

An aerial photograph of a vast agricultural field, likely corn, showing neat rows of green plants stretching towards the horizon.

210.01 Acres, m/l, Stark County, IL

Offered in 3 parcels

Date: Fri., August 25, 2017

Time: 10:00 a.m.

Auction Site:

St. Dominic's Parish Hall

Address:

208 S. Galena Avenue
Wyoming, IL 61491

Auction Information

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(s) shall be offered to the contending bidder at the high bid. Any remaining parcel(s) will be offered with an additional round(s) of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Sue Ann Dehority Trust

Auctioneer

Reid Thompson, #441.001804

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 September 22, 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 lease which expires March 1, 2018. The 2016 taxes payable in 2017 will be paid by the Seller. The Buyer(s) will receive a credit at closing for the 2017 taxes payable in 2018 based on the latest information available.

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

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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Aerial Photo: Parcel 1



Property Information Parcel 1 - 80.0 Acres, m/l

Location

The property is located 1 mile west and 2.5 miles south of Bradford, Illinois.

Legal Description

N 1/2 of the SE 1/4 of Section 3,
Township 13 North, Range 7 East, Penn
Township, Stark County, Illinois.

Lease Status

The farm is leased for 2017. The farm is open for lease in 2018.

Real Estate Tax

2016 Taxes Payable in 2017: \$2,066.34
Taxable Acres: 80.0
Tax per Taxable Acre: \$25.83
PIN#: 05-03-400-002

Mineral Rights

Mineral rights owned by the Seller, if any, will be conveyed to the Buyer(s).

Buildings/Improvements

None.

Drainage

Drainage tile was installed in 2012. See tile map for details.

FSA Data

Farm Number 3358, Tract 3375
Crop Acres: 79.25*
Corn Base: 62.3
Corn PLC Yield: 160 Bu.
Bean Base: 14.2
Bean PLC Yield: 56 Bu.
*Crop acres include 2.0 acres in CRP waterways.

CRP Contracts

Contract #1006A, 2.0 acres with annual payment of \$726, expires 9/30/2022.

Soil Types/Productivity

Main soil types are Osco and Catlin. Productivity Index (PI) is 136.1. See soil map for details.

Fertility Data

Soil tests were taken Fall 2015.

pH	5.8*
Phosphorous	76
Potassium	302

*231.11 tons of limestone were applied Fall 2016.

