

Land Auction

ACREAGE:**147.50 Acres, m/l**

In 2 parcels

Ford County, IL

DATE:

Thursday

December 7, 2017**10:00 a.m.****LOCATION:****Piper City
Community Building**

Piper City, IL

Parcel

2

.....

75.28 Ac.



Parcel

1

.....

72.22 Ac.

Property Key Features

- 99.9% Tillable
- Farm has been surveyed
- Buyer's Choice

Reid Thompson, AFM

Licensed Broker IL

ReidT@Hertz.ag**217-762-9881**

700 W. Bridge Street

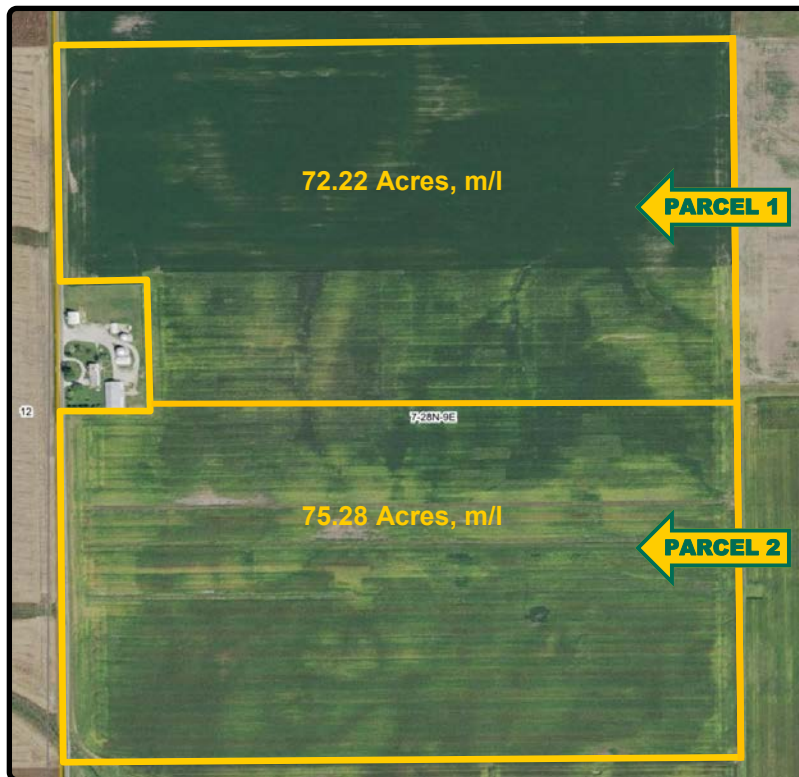
Monticello, IL 61856

www.Hertz.ag**Brent Bidner, AFM**

Licensed Managing Broker IL

BrentB@Hertz.ag

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Parcels 1 & 2

Total Acres:	147.50
Crop Acres:	147.36
Corn Base:	72.83
Bean Base:	72.83
Soil Productivity Index:	118.8

Parcels 1 & 2 Property Information 147.50 Acres, m/l

Location

34 miles southwest of Kankakee.
24 miles east of Pontiac.
1.5 miles south of Kempton.

Lease Status

The lease is open for 2018.

Mineral Rights

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

FSA Data*

Farm Number 5029, Tract 895
Crop Acres: 147.36
Corn Base: 72.83
Corn PLC Yield: 133 Bu.
Bean Base: 72.83
Bean PLC Yield: 39 Bu.
Farm classified as NHEL
Enrolled in ARC County

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

CRP Contracts

None.

