Hertz Real Estate Services

LAND AUCTION

121.76 Surveyed Acres, m/l, in 2 parcels
Ford County, IL

Date: Fri., Nov. 10, 2017
Time: 10:00 a.m.
Auction Site:
Paxton Fire Department
Address:
310 N Market St
Paxton, IL 60957

Auction Information

Seller
Geoff & Laurel Foreman

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

Method of Sale
- Parcels will be offered by the **choice and privilege method** with choice to the high 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 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 December 11, 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 February 28, 2018. The 2017 taxes payable in 2018 will be credited to the buyer.

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.

Seller's Attorney
Ross Sorensen
Martensen, Niemann & Sorensen

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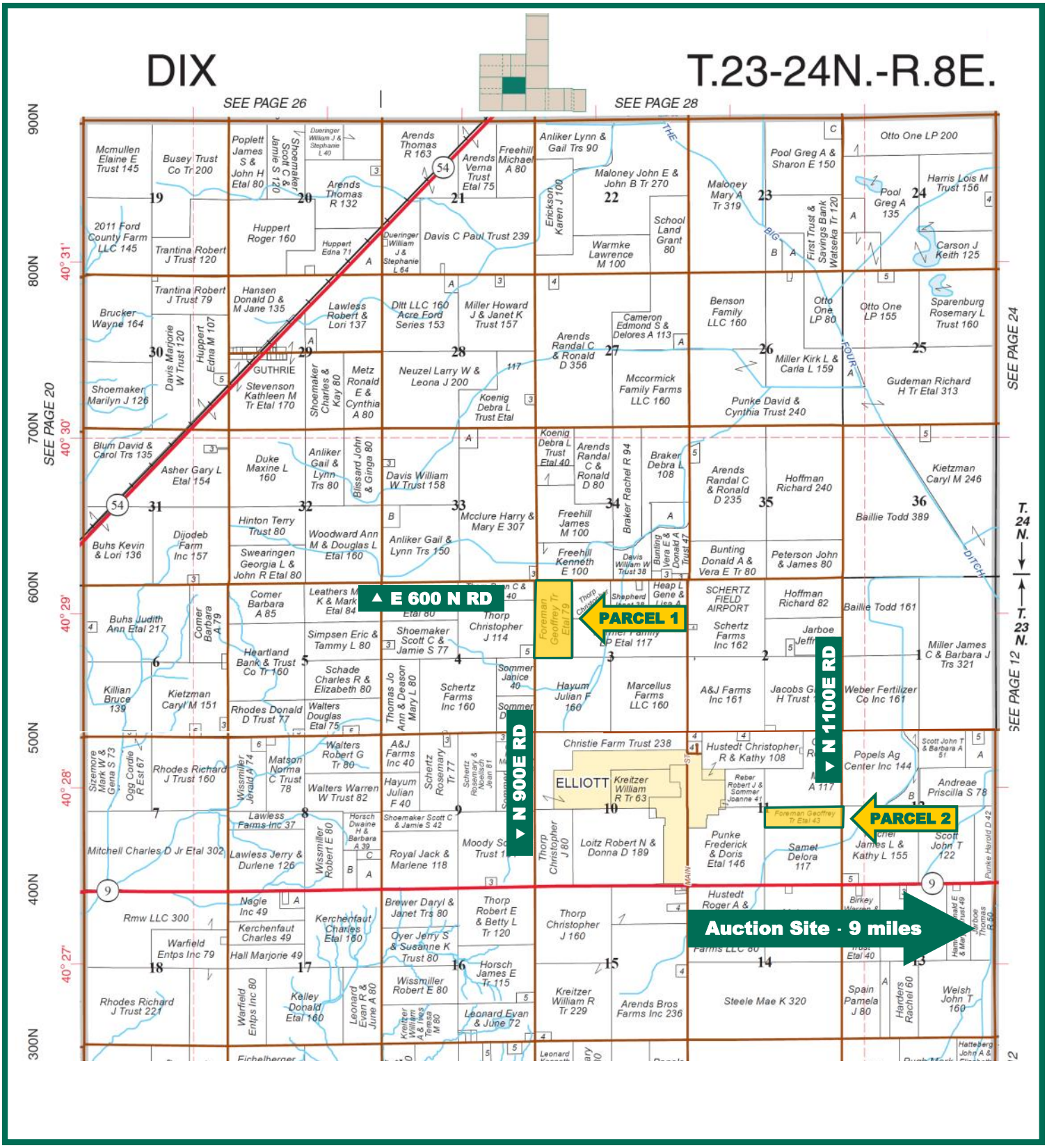
REID: 130-0022-03

Plat Map: Dix Township



Map reproduced with permission of Rockford Map Publishers

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Aerial Photo: Parcel 1

Property Information Parcel 1 - 79.59 Surveyed Acres, m/l

Location
One mile north and one half mile west of the village of Elliott, IL.

Legal Description
West Half of the Northwest Quarter of Section 3, Township 23 North, Range 8 West of the Third Principal Meridian, Dix Township, Ford County, Illinois.

Lease Status
The lease is open for 2018.

Real Estate Tax
Taxes Payable 2016 - 2017: $1,649.72
Taxable Acres: 78.81
Tax per Taxable Acre: $20.93
PIN# 10-12-03-100-001

FSA Data
Farm Number 426, Tract 631
Crop Acres: 79.42
(includes 0.8 ac. in CRP)
Corn Base: 47.6
Corn PLC Yield: 154 Bu.
Bean Base: 29.0
Bean PLC Yield: 40 Bu.

CRP Contracts
CRP contract in place until September 30, 2027. There are 0.8 acres in CRP with an annual contract payment of $274.80 per acre, a total of $220 per year. *Contact Broker for additional details.*

Soil Types/Productivity
Main soil types are Ashkum silty clay loam and Elliott silt loam. Productivity Index (PI) is 123.3. See soil map for details.

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

Fertility Data
Soil tests were taken July 2017.

pH	6.2
Phosphorous	101 lb/Acre
Potassium	387 lb/Acre

Buyer shall reimburse tenant for limestone at closing in the amount of $2,283.52. Invoices available upon request.

Yield History

2017	Corn	206.7 bu/Acre
*2016	Soybeans	65.9 bu/Acre
*2015	Corn	172.7 bu/Acre

*Yield history is from Parcels 1 & 2, combined. Source: Tenant

Land Description
The cropland is nearly level to gently sloping 0-4% slopes.

Buildings/Improvements
None

Drainage
Surface drainage and tile. There is some existing and new drain tile along with a drainage district main. *Tile maps available upon request.*

Comments
Located in a strong agricultural community and is producing income on nearly all acres. Great visibility with road access on north and west sides.