Yield History

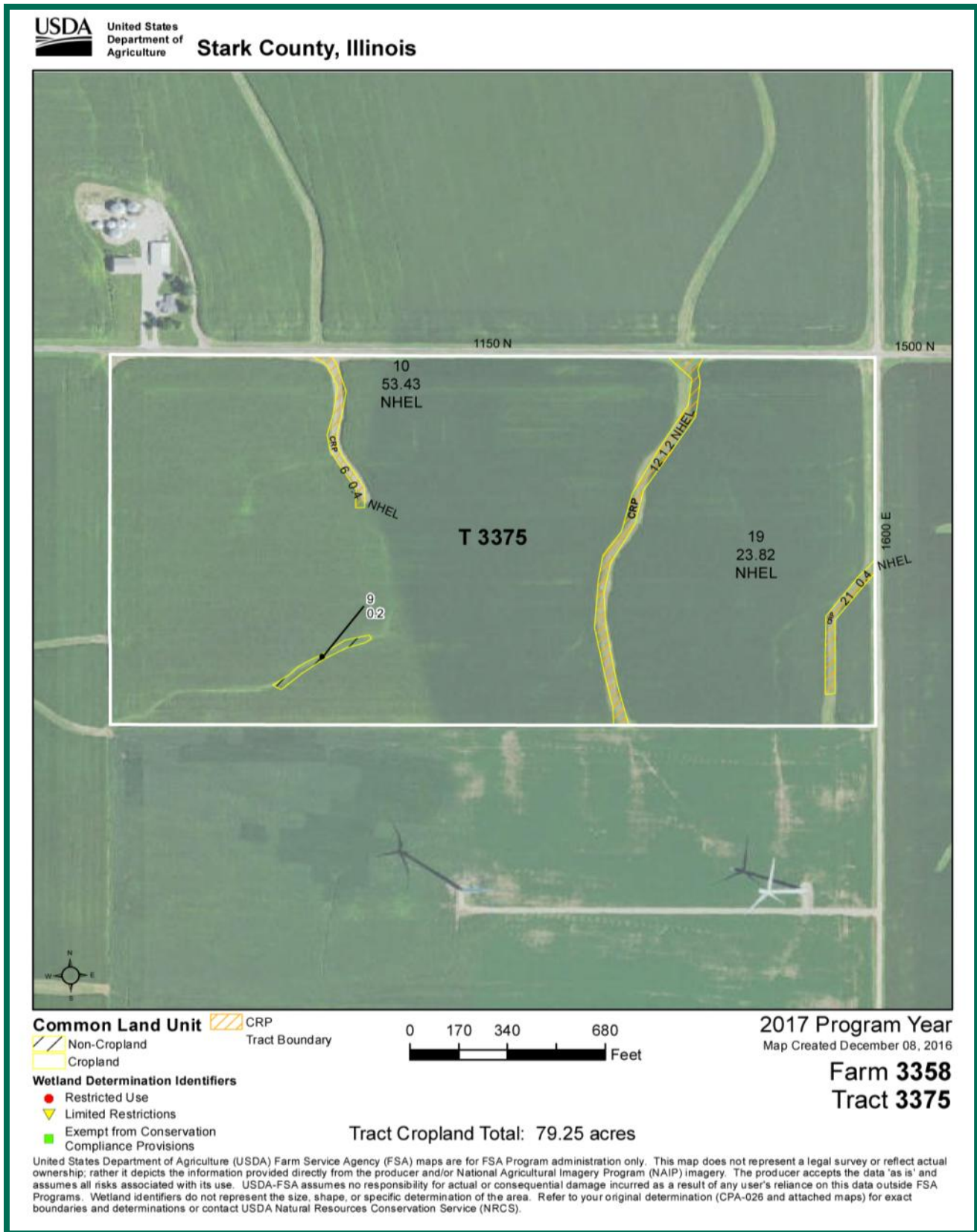
2016 Corn	225 Bu/Ac
2015 Corn	229 Bu/Ac
2014 Soybeans	71 Bu/Ac

