



Date: Tuesday, July 25th

Time: 10:00 a.m.

Auction Site:

Manteno Sportsmen's Club

Address:

851 N. Main St.

Manteno, IL 60950

Auction Information

Auctioneer

Reid L. Thompson, #441.001804

Agency

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

Seller

Richard & Monica Price

Method of Sale

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

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.

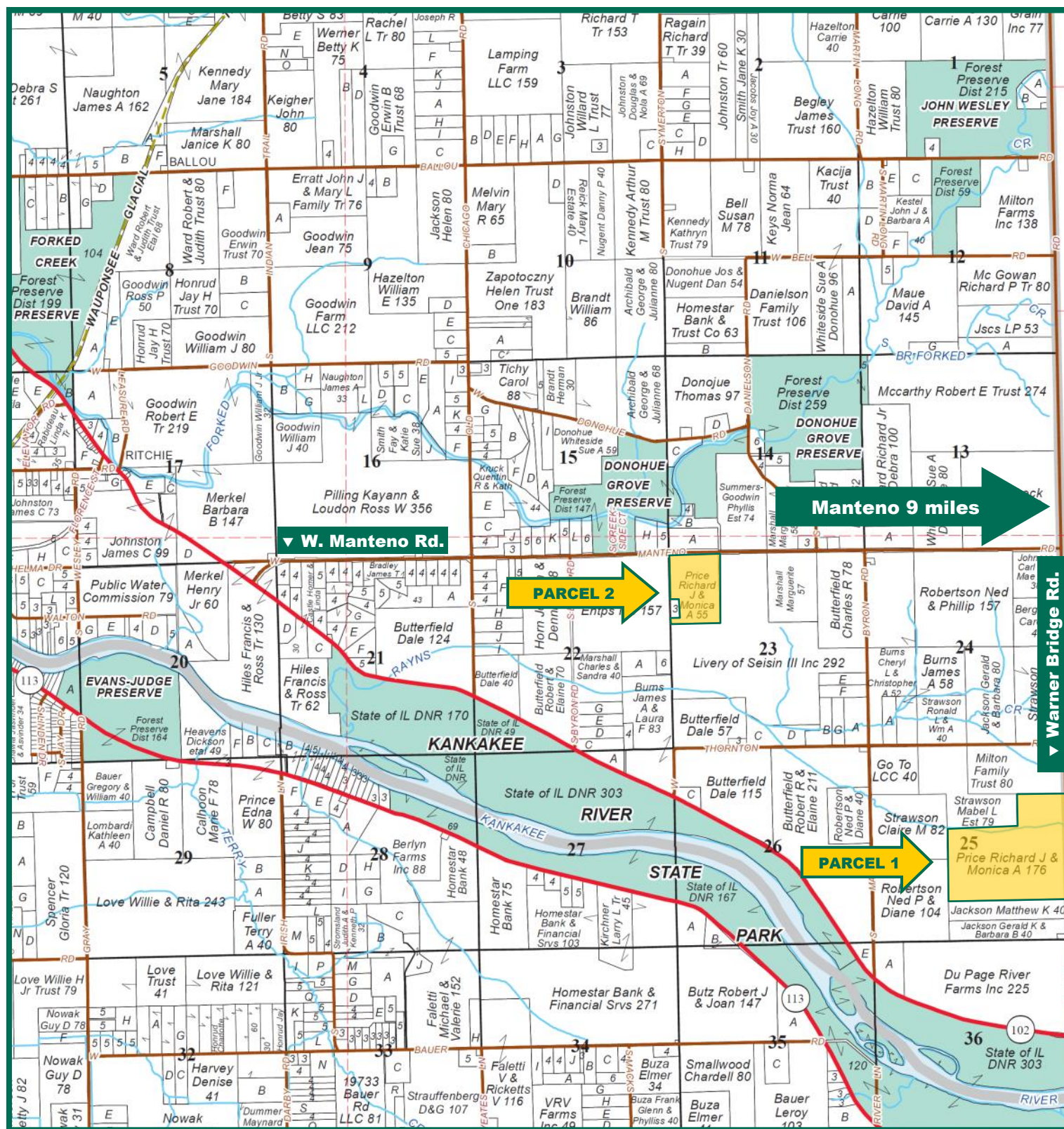
Terms of Possession

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 August 25, 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 current operator's rights. 2017 cash rent income and the 2017 taxes payable in 2018 will be prorated to date of closing.

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. The tile company's closing fee shall be evenly split between Seller and Buyer(s).

Plat Map



*Map reproduced with permission of Rockford Map Publishers

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Aerial Photo: Parcel1



Property Information Parcel 1 - 175.8 acres m/l

Location

The parcel is located 8½ miles West and 1½ miles South of Manteno, IL.

