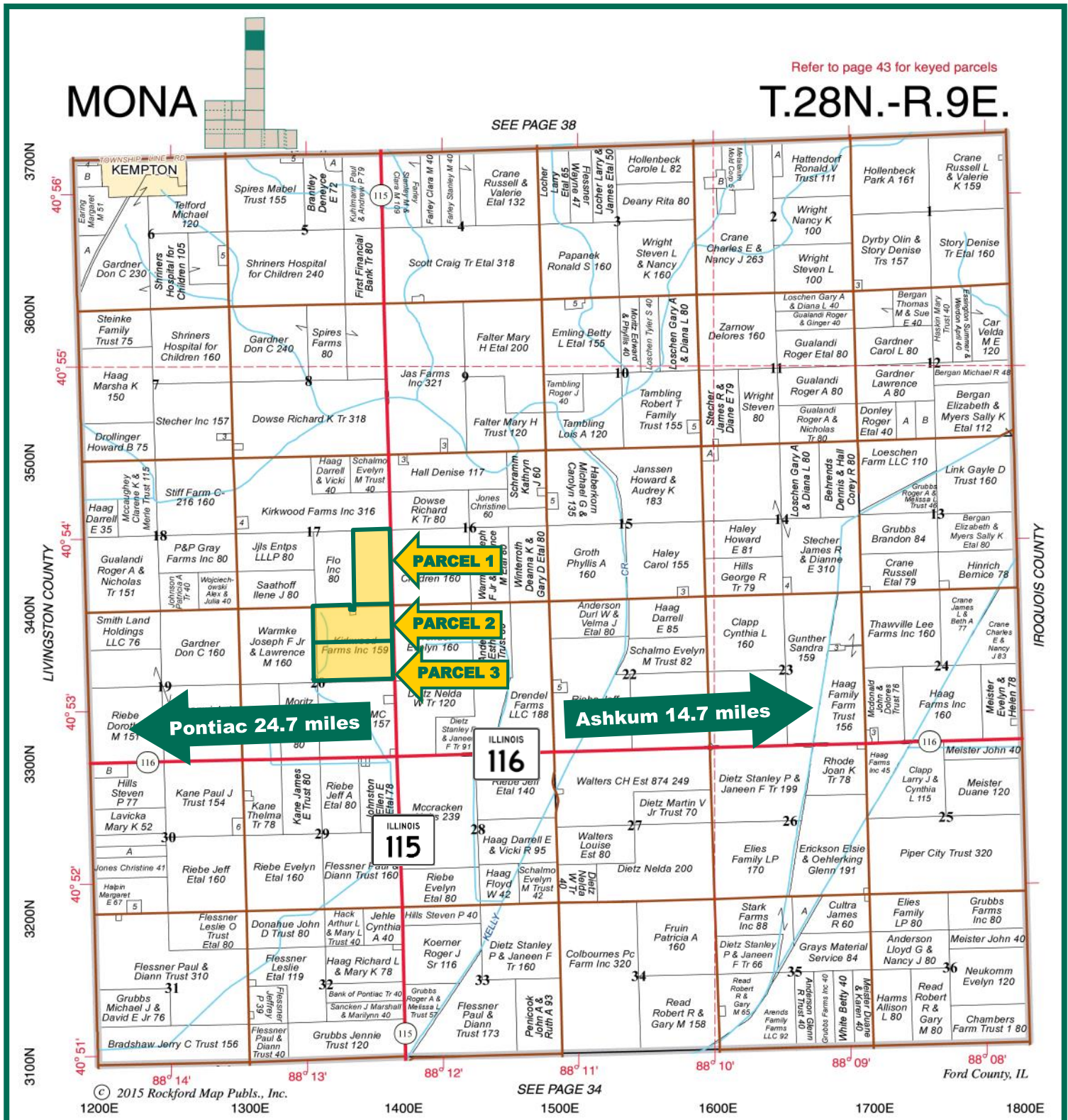
Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

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Plat Map



Map reproduced with permission of Rockford Map Publishers

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Aerial Photo: Parcels 1, 2 & 3

Property Information Parcels 1, 2 & 3 238.62 Acres, m/l

Location

34.1 miles southwest of Kankakee.
24.7 miles east of Pontiac.
14.7 miles west of Ashkum.
4.6 miles northeast of Cullom.
3.5 miles southeast of Kempton.

