

ACREAGE:

Parcel 1 of 9
150.76 Acres, m/l
McDonough County, IL

DATE:

Bid Deadline:
December 5, 2018
12:00 p.m., CST

RETURN BIDS TO:

Hertz Real Estate
Services
Geneseo, IL



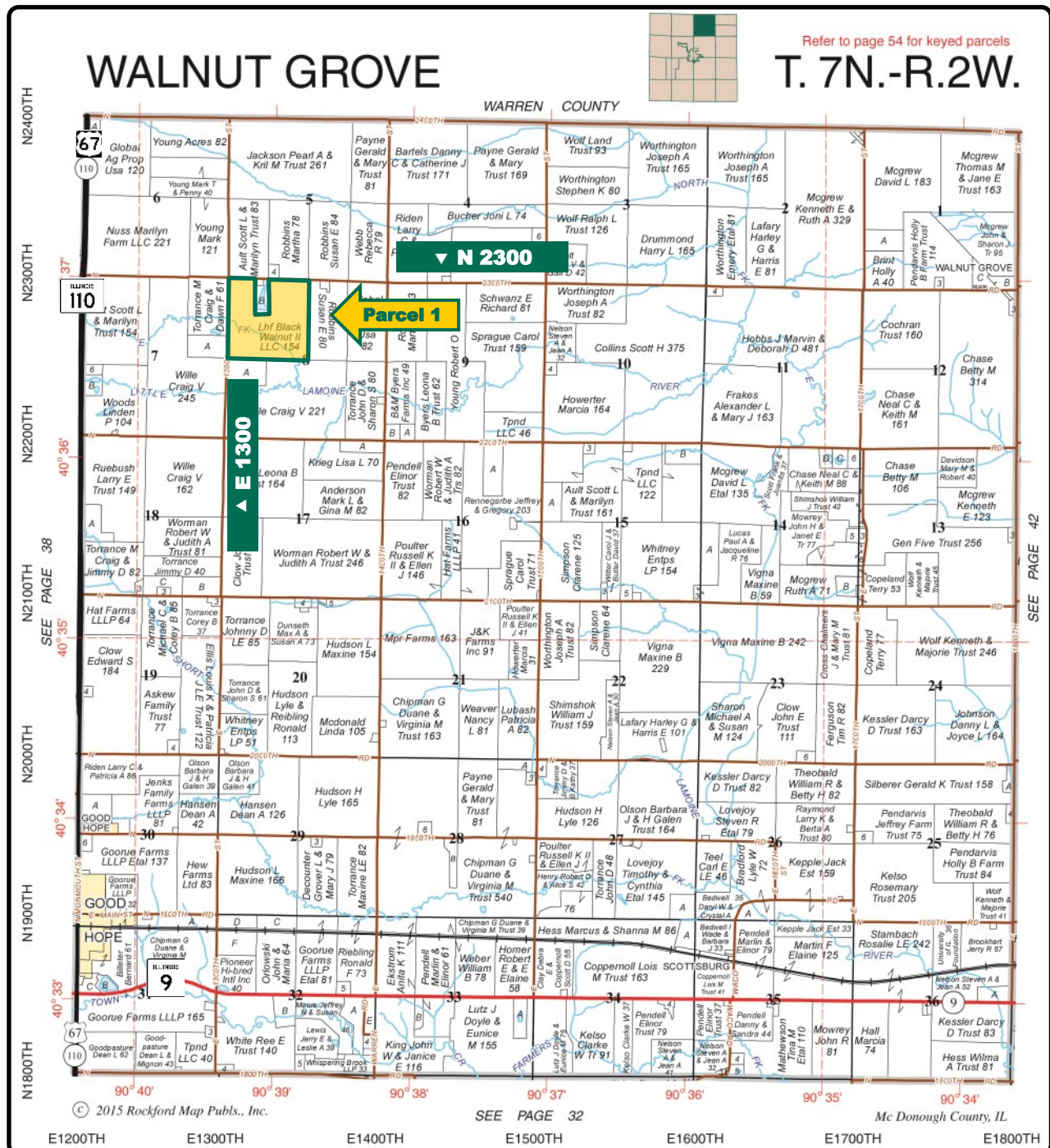
Property Key Features

- Excellent quality soils with 133.9 PI on the cropland
- Current lease agreement expires in 2018
- Located one mile east of US Highway 67, north of Good Hope

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Total Acres:	150.76
Crop Acres:	113.07
Corn Base Acres:	65.80
Bean Base Acres:	8.30
Soil Productivity:	133.9 P.I.

Property Information

150.76 Acres, m/l

Location

3.5 miles north of Good Hope, Illinois

Legal Description

Part of the Northwest Quarter (NW 1/4) of Section 8, Township 7 North, Range 2 West of the 4th Principal Meridian, McDonough County, Illinois.

Possession

As agreed, subject to the existing lease.

Lease Status

The property is leased for 2018, open for 2019. Hunting rights are leased through 6/30/19. Additional information available upon request.

Real Estate Tax

2017 Taxes Payable in 2018: \$3,701.40
Taxable Acres: 150.76
Tax per Taxable Acre: \$24.55

FSA Data

Farm Number 6654, Tract 9718
Crop Acres: 113.07
Corn Base Acres: 65.8
Corn PLC Yield: 129 Bu.
Bean Base Acres: 8.3
Bean PLC Yield: 37 Bu.

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Osco and Ipava.
Productivity Index (PI) is 133.9. See soil map for details.

Mineral Rights

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

Land Description

Gently rolling to rolling.

