



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

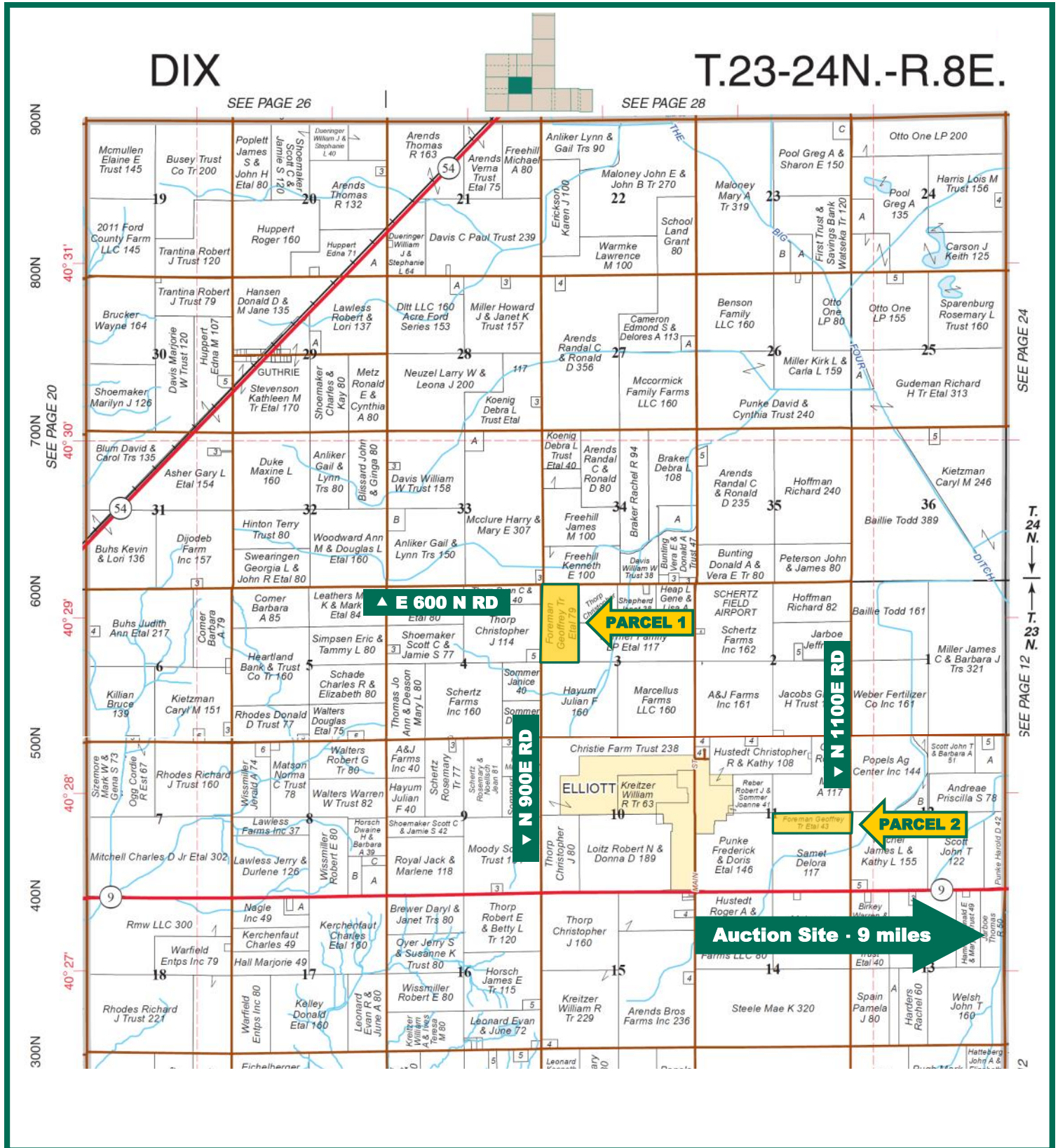
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Martensen, Niemann & Sorensen

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Plat Map: Dix Township



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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