Legal Description

The Southeast Quarter of Section 25, Except the South 128 Feet of the East 340 Feet, and the Southeast Quarter of the Northeast Quarter of Section 25, Township 32 North, Range 10 East located in Wesley Township of Will County, Illinois.

Lease Status

The farm is leased for the 2017 crop year on a cash rent basis. Call for details on 2017 lease. The farm is open for lease in 2018.

Real Estate Tax

2016 Taxes Payable in 2017: \$6,013.82
Taxable Acres: 175.80
Tax per Taxable Acre: \$34.21
PIN: 08-25-25-400-006-0000 & 08-25-25-200-002-0000

FSA Data

Farm Number #12594
Crop Acres: 153.40
Corn Base: 82.20
Corn PLC Yield: 162 Bu.
Bean Base: 63.40
Bean PLC Yield: 46 Bu.
Wheat Base: 7.80
Wheat PLC Yield: 67 Bu.
The parcel is designated NHEL and contains a wetland or farmed wetland.

CRP Contracts

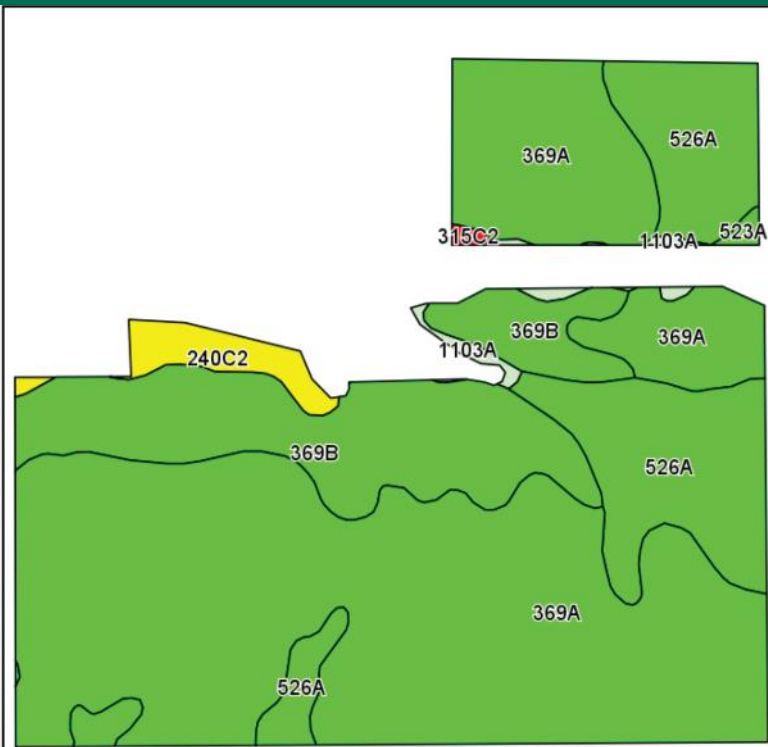
None

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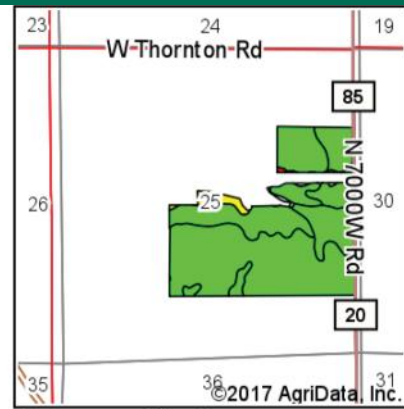
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Soil Map: Parcel 1



Soils data provided by USDA and NRCS.

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State: Illinois
County: Will
Location: 25-32N-10E
Township: Wesley
Acres: 153.4
Date: 6/2/2017

Hertz
Farm Management, Inc.

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Area Symbol: IL197, 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
369A	Waupacan silt loam, 0 to 2 percent slopes	94.72	61.7%		189	59	139
**369B	Waupacan silt loam, 2 to 4 percent slopes	26.90	17.5%		**187	**58	**138
526A	Grundelein silt loam, 0 to 2 percent slopes	26.21	17.1%		186	61	138
**240C2	Plattville silt loam, 4 to 6 percent slopes, eroded	3.64	2.4%		**153	**49	**114
1103A	Houghton muck, undrained, 0 to 2 percent slopes	1.30	0.8%		175	57	130
523A	Dunham silty clay loam, 0 to 2 percent slopes	0.38	0.2%		177	58	132
**315C2	Channahon silt loam, 4 to 6 percent slopes, eroded	0.25	0.2%		**95	**34	**73
Weighted Average					187	58.9	137.9

Soil Types/Productivity

Main soil types are Waupacan silt loam, Grundelein silt loam and Plattville silt loam. Productivity Index (PI) is 138 on 153.4 estimated crop acres. See soil map for details.

Mineral Rights

Any mineral rights owned by the Seller, if any, will be transferred to the Buyer.

