

Land Auction

ACREAGE:

136.03 Acres, m/l
In 2 Parcels
Iroquois County, IL

DATE:

Friday
December 8, 2017
10:00 a.m.

LOCATION:

Watseka Elks Lodge
Watseka, IL

Parcel

1

.....
96.03 Ac.



Parcel

2

.....
40.0 Ac.

Property Key Features

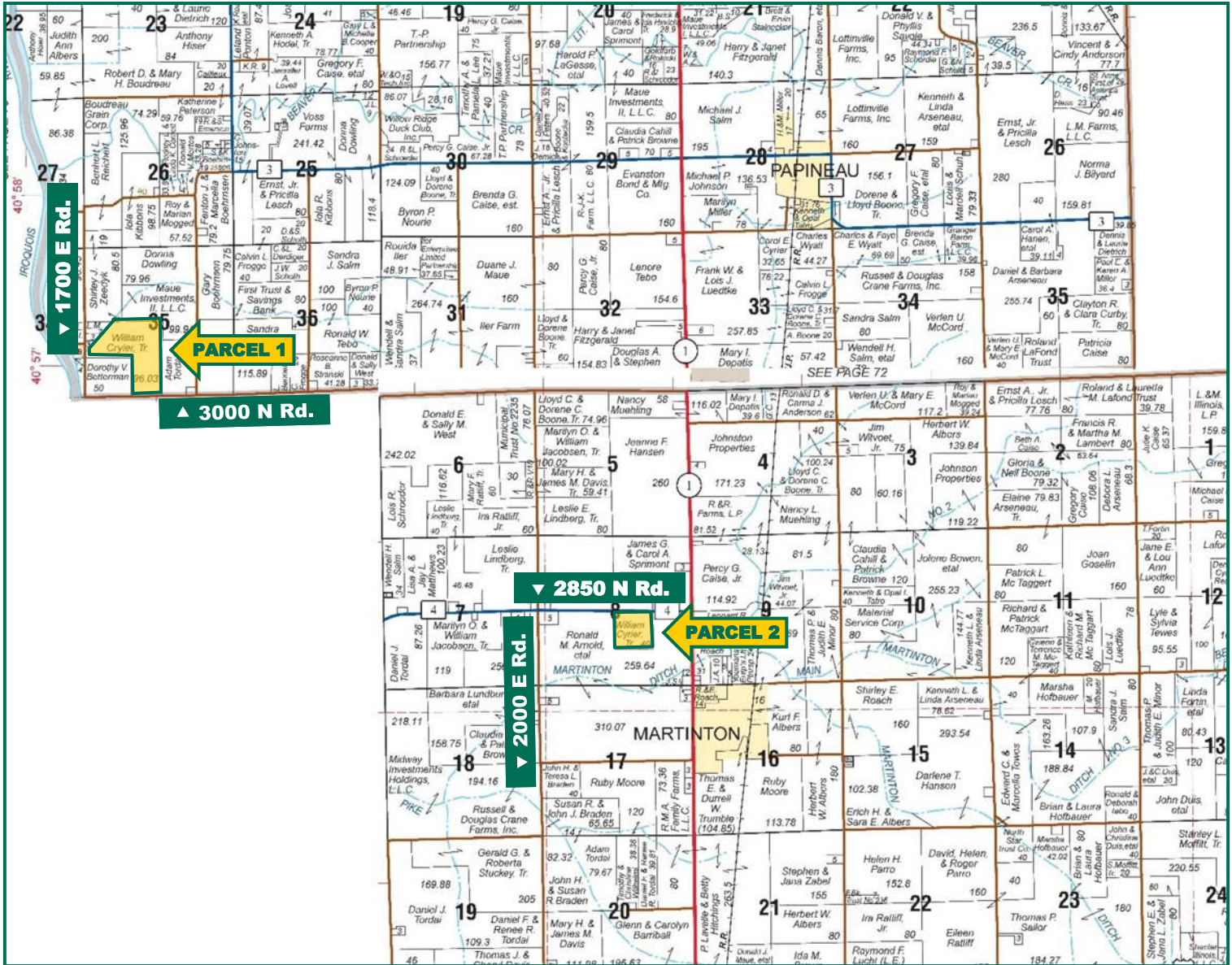
- 98% Tillable
- Excellent Fertility
- Buyer's Choice

Brian D. Massey, AFM
Licensed Broker in IL
BrianM@Hertz.ag

217-762-9881
700 W. Bridge Street, PO Box 467
Monticello, IL 61856
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Brent R. Bidner, AFM
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136.03 Acres, m/l, in 2 parcels, Iroquois County, IL