Lease Status

The farm is currently leased on a flex cash rent basis. The 2017 rent will be split between the Seller and Buyer(s).

FSA Data*

Farm Number 3302, Tract 913

Crop Acres: 230.17

Corn Base: 114.8

Corn PLC Yield: 143 Bu.

Bean Base: 114.8

Bean PLC Yield: 47 Bu.

Program Election: ARC- CO

**Should parcels sell to different Buyers, final crop acres and bases for each parcel will be determined by the FSA office.*

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently undulating.

Yield Information

2016 Corn 230 Bu/Ac

2016 Soybeans 66 Bu/Ac

Source: Farm Operator.

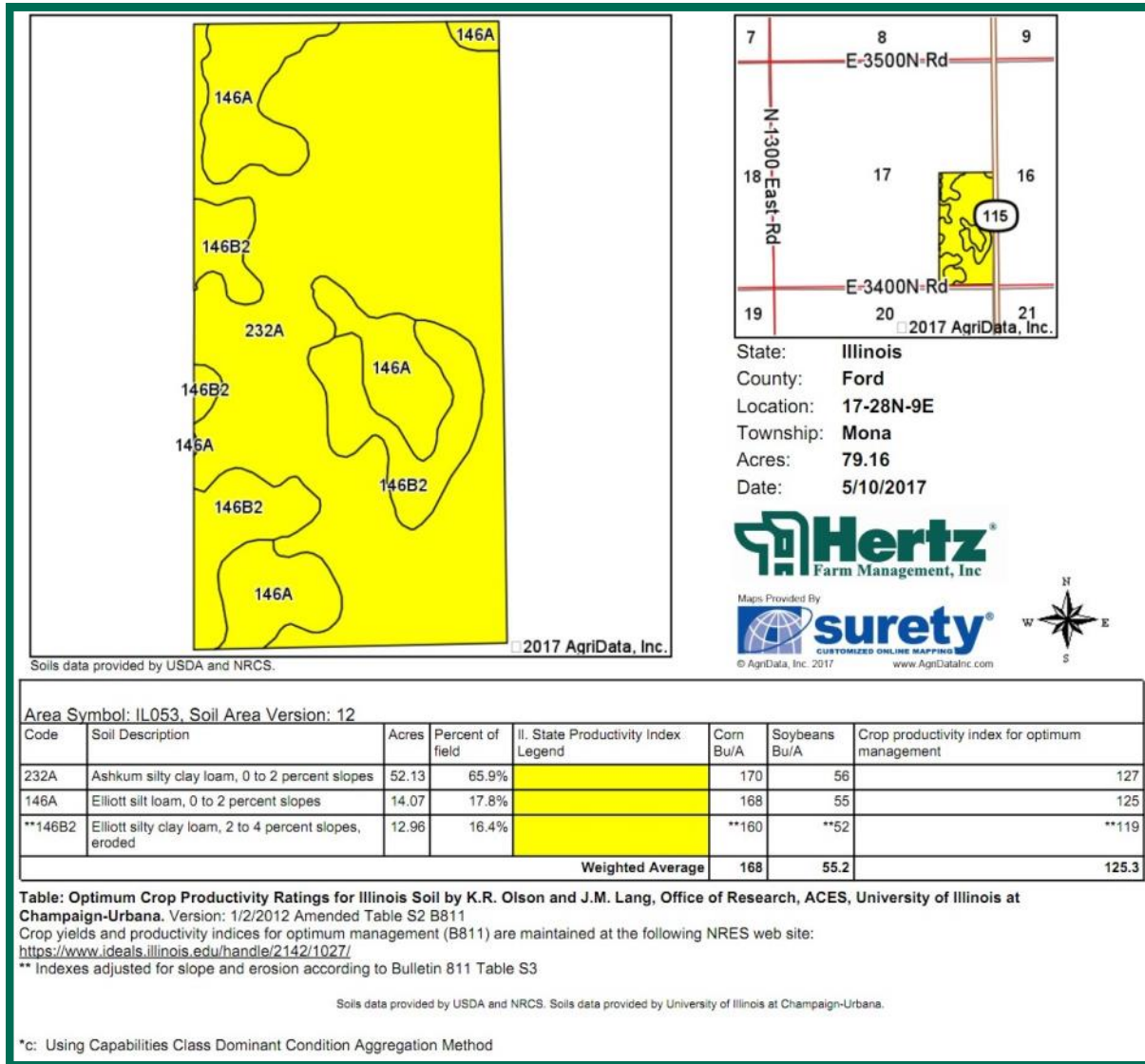


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Soil Map: Parcel 1