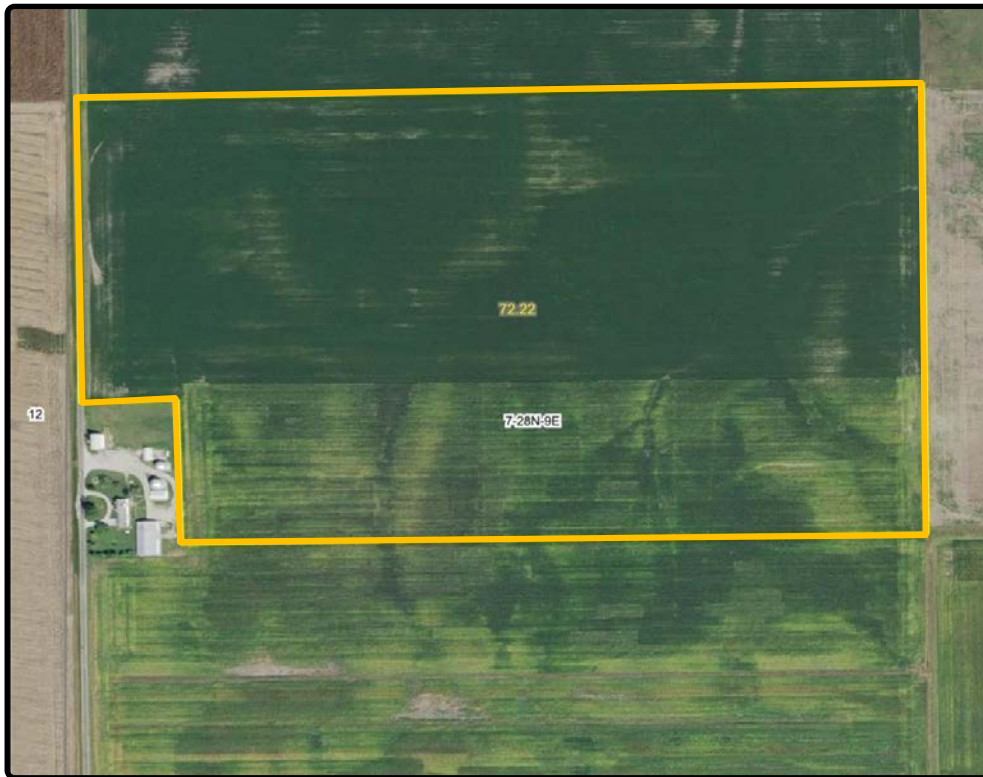
Buildings/Improvements

The building site on the west side has been surveyed off, and is not included in this sale. Farm is being sold with no improvements.

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Parcel 1

Total Acres:	72.22
Est. Crop Acres:	72.13
Soil Productivity Index:	116.6

Parcel 1 Property Information 72.22 Acres, m/l

Legal Description

The South 1/2 of the Northwest 1/4 of Section 7, Township 28 N, Range 9 E, Mona Township, Ford County, Illinois.

Real Estate Tax*

Est. 2016 Taxes Payable 2017: \$1,032.73

Survey Acres: 72.22

PIN: 02-02-07-100-002

Est. Tax Per Surveyed Acre: \$14.30

** Tax parcel includes a 3.33 acre building site being surveyed off. Final assessment and tax bill will be determined by county assessor.*

Soil Types/Productivity

Main soil types are Bryce silty clay and Swygert silty clay loam. Estimated Productivity Index (PI) is 116.6. See soil map for details.

Land Description

Level to gently undulating.

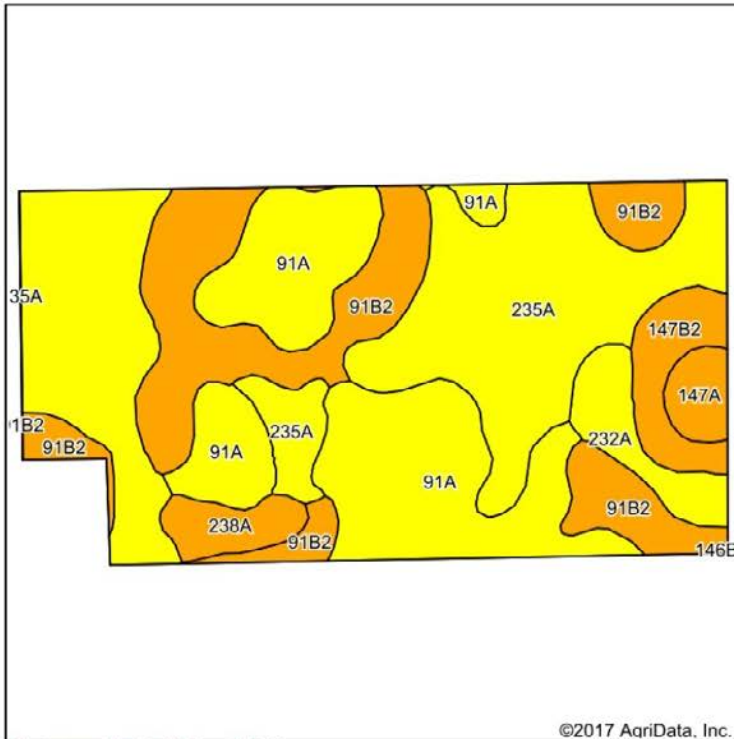
Comments

The farm is 99.9% tillable.