Source: Farm Operator

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FSA Aerial Photo: Parcel 1

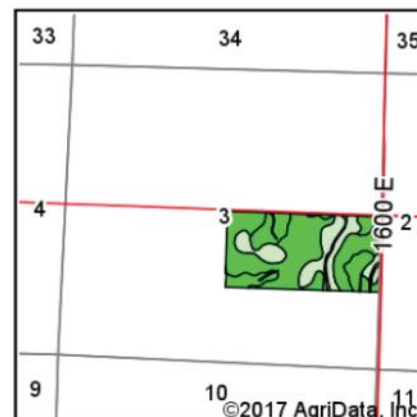
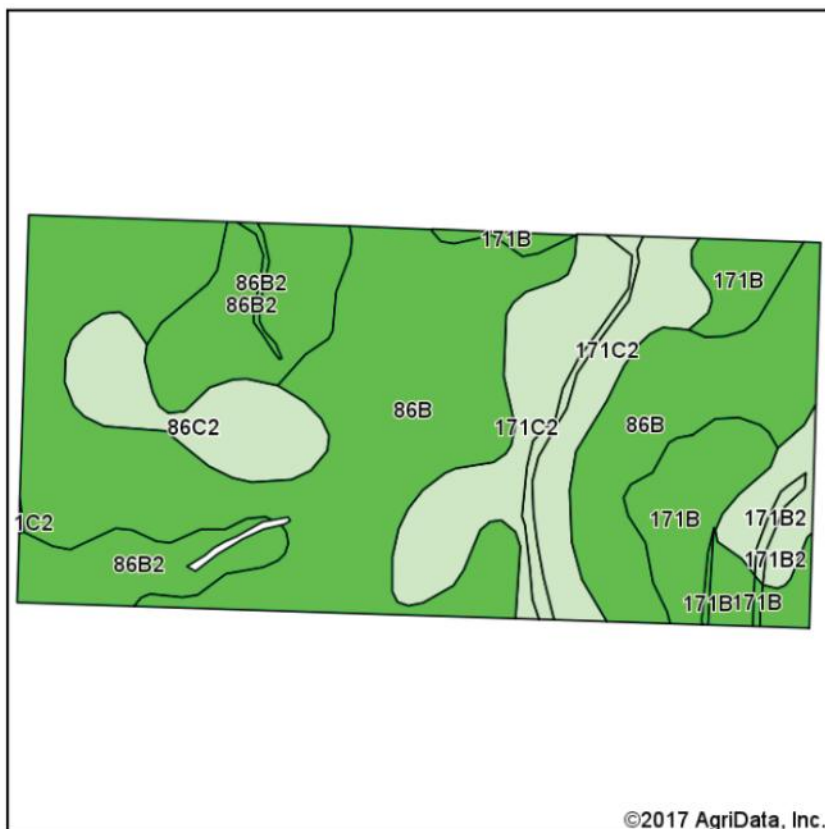


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Soil Map: Parcel 1

Soils Map



State: **Illinois**
 County: **Stark**
 Location: **3-13N-7E**
 Township: **Penn**
 Acres: **79.25**
 Date: **7/14/2017**



Soils data provided by USDA and NRCS.

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Area Symbol: IL175, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	40.43	51.0%		**189	**59	**140
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	12.67	16.0%		**174	**55	**128
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	10.22	12.9%		**181	**57	**134
**171B	Catlin silt loam, 2 to 5 percent slopes	8.16	10.3%		**185	**58	**137
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	5.28	6.7%		**178	**56	**131
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2.49	3.1%		**178	**56	**131
Weighted Average					184.1	57.7	136.1

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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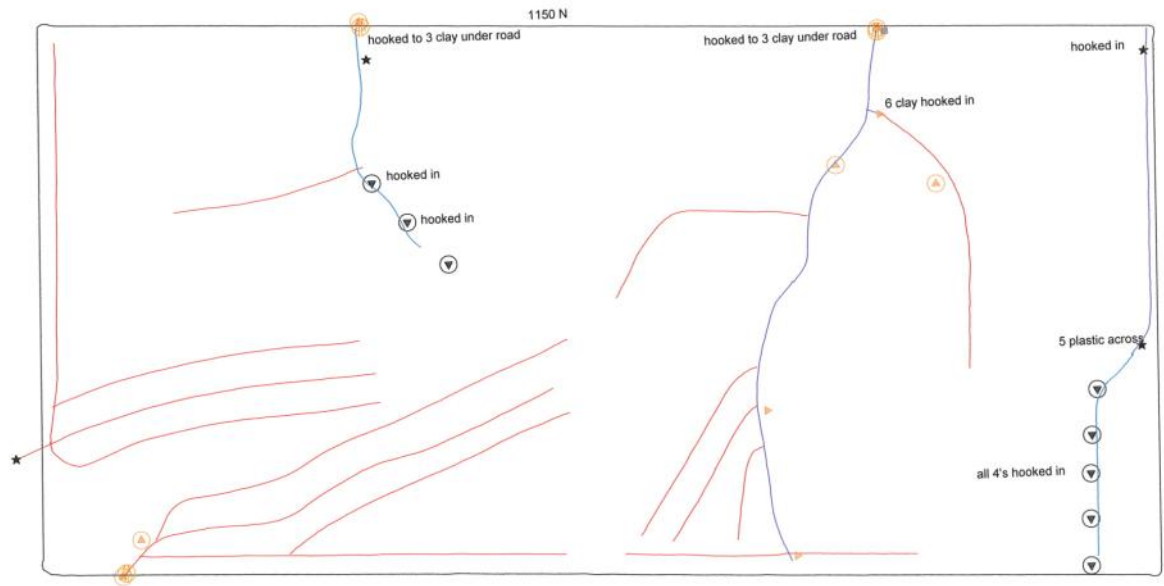
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Tile Map: Parcel 1