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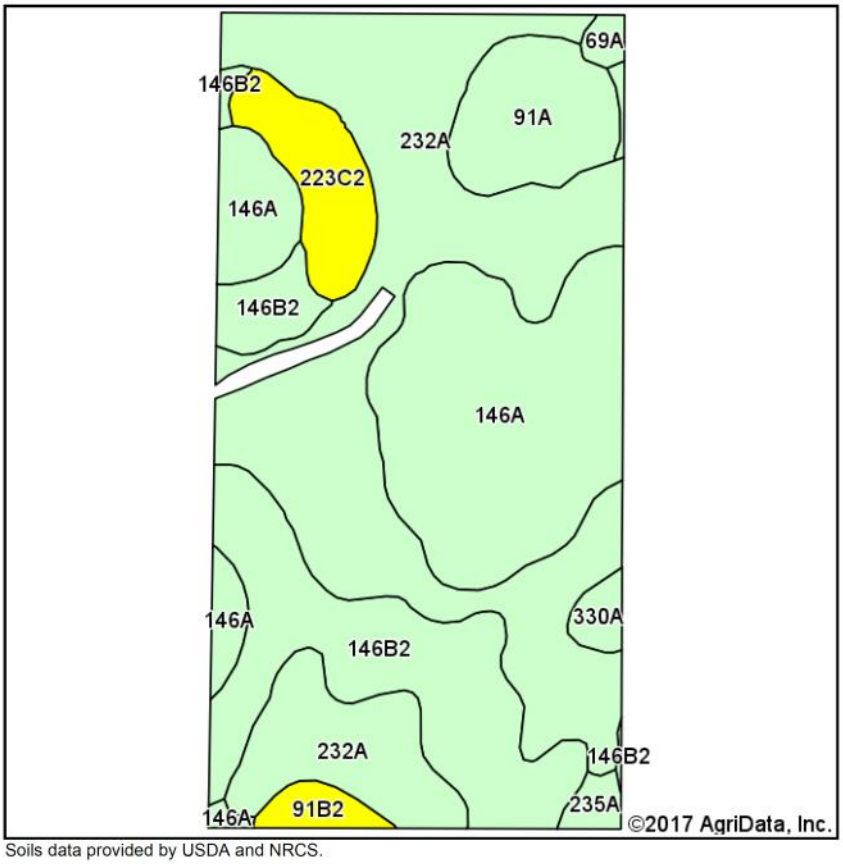
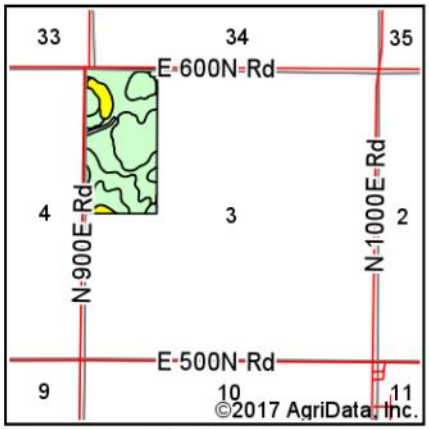
Soil Map: Parcel 1



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Ford**
Location: **3-23N-8E**
Township: **Dix**
Acres: **78.62**
Date: **7/14/2017**

Hertz Farm Management, Inc

Maps Provided By:
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N W E S

Area Symbol: IL053, Soil Area Version: 12

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	32.98	41.9%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	19.42	24.7%		168	55	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	14.19	18.0%		**160	**52	**119
91A	Swygert silty clay loam, 0 to 2 percent slopes	5.11	6.5%		158	52	118
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	3.96	5.0%		**150	**48	**110
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	1.07	1.4%		**147	**48	**110
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.78	1.0%		164	55	123
235A	Bryce silty clay, 0 to 2 percent slopes	0.65	0.8%		162	54	121
69A	Milford silty clay loam, 0 to 2 percent slopes	0.46	0.6%		171	57	128
				Weighted Average	**165.5**	**54.2**	**123.3**