Property Information Parcel 1 - 80.0 Acres, m/l Legal Description

The East 1/2 of the Southeast 1/4 of Section 17, Township 28N, Range 9E, located in Mona Township, Ford County, Illinois.

Soil Types/Productivity

Main soil types are Ashkum silty clay and Elliott silt loam. Productivity Index (PI) is 125.3, based on 79.16 estimated crop acres. See soil map for details.

Real Estate Tax

2016 Taxes Payable 2017: \$1,744.18
Taxable Acres: 80.0
Tax per Taxable Acre: \$21.80
PIN: 02-02-17-400-002

Drainage

No drainage information available.

Comments

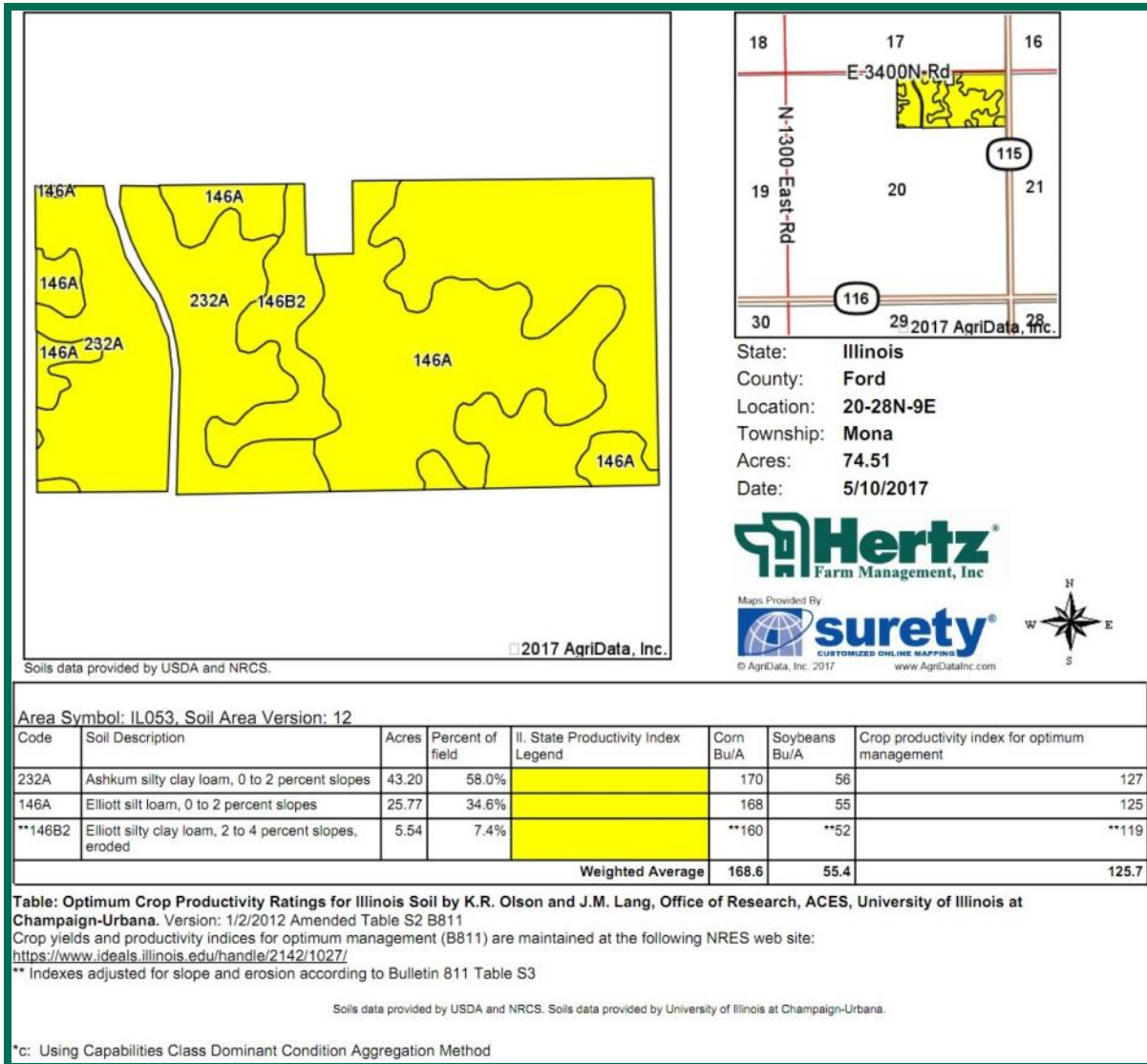
Access to the farm is available along State Highway 115 on the east, and 3400 N Road on the south.