Land Description

Level to very gently sloping.

Buildings/Improvements

None

Drainage

Natural drainage and tile. No tile information is available.

Comments

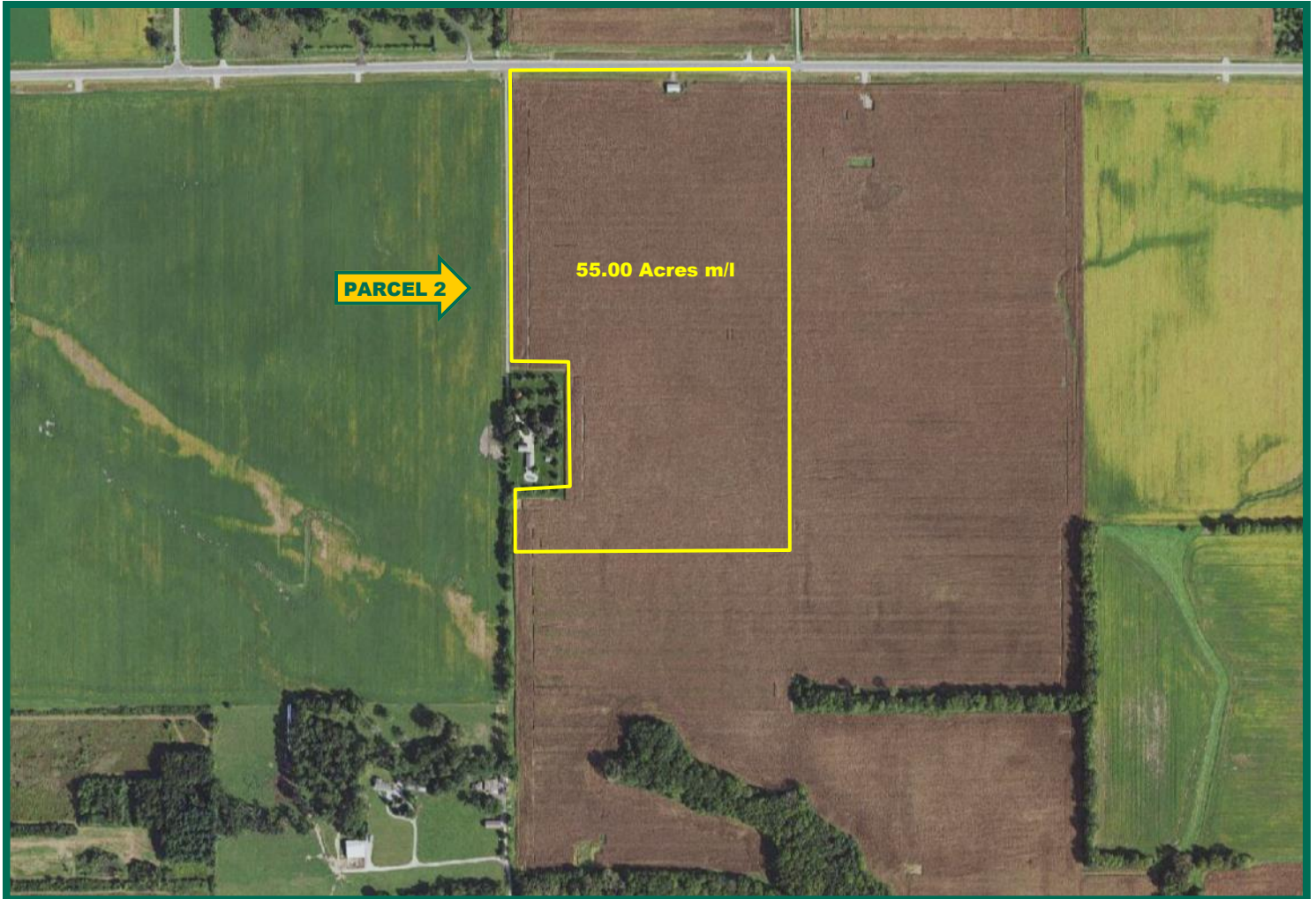
The farm is separated into North and South fields by a creek as well as some timber and grassland. The East side of farm is bordered by Warner Bridge Rd, which is Kankakee County Highway 20, and is a hard surface, two-lane striped road. The farm can be accessed by multiple entrances from this road.

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Aerial Photo: Parcel 2



Property Information Parcel 2 –55.00 Acres m/l

Location

The parcel is located 9 miles West of Manteno, Illinois.

Legal Description

The North 1930.55 ft of the West half of Section 23, Township 32 North, Range 10 East, excluding that part thereof conveyed to Louis Hudek per R75-030044 DAF, located in Wesley Township of Will County, Illinois

Lease Status

The farm is leased for the 2017 crop year on a cash rent basis. Call for details on 2017 lease. The farm is open for lease in 2018.