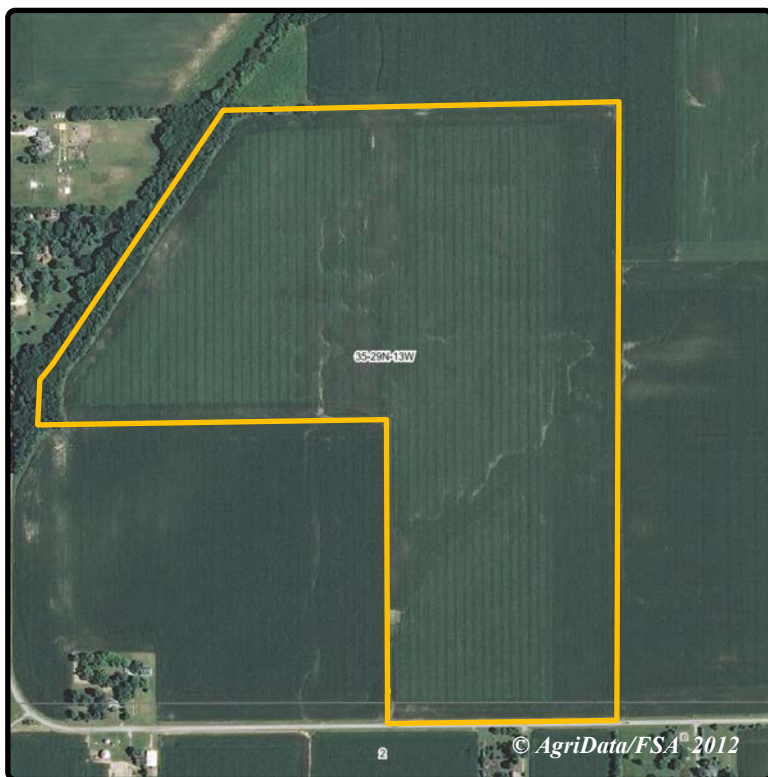


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Parcel 1

Total Acres:.	96.03
Crop Acres:	93.17
Corn Base:	74.98
Bean Base:	10.68
Wheat Base:	7.44
Soil Productivity Index:	129.6

Parcel 1 Property Information 96.03 Acres, m/l

Location

6.2 miles northwest of Martinton.
15.5 miles northwest of Watseka.
23.5 miles northeast of Gilman.

Legal Description

Part of the North 1/2 of the Southwest 1/4 lying East of the center line of the creek or ditch located thereon and the East 3/4 of the Southeast 1/4 of Southwest 1/4 of Section 35, Township 29 North, Range 13 West, Papineau Township, Iroquois County, Illinois.

Mineral Rights

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

Lease Status

The lease is open for 2018.

Real Estate Tax

2016 Taxes Payable 2017: \$2,544.40
Taxable Acres: 96.03
Tax per Acre: \$26.50
PIN: 04-35-300-004

FSA Data

Farm Number 4783, Tract 5254
Crop Acres: 93.17
Corn Base: 74.98
Corn PLC Yield: 165 Bu.
Bean Base: 10.68
Bean PLC Yield: 50 Bu.
Wheat Base: 7.44
Wheat PLC Yield: 63
Farm classified as NHEL.
Enrolled in ARC County.

CRP Contracts

None.

Soil Types/Productivity

Main soil type is Milford silty clay loam.
Estimated Productivity Index (PI) is 129.6. See soil map for details.

Fertility Data

Soil tests taken in July 2014 by Pro-Ag Consulting.

pH: 6.7

P: 56

K: 456

Yield History (Bu./Ac.)

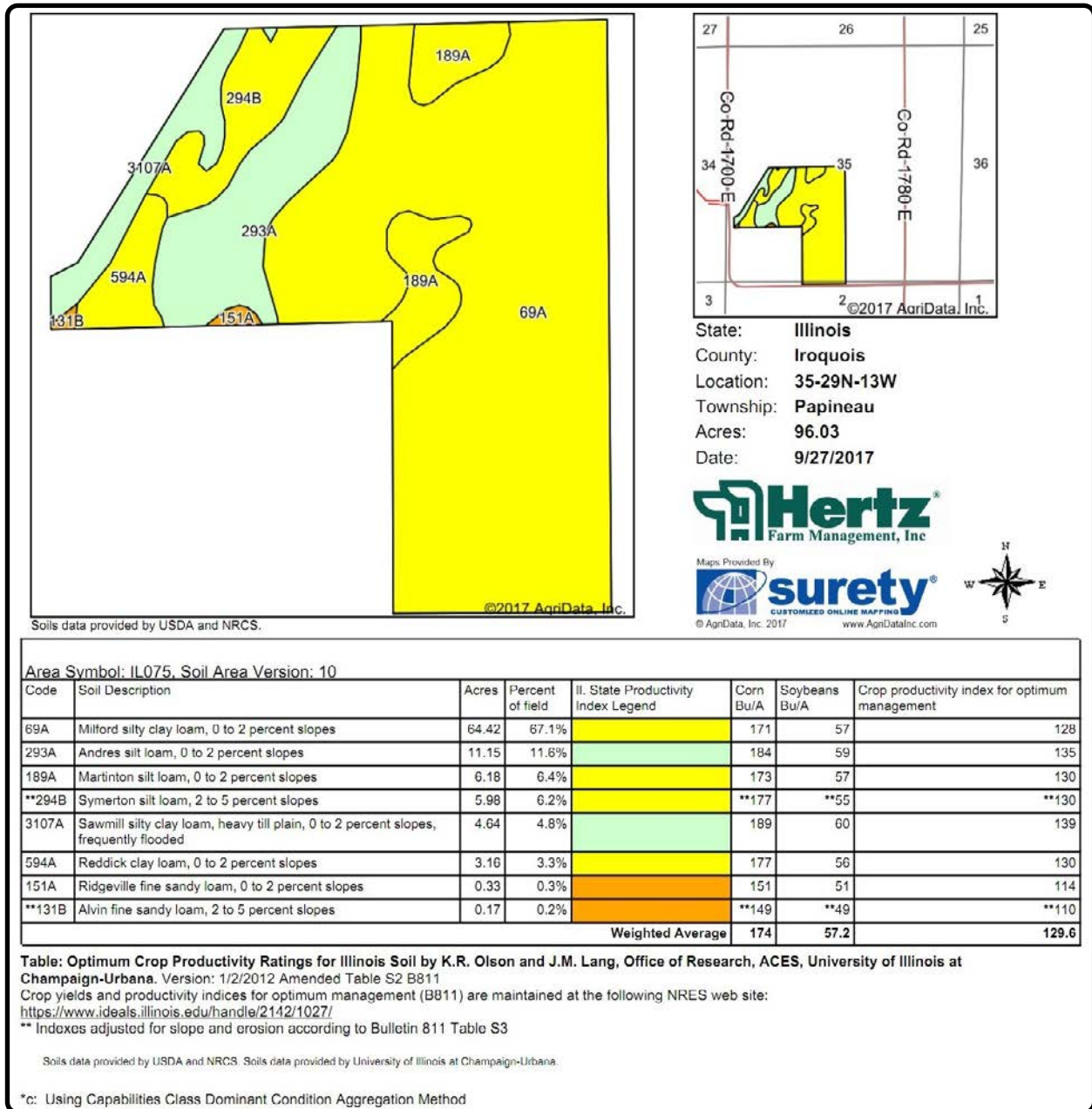
Year	Corn	Beans
2016	205	n/a
2015	n/a	48
2014	n/a	56

Yield information is reported by tenant.

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Land Description

Level to gently undulating.

Comments

The farm has excellent fertility and is 97% tillable.

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Parcel 2

Total Acres:.	40.00
Crop Acres:	40.49
Corn Base:	32.61
Bean Base:	4.64
Wheat Base:	3.23
Soil Productivity Index:	128.8

Parcel 2 Property Information 40.0 Acres, m/l

Location

1.4 miles northwest of Martinton.
13.8 miles north of Watseka.
24.3 miles northeast of Gilman.

Legal Description

The Northwest 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 12 West, East Part of Martinton Township, Iroquois County, Illinois.

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.

Real Estate Tax

2016 Taxes Payable 2017: \$910.14
Taxable Acres: 40.0
Tax per Acre: \$22.75
PIN: 12-08-400-001

FSA Data

Farm Number 4783, Tract 5283
Crop Acres: 40.49
Corn Base: 32.61
Corn PLC Yield: 165 Bu.
Bean Base: 4.64
Bean PLC Yield: 50 Bu.
Wheat Base: 3.23
Wheat PLC Yield: 63 Bu.
Farm classified as NHEL.
Enrolled in ARC County.

CRP Contracts

None.

Soil Types/Productivity

Main soil type is Milford silty clay loam. Estimated Productivity Index (PI) is 128.8. See soil map for details.

Fertility Data

Soil tests taken in May 2013 by Pro-Ag Consulting.

pH: 6.6
P: 42
K: 468

Yield History (Bu./Ac.)

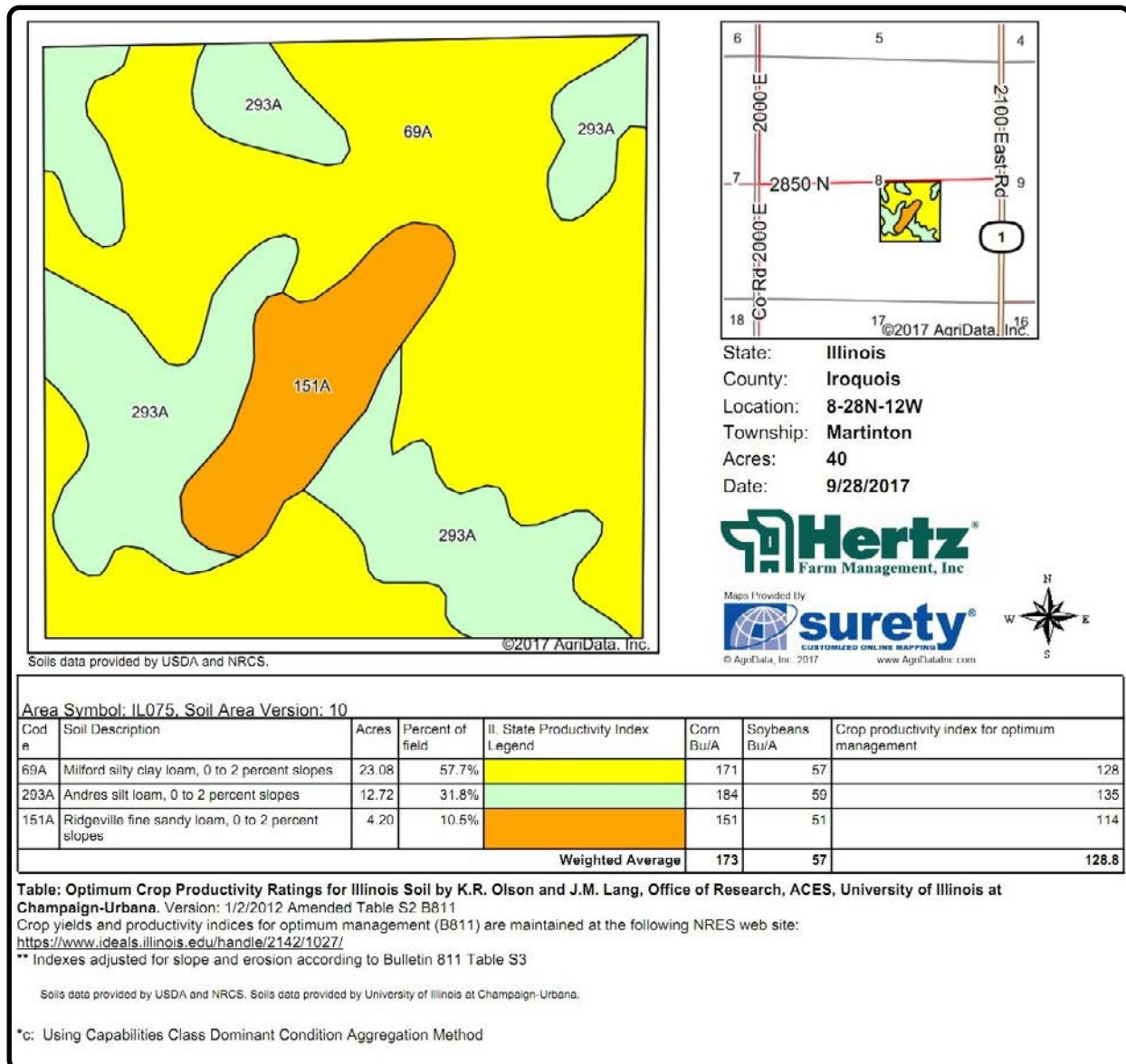
Year	Corn	Beans
2016	n/a	55
2015	108	n/a
2014	n/a	57

Yield information is reported by tenant.

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Date: **Fri., December 8, 2017**

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

Site: **Watseka Elks Lodge
111 North 3rd Street
Watseka, IL 60970**

Seller

Cyrer Family Trust
Dorothy Cyrer Survivor Trust

Agency

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

Auctioneer

Reid L. Thompson, #411.001804

Attorney

Dana M. Meyer
Marek, Meyer & Coghlan, LTD.

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 8, 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 which expires December 1, 2017. 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).

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