

## 149.8 Acres, m/I, McHenry County, IL



114.3 PI - Quality farm located on hard surface road.

**Date: Thur., Feb. 4th, 2016**

**Time: 10:00 a.m.**

**Auction Site:**

McHenry County Fairground  
Building "D"

**Address:**

11900 Country Club Rd  
Woodstock, IL 60098

**Property Information**

**Location**

Located on Highway 120, approximately  
3/4 mile east of Woodstock.

**Legal Description**

Section 34, Greenwood Township,  
McHenry County, Illinois. See plat map  
page 5.

**Lease Status**

Open for 2016.

**Real Estate Tax**

Taxes Payable 2015: \$6,466.36  
Taxable Acres: 149.8  
Tax per Taxable Acre: \$43.16  
(Includes farm improvements.)

**FSA Data**

Farm Number 8640, Tract #861  
Crop Acres: 121.9  
Corn Base: 64.5  
Corn PLC Yield: 143 Bu.  
Bean Base: 57.4  
Bean PLC Yield: 44 Bu.  
Both corn and soybeans are ARC-Co  
enrolled.

**Conservation Easement**

**Special Announcement**

This property has an Agricultural  
Conservation Easement with the Land  
Conservancy of McHenry County. Future

use is restricted to agricultural production  
and conservation purposes, such as  
preservation of agricultural land, open  
spaces, scenic values, natural habitat, and  
historic resources. Contact Agent for more  
details and a copy of the Conservation  
Program Easement.

**Soil Types/Productivity**

Main soil types are Ringwood, McHenry,  
and Casco. Productivity Index (PI) is  
114.3. See soil map for details.

**Buildings/Improvements**

Located on Highway 120 in southwest  
corner of north parcel. Includes a 2-story  
dwelling, barn and several storage  
facilities. The house is leased month to  
month. Possession as agreed. Buildings  
are being sold "As is, Where is."

**Drainage**

No maps available.

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# Auction Information



## Auction Information

### Method of Sale

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

### Comments

Property cannot be divided due to Conservation Easement. See Conservation Easement.

### Seller

Elsen Trust.

### Auctioneer

Reid Thompson 441.001804 IL

### Agency

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

## 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 March 4th, 2016 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of tillable land will be given at settlement subject to the existing lease which expires February 28th, 2016.

## 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).

## Announcements

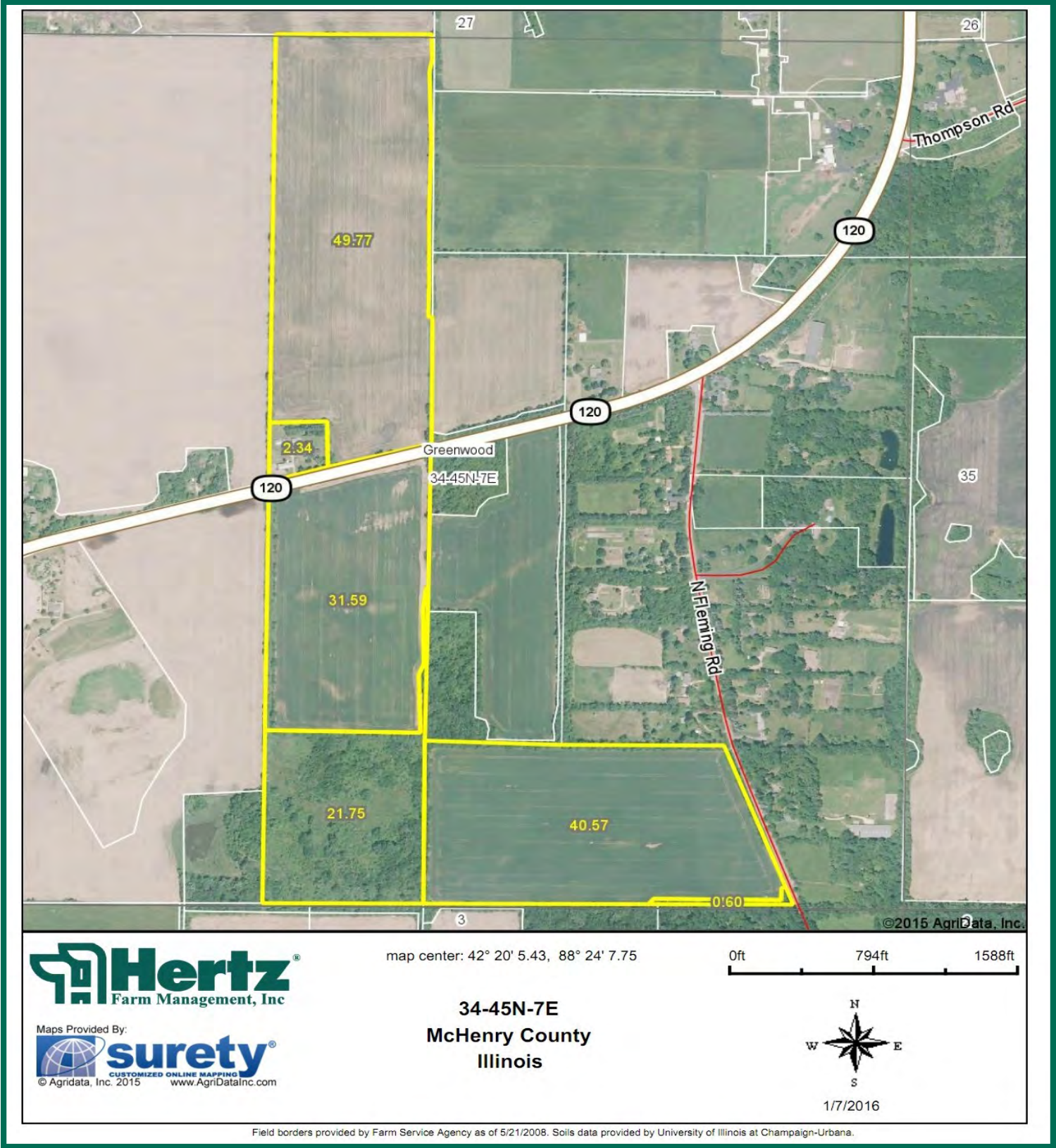
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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.