Buildings/Improvements

None.

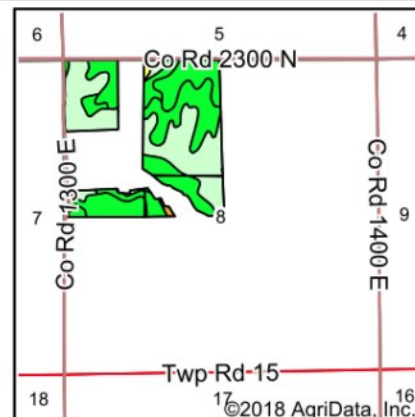
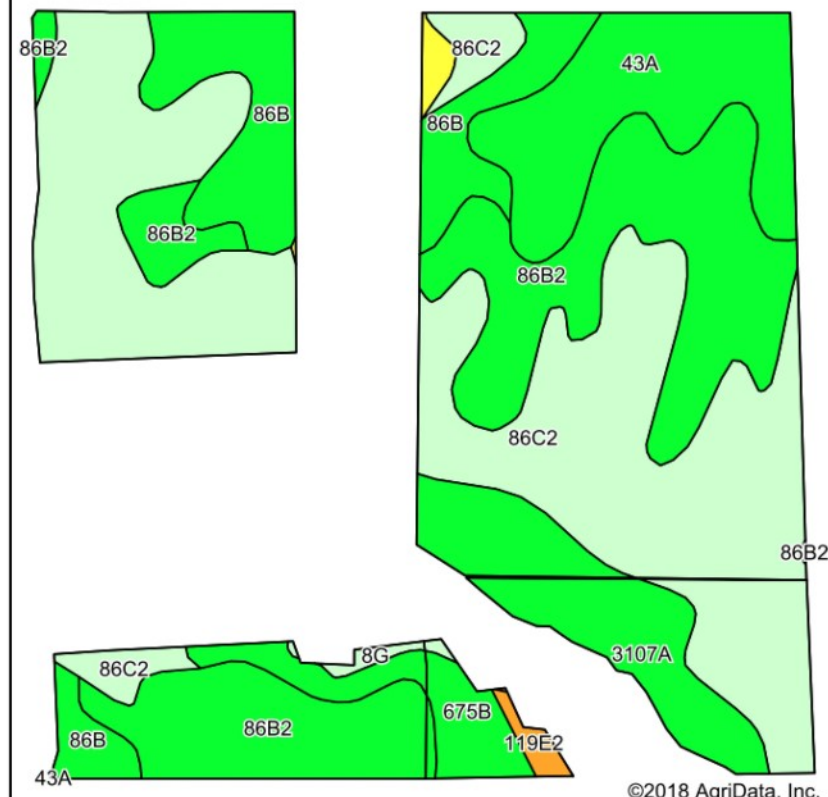
Comments

Good quality farm in a strong farming neighborhood. Additional acreage currently planted to black walnut trees suitable for conversion to row crop production. The Seller has converted 955 acres from black walnut trees to farmland and will provide an overview of the conversion process and costs upon request.

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State: **Illinois**
County: **McDonough**
Location: **8-7N-2W**
Township: **Walnut Grove**
Acres: **113.07**
Date: **9/30/2018**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL109, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	46.07	40.7%		**178	**56	**131
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	27.59	24.4%		**181	**57	**134
43A	Ipava silt loam, 0 to 2 percent slopes	12.13	10.7%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	11.96	10.6%		**189	**59	**140
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	9.46	8.4%		189	60	139
**675B	Greenbush silt loam, 2 to 5 percent slopes	4.12	3.6%		**182	**57	**133
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	0.62	0.5%		**153	**47	**112
**119E2	Elco silt loam, 18 to 25 percent slopes, eroded	0.62	0.5%		**124	**40	**92
**8G	Hickory silt loam, 35 to 60 percent slopes	0.50	0.4%		**58	**20	**44
Weighted Average					181.4	57.3	133.9

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. All property boundaries are approximate.

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Bid Deadline: **Wed., Dec. 5, 2018**

Time: **12:00 p.m., CST**

Mail To:

**Hertz Real Estate Services
720 E. Culver Court
PO BOX 9
Geneseo, IL 61254**

Seller

LHF Black Walnut (IL) LLC

Agency

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

Method of Sale

- Parcel will be offered individually and in combination. Combination offers will require allocations by parcel.
- 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 makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call or email Sale Manager, Dan Riewerts, at 309-944-2184, DanR@Hertz.ag

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Geneseo, IL Hertz office, on or before December 5, 2018 by 12:00 p.m., CST. The Seller will accept or reject all bids by 5:00 p.m., CST on December 14, 2018, and all bidders will be notified shortly thereafter. Winning bidders will be required to submit ten percent (10%) down payment upon notification.

Terms of Possession

The successful bidder(s) is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 15, 2019, or as soon thereafter as closing documents are available. Final settlement will require wire transfer. Possession will be given at closing, subject to any existing lease. The Seller will credit the successful bidder at closing for the 2018 real estate taxes, payable in 2019.

Income/Expense

The Seller/Operator will retain all income attributed to the 2018 crop year and before and will pay all expenses for the same.

Contract & Title

The Seller will pay for an owner's title insurance policy in the amount of the contract price at closing with a title company selected by the Seller. If there are any closing fee expenses, they will be shared by the Seller and Buyer(s). The Seller will pay the real estate transfer taxes due at the time of closing. The Buyer will pay for recording of the deed, as well as any costs associated with their mortgage, if any.

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