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Soil Map: Parcel 2



Property Information Parcel 2 - 78.62 Acres, m/l Legal Description

The North 1/2 of the Northeast 1/4 of Section 20, Township 28N, Range 9E, less the building site previously sold off, located in Mona Township, Ford County, Illinois.

Soil Types/Productivity

Main soil types are Ashkum silty clay and Elliott silt loam. Productivity Index (PI) is 125.7, based on 74.51 estimated crop acres. See soil maps for details.

Buildings/Improvements

Pole barn and grain bin.

Real Estate Tax*

2016 Taxes Payable 2017: \$3,948.74
Taxable Acres: 158.62
Tax per Taxable Acre: \$24.89
PIN: 02-02-20-200-003

**Figures are based on the cumulative totals of Parcels 2 and 3. Should the parcels be sold to different Buyer(s), the real estate taxes will be determined by the Ford County Assessment office.*

Survey

Should Parcel 2 and Parcel 3 sell to different Buyer(s), the Seller will provide a survey upon which the final purchase price will be based.

Drainage

The farm is improved with grass waterways on the west side. No additional drainage information available.

Comments

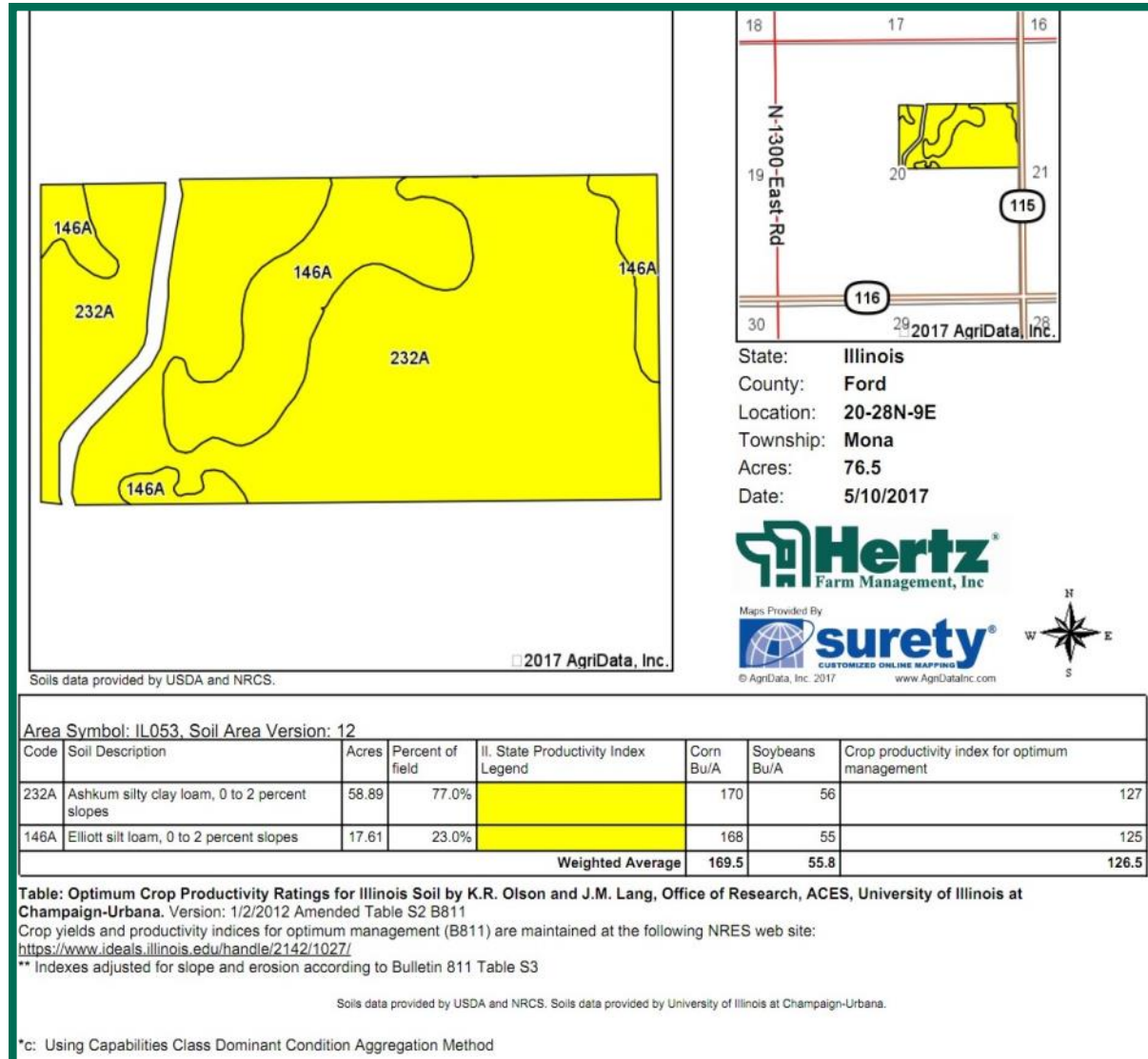
Access to the farm is available along State Highway 115 on the east and 3400 N Rd on the north.

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Soil Map: Parcel 3



Property Information Parcel 3 - 80.0 Acres, m/l Legal Description

The South 1/2 of the Northeast 1/4 of Section 20, Township 28N, Range 9E, located in Mona Township, Ford County, Illinois.

Soil Types/Productivity

Main soil types are Ashkum silty clay and Elliott silt loam. Productivity Index (PI) is 126.5, based on 76.5 estimated crop acres. See soil maps for details.

Real Estate Tax*

2016 Taxes Payable 2017: \$3,948.74

Taxable Acres: 158.62

Tax per Taxable Acre: \$24.89

PIN: 02-02-20-200-003

**Figures are based on the cumulative totals of Parcels 2 and 3. Should the parcels be sold to different Buyer(s), the real estate taxes will be determined by the Ford County Assessment office.*

Survey

Should Parcel 2 and Parcel 3 sell to different Buyer(s), the Seller will provide a survey upon which the final purchase price will be based.

Drainage

The farm is improved with a grass waterway on the west side. No additional drainage information available.

Comments

Access to the farm is available along State Highway 115 on the east.

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.

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