*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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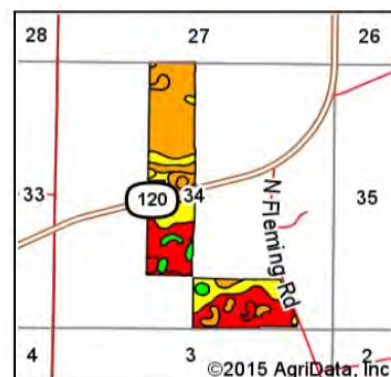
# Aerial Photo



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# Soil Map



State: Illinois  
County: McHenry  
Location: 34-45N-7E  
Township: Greenwood  
Acres: 121.93  
Date: 1/8/2016

**Hertz**  
Farm Management, Inc

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL111, Soil Area Version: 11

| Code             | Soil Description                                          | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|-----------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|
| **297B           | Ringwood silt loam, 2 to 4 percent slopes                 | 38.45 | 31.5%            |                                     | **173     | **55          | **128                                          |
| **310B           | McHenry silt loam, 2 to 4 percent slopes                  | 23.64 | 19.4%            |                                     | **154     | **50          | **114                                          |
| **323C2          | Casco loam, 4 to 6 percent slopes, eroded                 | 21.65 | 17.8%            |                                     | **130     | **43          | **96                                           |
| **361C2          | Kidder loam, 4 to 6 percent slopes, eroded                | 14.55 | 11.9%            |                                     | **130     | **44          | **97                                           |
| 206A             | Thorp silt loam, 0 to 2 percent slopes                    | 6.57  | 5.4%             |                                     | 170       | 55            | 126                                            |
| **363C2          | Griswold loam, 4 to 6 percent slopes, eroded              | 4.69  | 3.8%             |                                     | **148     | **49          | **111                                          |
| 297A             | Ringwood silt loam, 0 to 2 percent slopes                 | 4.61  | 3.8%             |                                     | 175       | 56            | 129                                            |
| 153A             | Pella silty clay loam, cool, 0 to 2 percent slopes        | 4.37  | 3.6%             |                                     | 183       | 60            | 136                                            |
| **323D3          | Casco clay loam, 6 to 12 percent slopes, severely eroded  | 1.57  | 1.3%             |                                     | **104     | **34          | **76                                           |
| **361D3          | Kidder clay loam, 6 to 12 percent slopes, severely eroded | 1.44  | 1.2%             |                                     | **118     | **40          | **88                                           |
| **327B           | Fox silt loam, 2 to 4 percent slopes                      | 0.39  | 0.3%             |                                     | **148     | **48          | **108                                          |
| Weighted Average |                                                           |       |                  |                                     | 154.2     | 50.1          | 114.3                                          |