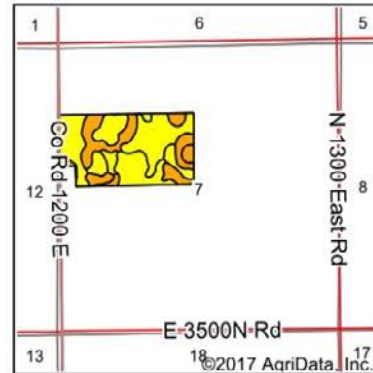
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Ford**
Location: **7-28N-9E**
Township: **Mona**
Acres: **72.22**
Date: **10/23/2017**



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL053, Soil Area Version: 12
Area Symbol: IL105, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	28.21	39.1%		162	54	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	18.97	26.3%		158	52	118
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	15.66	21.7%		**147	**48	**110
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	3.03	4.2%		**130	**46	**100
232A	Ashkum silty clay loam, 0 to 2 percent slopes	2.92	4.0%		170	56	127
238A	Rantoul silty clay, 0 to 2 percent slopes	1.96	2.7%		144	49	109
147A	Clarence silty clay loam, 0 to 2 percent slopes	1.47	2.0%		140	49	107
Weighted Average					155.7	51.7	116.6

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

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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Parcel 2

Total Acres:.	75.28
Est. Crop Acres:	75.23
Soil Productivity Index:	120.8

Parcel 2 Property Information 75.28 Acres, m/l

Legal Description

The North 1/2 of the Southwest 1/4 of
Section 7, Township 28 N, Range 9 E,
Mona Township, Ford County, Illinois.

Real Estate Tax

2016 Taxes Payable 2017: \$1,315.98
Taxable Acres: 75.24
Tax per Acre: \$17.49
PIN: 02-02-07-300-001

Soil Types/Productivity

Main soil types are Ashkum silty clay
loam and Swygert silty clay loam.
Estimated Productivity Index (PI) is
120.8. See soil map for details.

Land Description

Gently undulating.

Drainage

Located in Northeast Sullivan-Mona
Drainage District.

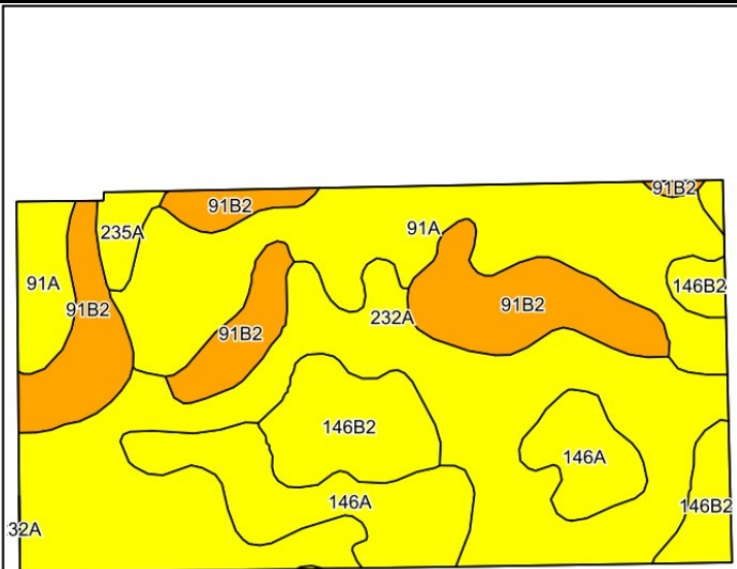
Comments

The farm is improved with grass terraces.

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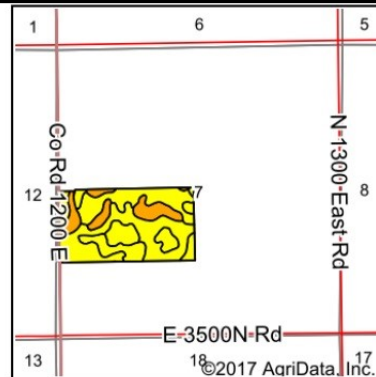
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State: **Illinois**
County: **Ford**
Location: **7-28N-9E**
Township: **Mona**
Acres: **75.28**
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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	26.40	35.1%		170	56	127
91A	Swygert silty clay loam, 0 to 2 percent slopes	18.29	24.3%		158	52	118
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	12.46	16.6%		**147	**48	**110
146A	Elliott silt loam, 0 to 2 percent slopes	9.35	12.4%		168	55	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	7.64	10.1%		**160	**52	**119
235A	Bryce silty clay, 0 to 2 percent slopes	1.14	1.5%		162	54	121
Weighted Average					161.9	53.1	120.8

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

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Date: **Thur., December 7, 2017**

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

Site: **Piper City
Community Building
64 West Peoria Street
Piper City, IL 60959**

Agency

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

Auctioneer

Reid L. Thompson #411.001804

Attorney

Joseph P. Chamley
Evans, Frohlich, Beth & Chamley

Survey

The property was surveyed in October 2017. Final purchase price will be determined using surveyed acres.

Method of Sale

- Parcels will be offered by the **choice and privilege method** with choice to the higher bidder to take one or both parcels. The remaining parcel shall be offered to the contending bidder at the high bid. Should the contending bidder elect not to take the remaining parcel at the high bid, another round of bidding will take place.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services and the Auctioneer make 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 January 5, 2018 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to the existing lease. The 2017 real estate taxes paid in 2018 will be paid by the Seller by way of credit at 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. If there are any escrow closing services, they will be shared by the Seller and Buyer(s).