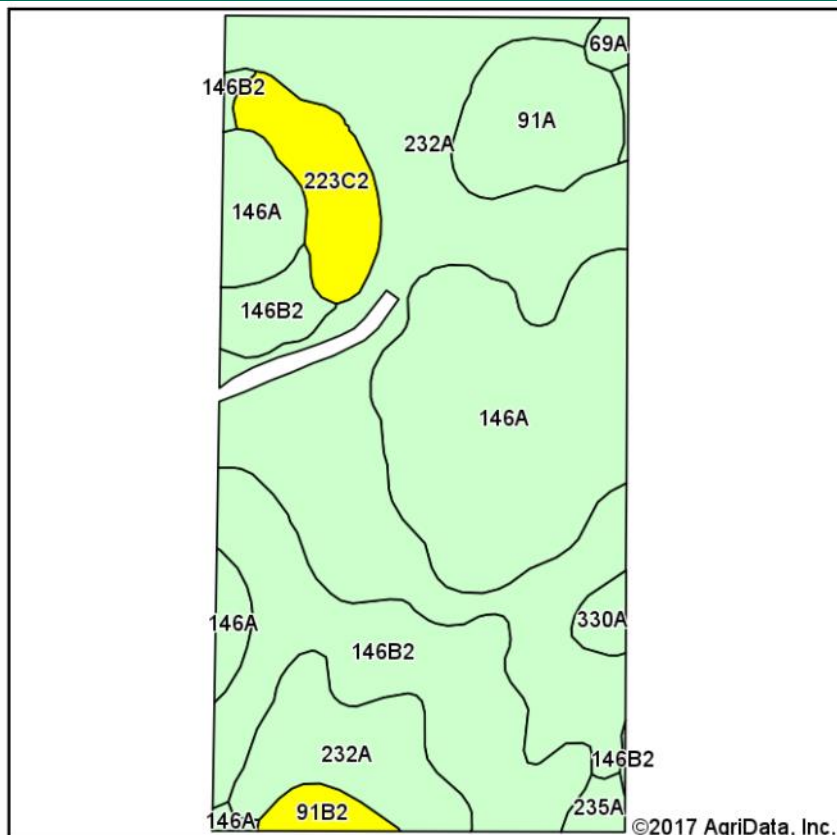
Located in a strong agricultural community and is producing income on nearly all acres. Great visibility with road access on north and west sides.

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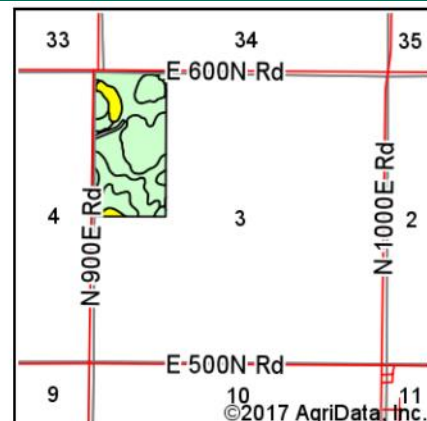
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Soil Map: Parcel 1



Soils data provided by USDA and NRCS.



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



Maps Provided By:



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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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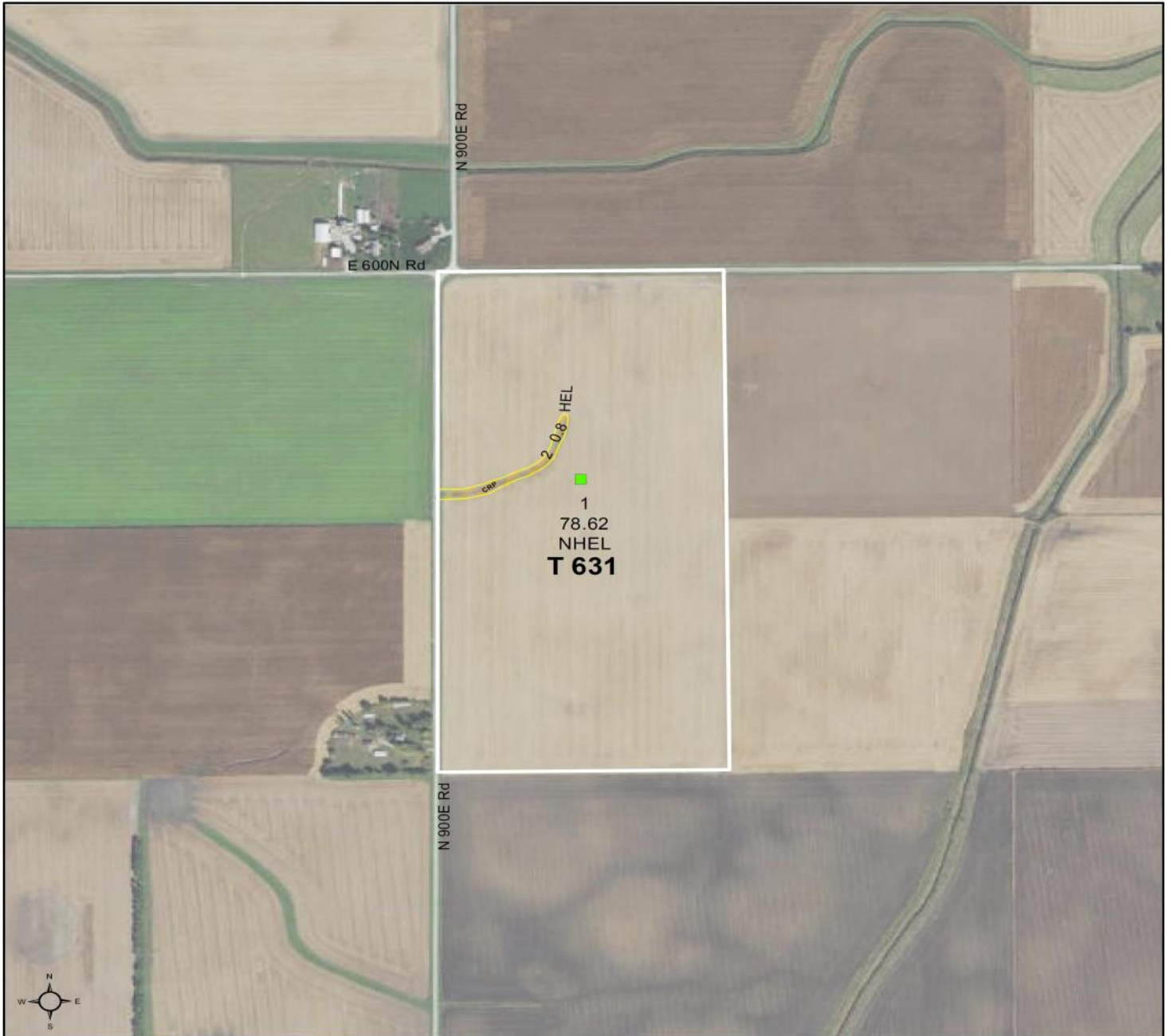
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FSA Map: Parcel 1