Area Symbol: IL111, Soil Area Version: 11

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811**

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

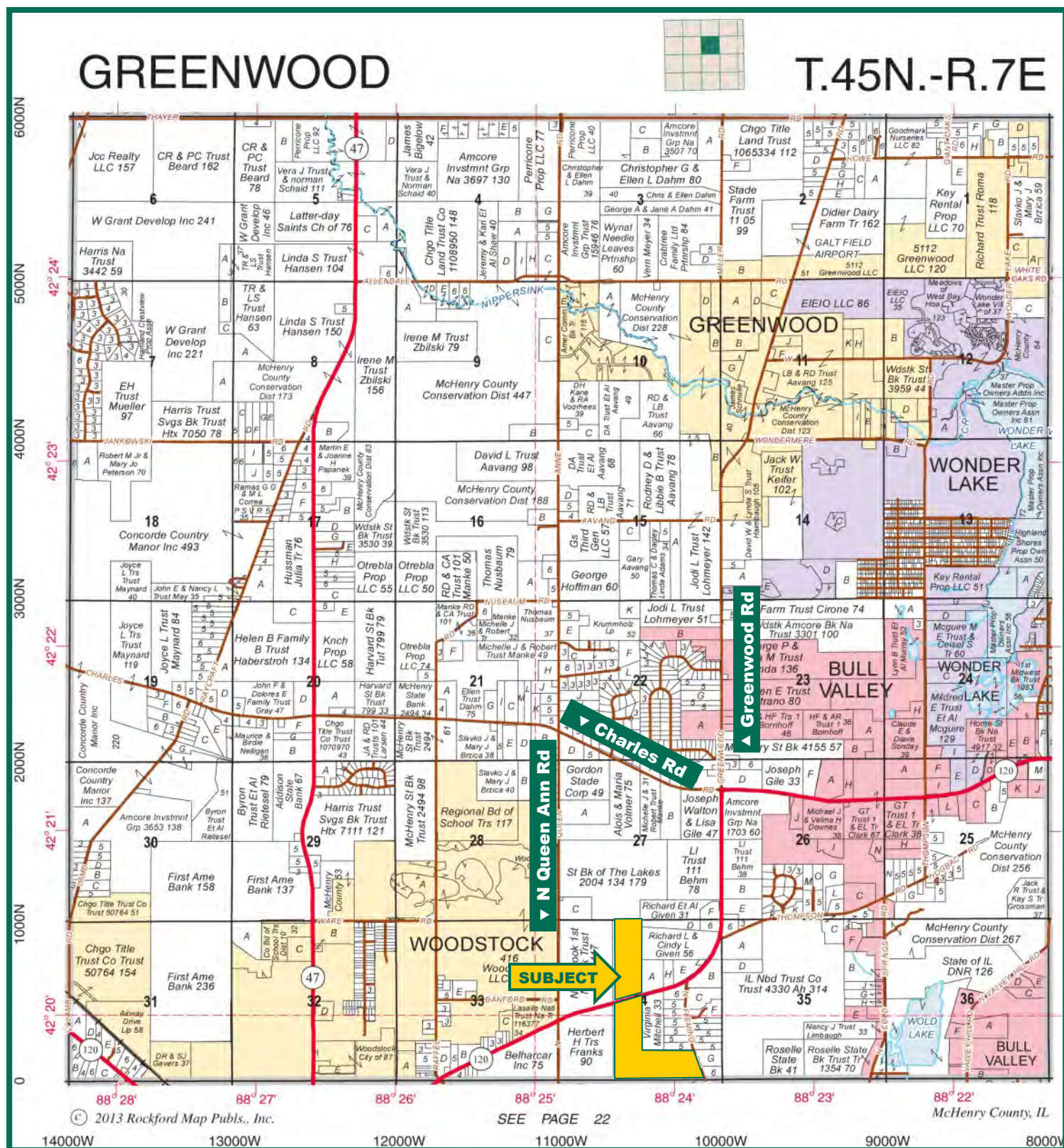
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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