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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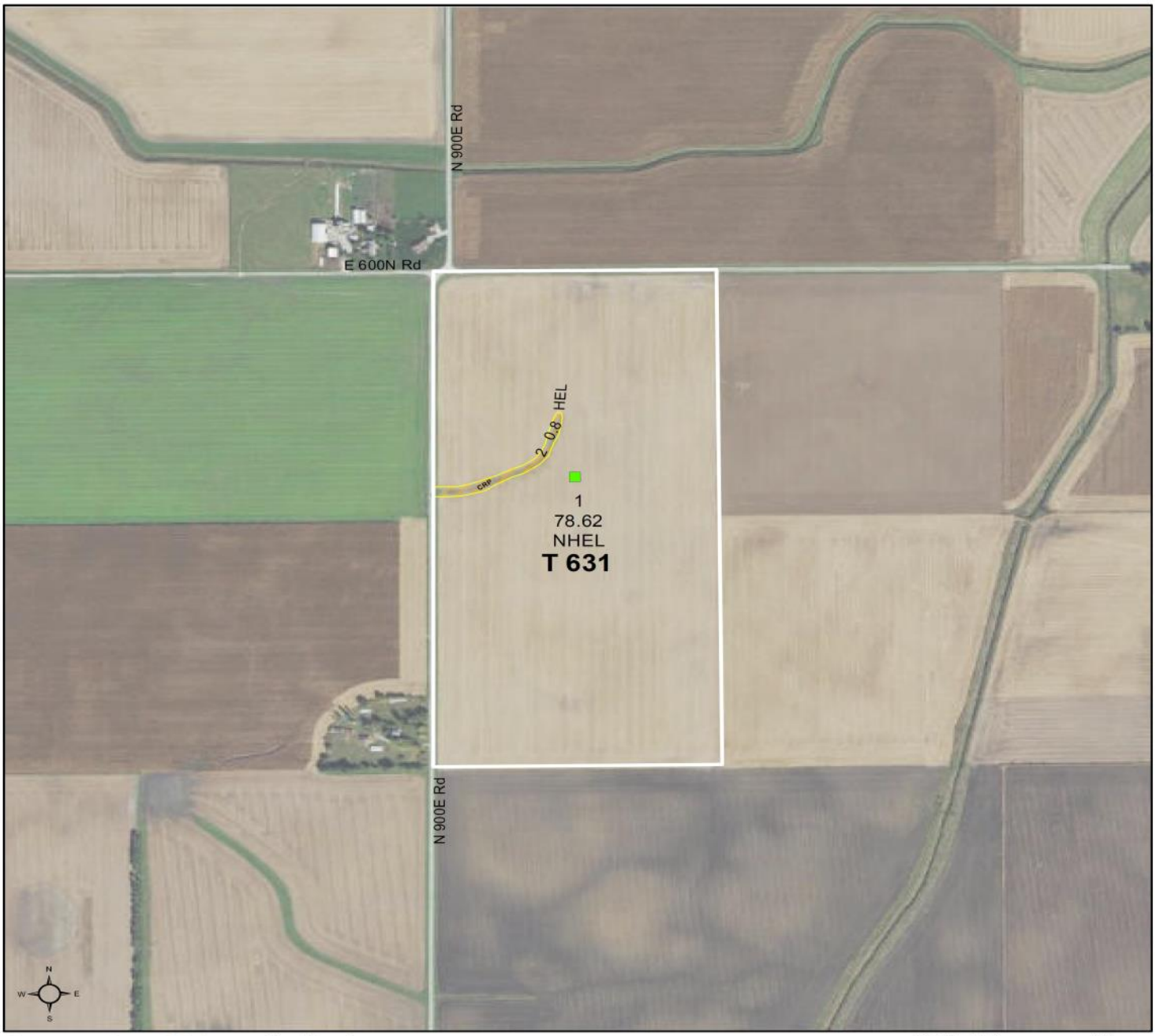
FSA Map: Parcel 1



