

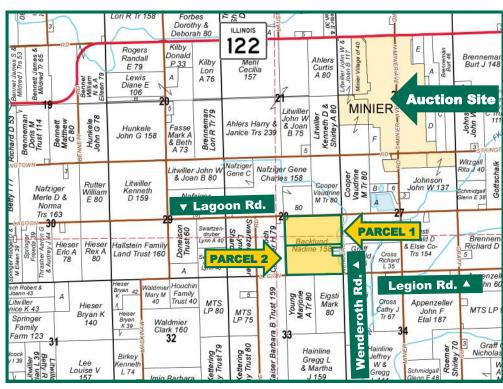
# LAND AUCTION

155.0 Acres, m/l, in 2 parcels

Tazewell Co., IL

Backlund Trust

Farm



Map reproduced with permission of Rockford Map Publishers

Date: Thurs., Sept. 21, 2017 Time: 10:00 a.m.

**Auction Site:** 

Minier Fire Station

**Address:** 

107 W. Central Street Minier, IL 61759

# Auction Information Seller

**Backlund Trust** 

#### **Agency**

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

#### **Auctioneer**

Reid L. Thompson, #411.001804

#### **Method of Sale**

• Parcels will be offered by the **choice** and privilege method with choice to

the high bidder to take any individual or both parcels. The remaining parcel shall be offered to the contending bidder at the high bid. Should the contending bidder elect not to select the remaining parcel at the high bid, another round of bidding will take place.

• Seller reserves the right to refuse any and all bids.

#### **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).

#### **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 November 1, 2017, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires December 31, 2017. The estimated 2017 taxes payable in 2018 will be given as a credit to the buyer(s) at closing.

#### **Announcements**

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. 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.

John R. Wall Licensed Broker in IL JohnW@Hertz.ag 217-762-9881 700 W. Bridge St., PO Box 467 Monticello, IL 61856 www.Hertz.ag Brent R. Bidner
Licensed Managing Broker in IL
BrentB@Hertz.ag

## Aerial Map: Parcels 1 & 2

#### Property Information Parcels 1 & 2 155.0 Acres, m/l

#### Location

2.0 miles southwest of Minier, IL.21.7 miles west of Bloomington, IL.22.4 miles north of Lincoln, IL.28.9 miles southeast of Peoria, IL.

#### **Legal Description**

The Southeast 1/4 of Section 28, except 5 acres m/l, Township 23 North, Range 2 West, of Little Mackinaw Township, Tazewell County, Illinois.

#### **Lease Status**

The lease is open for 2018.

#### **Real Estate Tax**

2016 Taxes Payable 2017: \$6,159.88 Taxable Acres: 158.31 Tax per Taxable Acre: \$38.91 (Includes improvements that will be sold off prior to closing.)

#### **Survey**

A survey may be completed if needed to convey clear title. Parcel 2 acreage will be determined after the improvements have been surveyed off.

#### **FSA Data**

Farm Number 3485, Tract 10269

Crop Acres: 149.5 Corn Base: 73.5

Corn PLC Yield: 172 Bu.

Bean Base: 67.0

Bean PLC Yield: 51 Bu.

This data is for the entire farm, including a small portion being sold off.

#### **CRP Contracts**

CRP contract in place until September 30, 2025. There are 9 acres in CRP with an annual contract payment of \$2,661, or an average of \$295.69 per acre. Parcel 1 and Parcel 2, as well as the building site to be surveyed off, contain part of this 9 acres. The CRP contracts would be reconstituted after closing.



#### **Mineral Rights**

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

#### **Fertility Data**

Soil tests were taken in October 2013 and November 2014. Soil tests are available upon request.

#### **Land Description**

Level to gently undulating.

#### **Drainage**

No drainage information available.

#### **Building Site**

On Parcel 2, the farm building site will be surveyed off. Zoning for Parcel 2 farm building site must be approved and survey completed prior to closing.

#### **Yield History**

<u>Year</u>	<u>Corn</u>	Soybeans
2013	200	61
2014	269	63
2015*	139	56
2016	236	67
4 Yr. Avg.	211	62

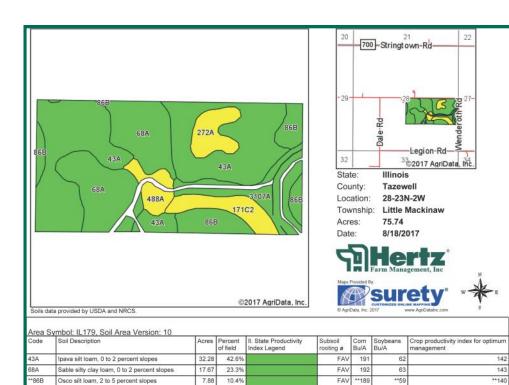
<sup>\*</sup>Extreme wet conditions.