Sue Dehority
Bradford 80
2012

- 3 tile
- 4 plastic
- 4 tile
- 5 plastic
- 5 tile
- 6 plastic
- 6 tile
- border
- riser
- weir structure

Stark County
Penn Township
Sec. 3



Projection: Universal Transverse Mercator
Datum: NAD 83
Zone Number: 18
Spheroid: North

Scale: 1:2784



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Aerial Photo: Parcels 2 & 3



Property Information Parcels 2 & 3

Location

The parcels are located 3 miles south and 0.5 miles west of Wyoming, Illinois.

Buildings/Improvements

None.

Lease Status

The farm is leased for 2017. The farm is open for lease in 2018.

CRP Contracts

There are no CRP contracts on these parcels.

Mineral Rights

Mineral rights owned by the Seller, if any, will be conveyed to the Buyer(s).

FSA Data*

Farm Number 3358, Tract 3373

Crop Acres: 100.27

Corn Base: 75.9

Corn PLC Yield: 160 Bu.

Bean Base: 22.1

Bean PLC Yield: 56 Bu.

**Should parcels be sold to different buyers, final crop acres and bases will be determined by the local FSA office.*

Fertility Data

Soil tests were taken Fall 2015.

Parcel 2

Parcel 3

pH	5.8*	pH	7.0*
Phosphorous	67	Phosphorous	95
Potassium	292	Potassium	291

**156.25 tons of limestone were applied on Parcels 2 & 3 combined Fall 2015.*

Yield History

2016 Corn 222 Bu/Ac

2015 Soybeans 77 Bu/Ac

2014 Corn 223 Bu/Ac

Source: Farm Operator

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FSA Aerial Photo: Parcel 2 & 3



United States
Department of
Agriculture

Stark County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary

0 385 770 1,540
Feet

2017 Program Year

Map Created December 08, 2016

Farm **3358**

Tract **3373**

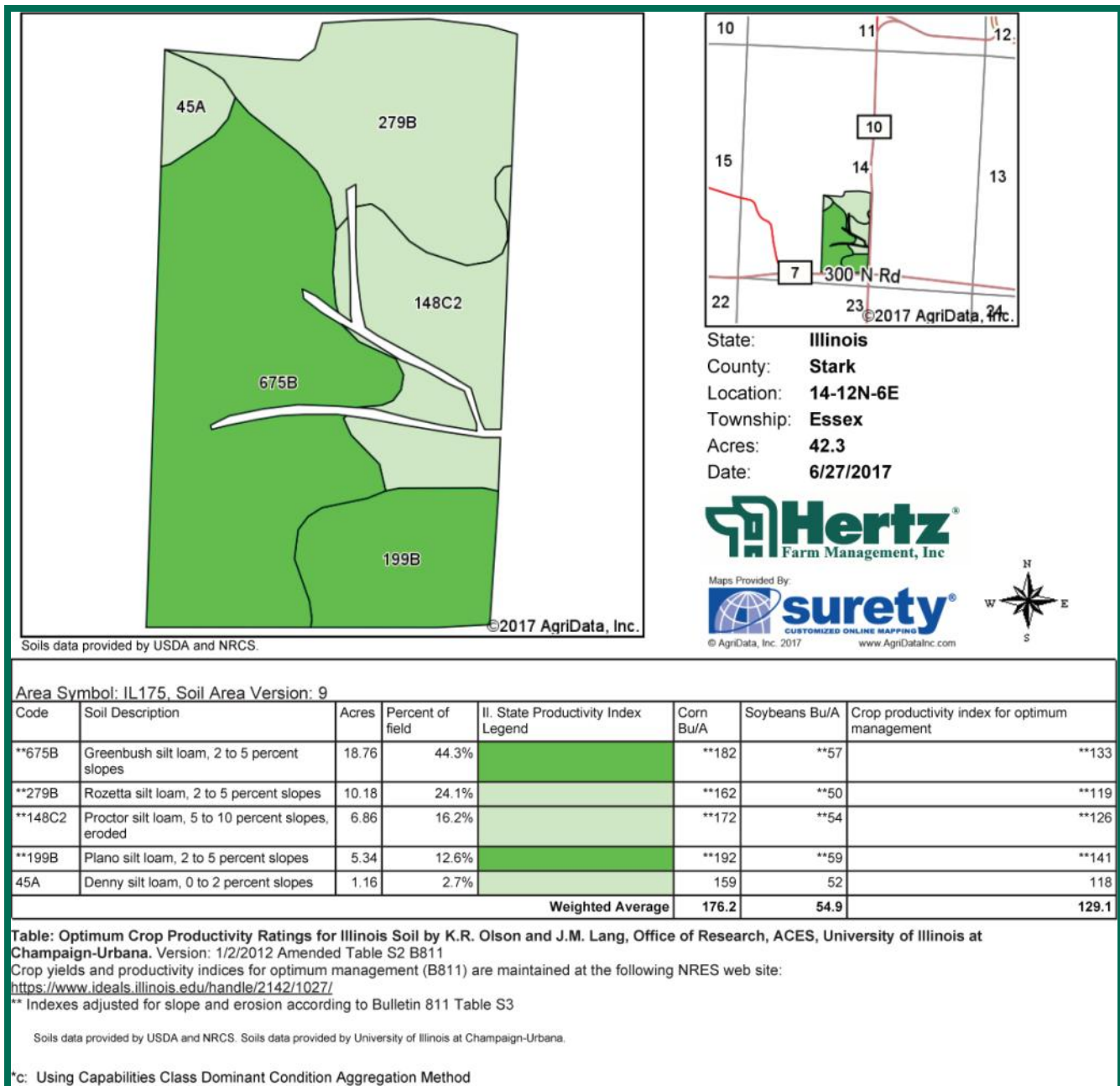
Tract Cropland Total: 100.27 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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Soil Map: Parcel 2



Property Information Parcel 2– 67.68 Acres, m/l

Legal Description

Part of Section 14, Township 12 North, Range 6 East, Essex Township, Stark County, Illinois. Complete legal description is available upon request.

Real Estate Tax

2016 Taxes Payable in 2017: \$1,067.82
Taxable Acres: 67.68
Tax per Taxable Acre: \$15.78
PIN#: 07-14-300-006

Soil Types/Productivity

Main soil types are Greenbush & Rozetta. Productivity Index (PI) is 129.1 See soil map for details.