Common Land Unit
Cropland
CRP

Tract Boundary

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 285 570 1,140 Feet

2017 Program Year
Map Created November 30, 2016

Farm **426**
Tract **631**

Tract Cropland Total: 79.42 acres

IL053_T631

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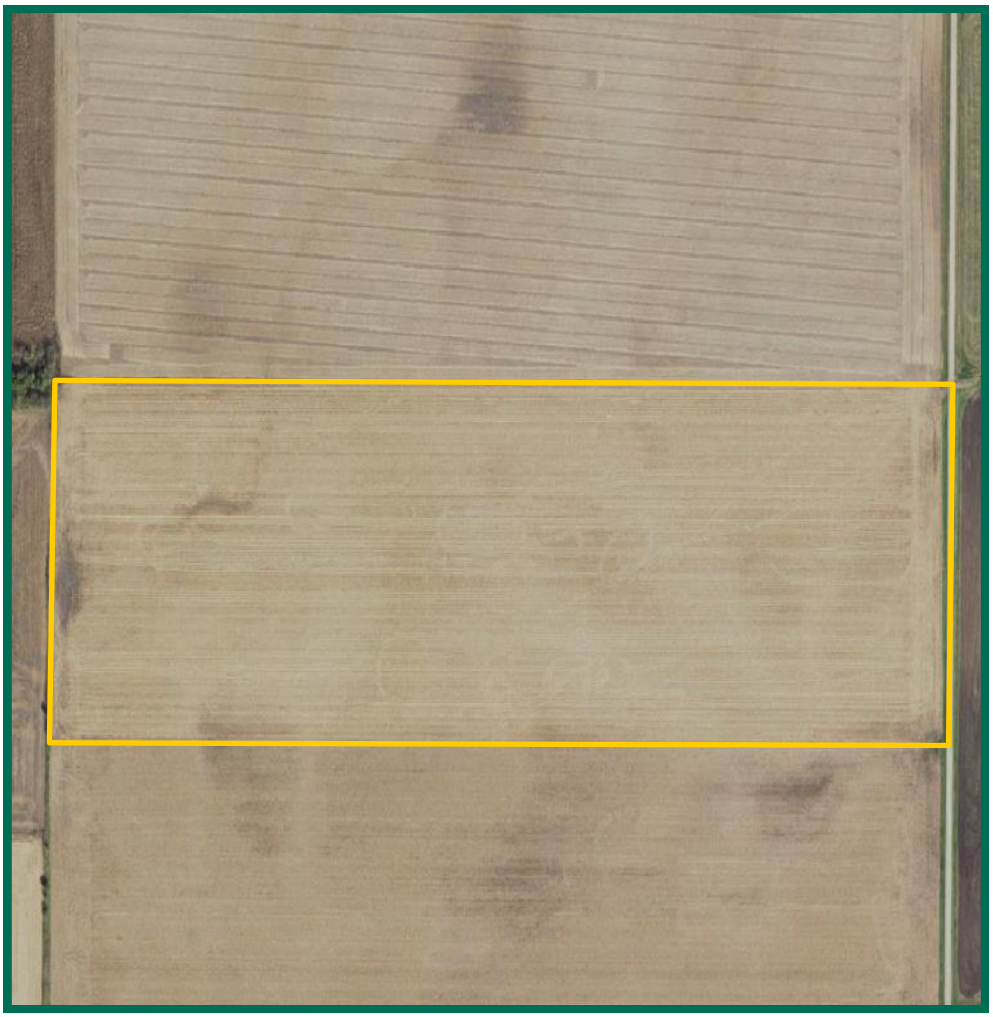
Aerial Photo: Parcel 2



Property Information Parcel 2 - 42.17 Surveyed Acres, m/l

Location
One half mile east of the village of Elliott, IL.

Legal Description
North Half of the Southeast Quarter of Section 11, Township 23 North, Range 8 East of the Third Principal Meridian, Dix Township, Ford County, Illinois.

Lease Status
The lease is open for 2018.

Real Estate Tax
Taxes Payable 2016– 2017: $1,277.92
Taxable Acres: 43.00
Tax per Taxable Acre: $29.72
PIN# 10-12-11-400-001

FSA Data
Farm Number 426, Tract 632
Crop Acres: 43.22
Corn Base: 24.9
Corn PLC Yield: 154 Bu.
Bean Base: 18.1
Bean PLC Yield: 40 Bu.

CRP Contracts
None.

Soil Types/Productivity
Main soil types are Drummer silty clay loam and Ashkum silty clay loam. Productivity Index (PI) is 130.2. See soil map for details.

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

Fertility Data
Soil tests were taken July 2017.

pH	6.3
Phosphorous	86 lb/Acre
Potassium	346 lb/Acre

Buyer shall reimburse tenant for limestone at closing in the amount of $1,111.43. Invoices available upon request.

Yield History

2017	Corn	212.1 bu/Acre
*2016	Soybeans	65.9 bu/Acre
*2015	Corn	172.7 bu/Acre

*Yield history is from Parcels 1 & 2, combined. Source: Tenant

Land Description
The cropland is nearly level to gently sloping 0-5% slopes.

Buildings/Improvements
None.

Drainage
Surface drainage and tile. There is some existing and new drain tile. *Tile maps available upon request.*

Comments
Located in a strong agricultural community that has a history of high yields due to its productive soils. It is nearly 100% tillable. Good road access on the east side.