United States
Department of
Agriculture

Ford County, Illinois



Common Land Unit

- Cropland
- CRP

Wetland Determination Identifiers

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

Tract Boundary

0 285 570 1,140
Feet

2017 Program Year

Map Created November 30, 2016

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

IL053_T631

Tract Cropland Total: 79.42 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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Aerial Photo: Parcel 2



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.

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.

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

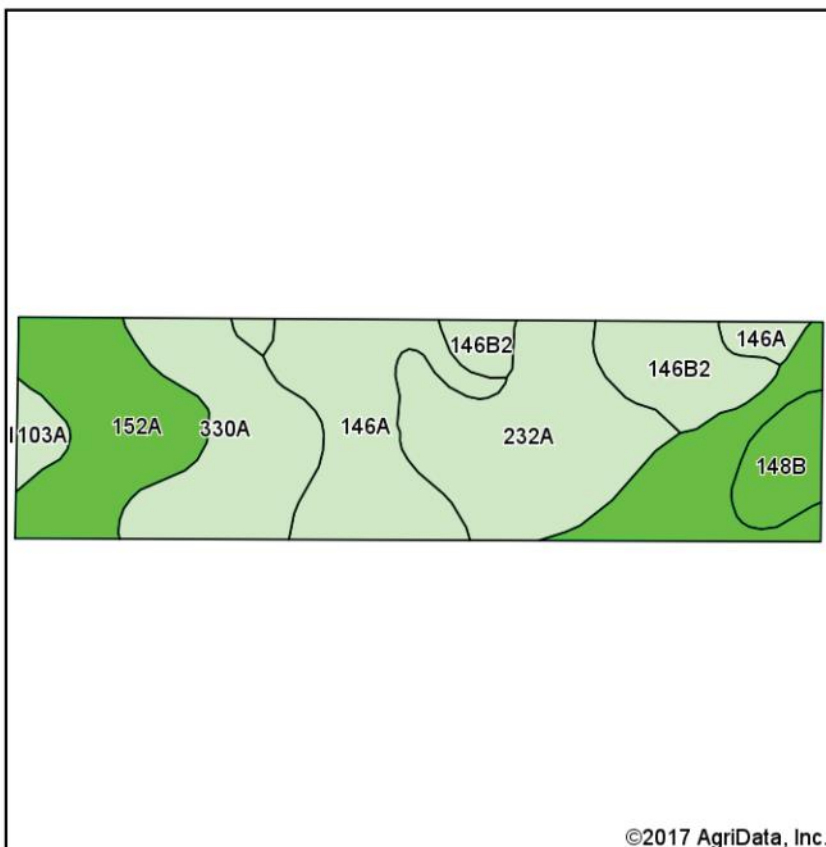
None.

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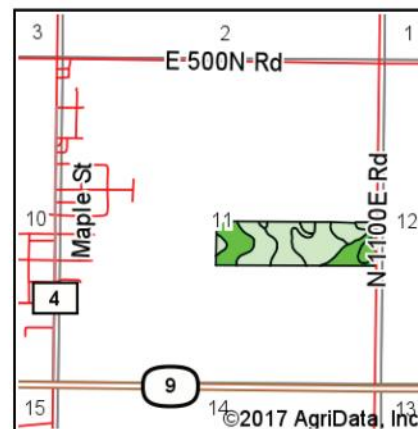
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Soil Map: Parcel 2



Soils data provided by USDA and NRCS.



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



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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** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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FSA Map: Parcel 2



United States
Department of
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Ford County, Illinois



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**

IL053_T632

Tract Cropland Total: 43.22 acres

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