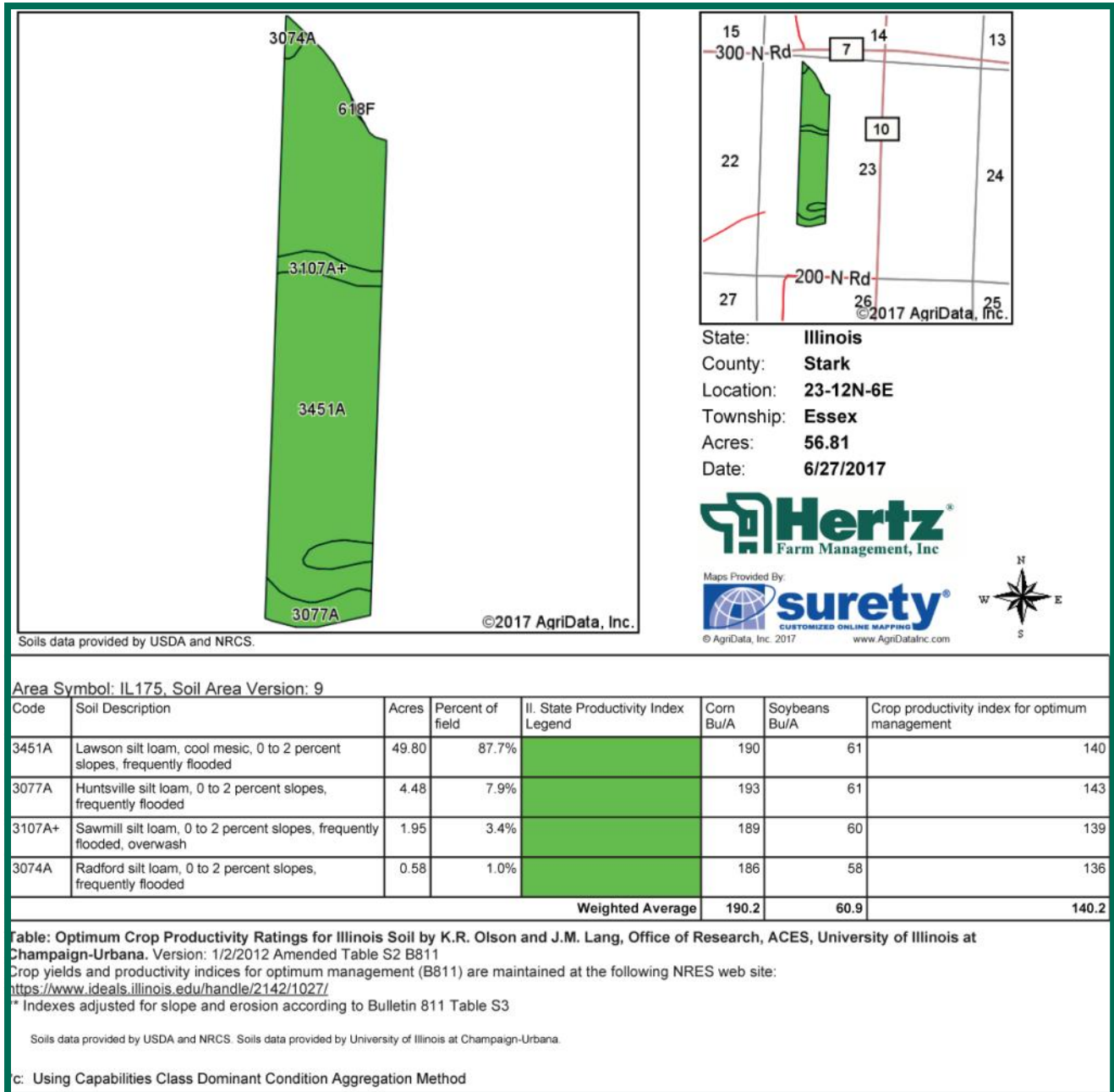
Drainage

The farm is improved with grass waterways. Waterways re-shaped Fall 2015. No additional drainage information available.

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Soil Map: Parcel 3



Property Information Parcel 3 – 62.33 Acres, m/l

Legal Description

Part of Sections 14 & 23, Township 12 North, Range 6 East, Essex Township, Stark County, Illinois. Complete legal description is available upon request.

Drainage

No drainage information available.

Real Estate Tax

2016 Taxes Payable in 2017: \$2,149.82
Taxable Acres: 62.33
Tax per Taxable Acre: \$34.49
PIN#: 07-14-300-007
PIN#: 07-23-100-005
PIN#: 07-23-300-005

Water & Well Information

There is a well that is not currently being used located in the grass pasture.

Soil Types/Productivity

Main soil type is Lawson. Productivity Index (PI) is 140.2 See soil map for details.

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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