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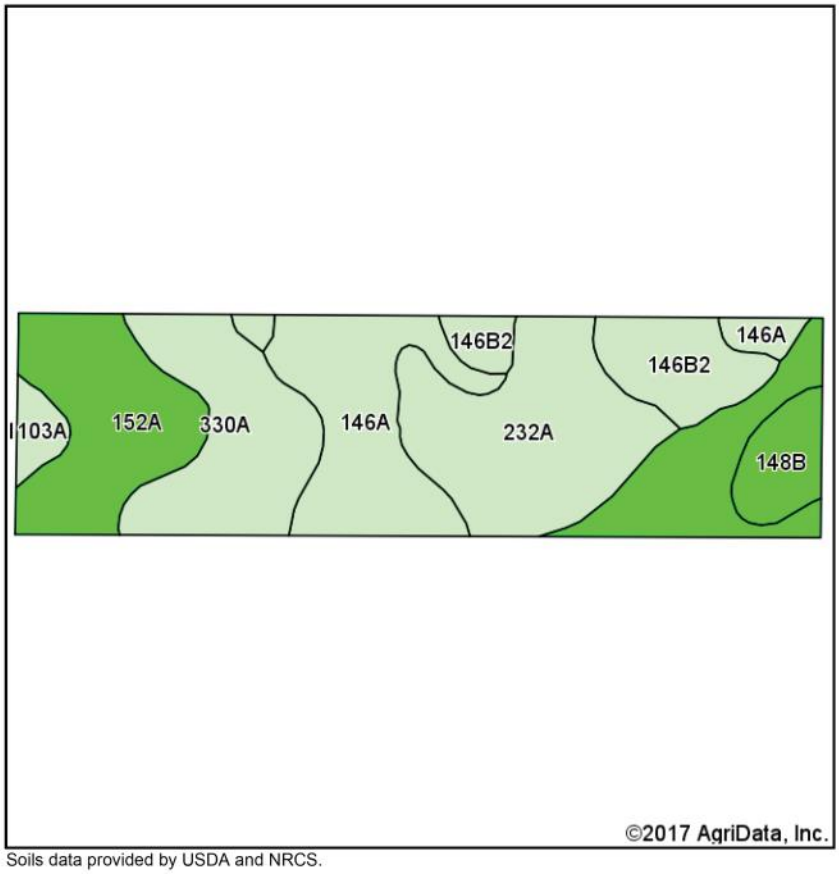
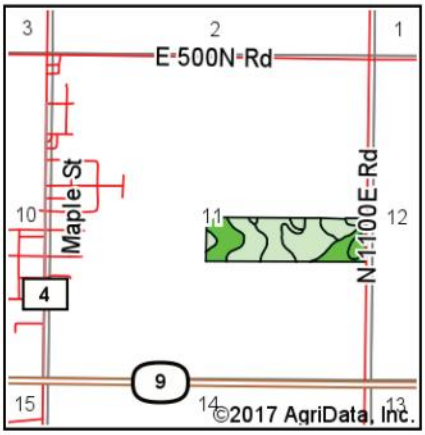
Soil Map: Parcel 2



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Ford**
Location: **3-23N-8E**
Township: **Dix**
Acres: **43.22**
Date: **7/14/2017**

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N W E S

Area Symbol: IL053, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	11.67	27.0%		195	63	144
232A	Ashkum silty clay loam, 0 to 2 percent slopes	9.60	22.2%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	7.83	18.1%		168	55	125
330A	Peotone silty clay loam, 0 to 2 percent slopes	6.92	16.0%		164	55	123
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	4.11	9.5%		**160	**52	**119
**148B	Proctor silt loam, 2 to 5 percent slopes	2.18	5.0%		**183	**57	**134
1103A	Houghton muck, undrained, 0 to 2 percent slopes	0.91	2.1%		175	57	130
				Weighted Average	**175.2**	**57.2**	**130.2**

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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FSA Map: Parcel 2

Common Land Unit
- Cropland
- Tract Boundary

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 285 570 1,140 Feet

2017 Program Year
Map Created November 30, 2016

Farm **426**
Tract **632**

Tract Cropland Total: 43.22 acres

IL053_T632

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