Real Estate Tax

2016 Taxes Payable in 2017: \$835.58
Taxable Acres: 55.00
Tax per Taxable Acre: \$15.19
PIN: 08-25-23-100-005-0000

FSA Data*

Farm Number Tract #8418
Crop Acres: 54.81*
Corn Base: 30.4*
Corn PLC Yield: 161 Bu.
Bean Base: 21.1*
Bean PLC Yield: 39 Bu.
Wheat Base: 0.17*
Wheat PLC Yield: 50 Bu.
Oats Base: .73*
Oats PLC Yield: 61 Bu.

The Parcel is designated NHEL and wetland determinations are not complete.
**Parcel is part of a larger FSA farm.
Final Acres and Bases will be determined by FSA office.*

CRP Contracts

None

Soil Types/Productivity

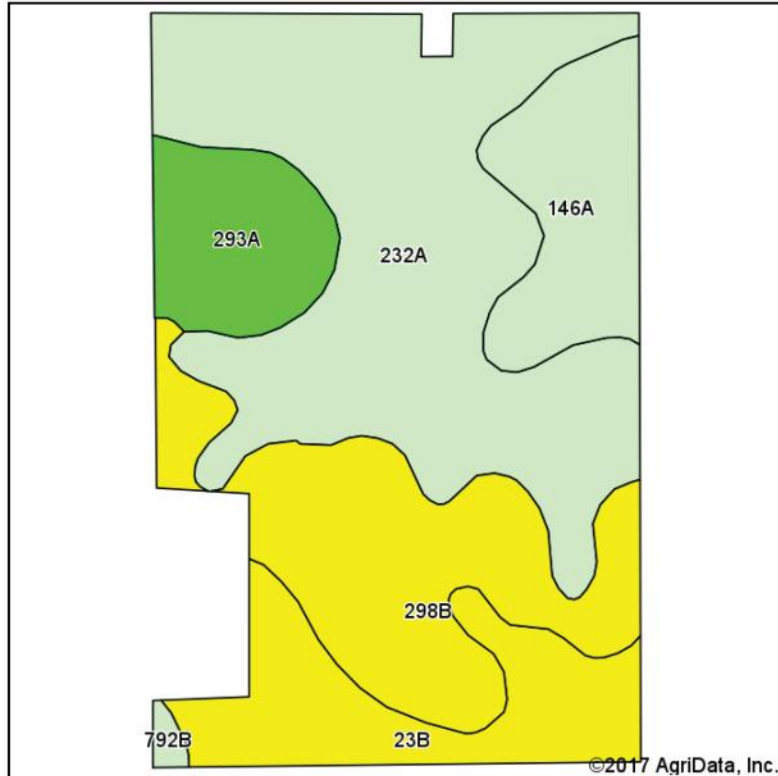
Main soil types are Ashkum silty clay loam, Beecher silt loam, Blount silty loam and Elliott silt loam. Productivity Index (PI) is 121.3 on 54.81 estimated crop acres. See soil map for details.

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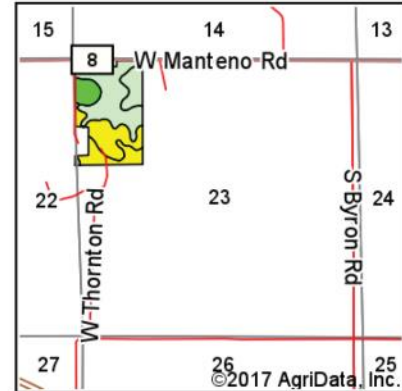
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Soil Map: Parcel 2



Soils data provided by USDA and NRCS.



State: Illinois
County: Will
Location: 23-32N-10E
Township: Wesley
Acres: 54.81
Date: 6/8/2017



Area Symbol: IL197, 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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	24.02	43.8%		170	56	127
**298B	Beecher silt loam, 2 to 4 percent slopes	12.18	22.2%		**150	**50	**113
**23B	Blount silt loam, 2 to 4 percent slopes	7.46	13.6%		**138	**47	**104
146A	Elliott silt loam, 0 to 2 percent slopes	6.06	11.1%		168	55	125
293A	Andres silt loam, 0 to 2 percent slopes	4.81	8.8%		184	59	135
**792B	Bowes silt loam, 2 to 4 percent slopes	0.28	0.5%		**174	**56	**129
Weighted Average					162.2	53.6	121.2

Mineral Rights

Any mineral rights owned by the Seller, if any, will be transferred to the Buyer.

Land Description

Level to very gently sloping.

Buildings/Improvements

32' x 56' Post Frame Shed

Drainage

Natural drainage and tile. No tile information is available.

Comments

North side of farm is bordered by Manteno-DeSelm Rd., which is Will County Highway 8, and is a hard surface, two-lane striped road.

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.



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