Source: Federal Crop Insurance Records

#### **Comments**

Highly productive farm in strong agricultural area. Road access on North, East, and South sides.

# Soil and Aerial Maps: Parcel 1



#### **Land Description**

Level to gently undulating.

#### **Buildings/Improvements**

No buildings or improvements on this parcel.

#### **CRP Contracts**

See CRP contract details on the property information page.

#### **Comments**

Highly productive farm in strong agricultural area. Road access on North and East sides.

Weighted Average 187.5 60.6 Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at

FAV 189

FAV \*\*174

FAV 166

163

\*\*55

54

54

8.9%

5.8%

5.1%

3.9%

Table: Optimum Crop Productivity Ratings for Illinois soul by N.R. Olson and J.M. Lang, Office of Research, A 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

a UNF = unfavorable; FAV = favorable

6.72

3.87

2.93

3107A

272A

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

#### **Property Information** Parcel 1 80.0 Acres, m/l

Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded

\*\*171C2 Catlin silt loam, 5 to 10 percent slopes, eroded

Hooppole loam, 0 to 2 percent slopes

Edgington silt loam, 0 to 2 percent slopes

#### **Legal Description**

North 1/2 of the Southeast 1/4 of Section 28, Township 23 North, Range 2 West, of Little Mackinaw Township, Tazewell County, Illinois.

#### **Soil Types/Productivity**

Main soil types are Ipava silt loam and Sable silty clay loam. Productivity Index (PI) is 139.2 on 75.74 estimated FSA crop acres. See soil map for details.



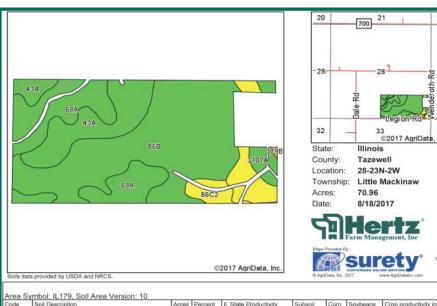
139

\*128 124

121

139.2

# Soil and Aerial Maps: Parcel 2



#### **Land Description**

Level to gently undulating.

#### **Buildings/Improvements**

9,000 bushel grain bin with aeration.

The remaining farm buildings and site will be surveyed off. Zoning for the building site being sold must be approved and survey completed prior to closing. The purchaser of the farm building site will grant an easement for ingress and egress for access to the grain bin.

#### **CRP Contracts**

See CRP contract details on the property information page.

#### **Comments**

Highly productive farm in strong agricultural area. Road access on East and South sides.

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	35.08	49.4%		FAV	**189	**59	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	15.39	21.7%		FAV	192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	12.16	17.1%	į.	FAV	191	62	142
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	4.02	5.7%		FAV	**174	**55	**128
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	2.16	3.0%		FAV	189	60	139
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	2.03	2.9%		FAV	**178	**56	**131
**379B	Dakota fine sandy loam, 2 to 5 percent slopes	0.12	0.2%		FAV	**149	**49	**111
				Weig	hted Average	188.8	60.1	140

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
a UNF = unfavorable; FAV = favorable

Using Capabilities Class Dominant Condition Aggregation Method

#### **Property Information** Parcel 2 75.0 Acres, m/l

#### **Legal Description**

75.0 acres, more or less, located in the South 1/2 of the Southeast 1/4 of Section 28, Township 23 North, Range 2 West, of Little Mackinaw Township, Tazewell County, Illinois.

#### **Soil Types/Productivity**

Main soil types are Osco silt loam, Sable silty clay loam, and Ipava silt loam. Productivity Index (PI) is 140.0 on 70.96 estimated FSA crop acres. See soil map for details.



# **Photos**



Parcel 1 - View of the North line looking West.



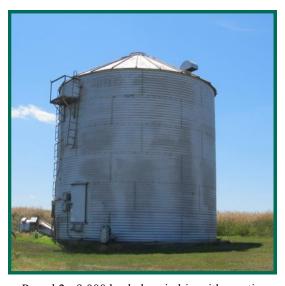
Parcel 2 - View of the South line looking East.



Overhead view from the Northwest corner looking Southeast.



Overhead view from the Southwest corner looking Northeast.



Parcel 2 - 9,000 bushel grain bin with aeration.



Caring for You and Your Farm®

### Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals