

One-Chance Sealed Bid Sale

ACREAGE:

Parcel 3 of 9
160.14 Acres, m/l
Warren County, IL

DATE:

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

RETURN BIDS TO:

Hertz Real Estate
Services
Geneseo, IL



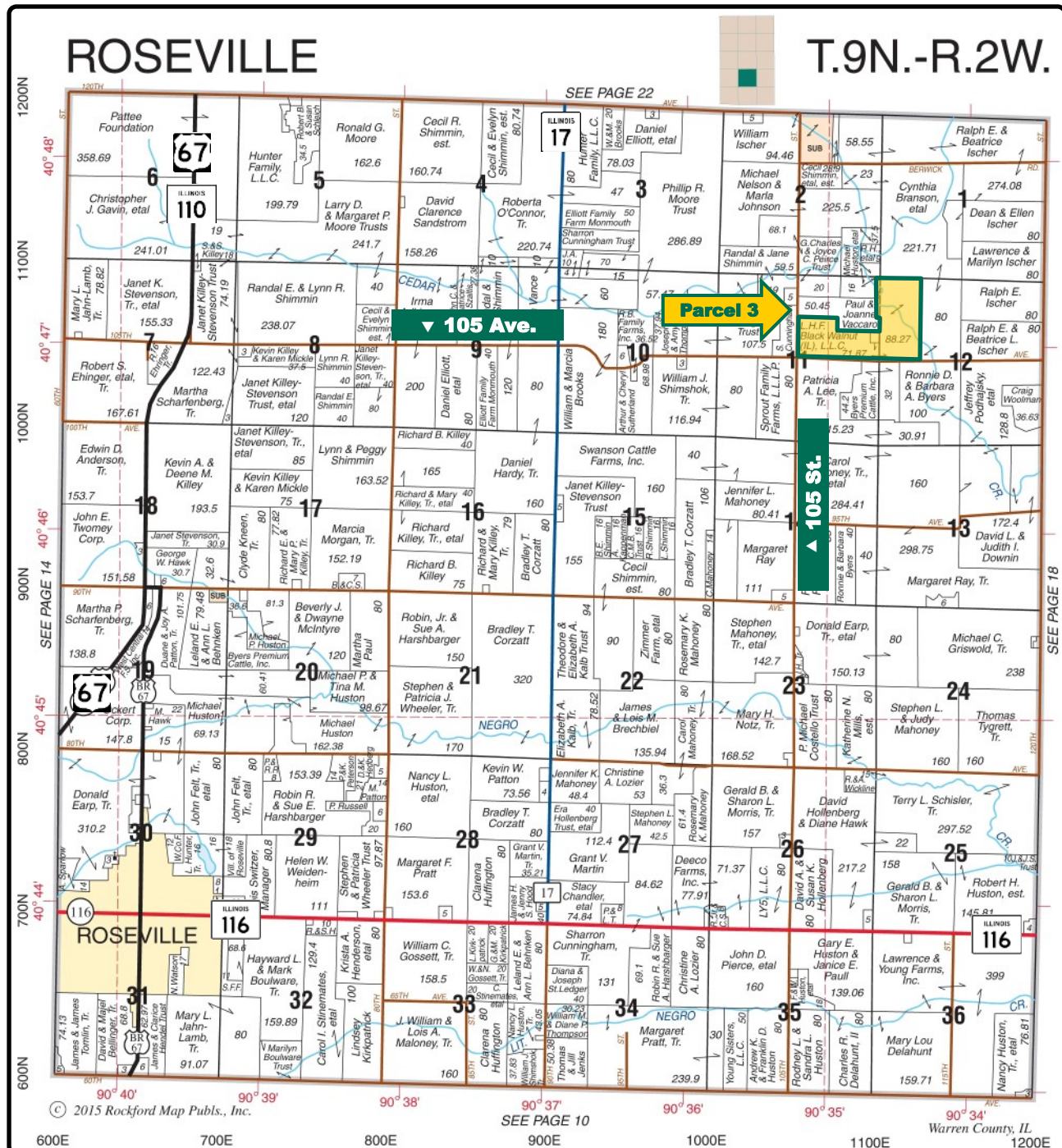
Property *Key Features*

- Good quality soils with 121.0 PI on the cropland
- Current lease agreement expires in 2018
- Located 3.5 miles off Illinois Highway 116, northeast of Roseville

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Total Acres:	160.14
Crop Acres:	103.69
Corn Base Acres:	59.12
Bean Base Acres:	24.08
Soil Productivity:	121.0 P.I.

Property Information

160.14 Acres, m/l

Location

5 miles northeast of Roseville, Illinois

Legal Description

Part of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 11 and the West Half (W 1/2) of the Northwest Quarter (NE 1/4) of Section 12, Township 9 North, Range 2 West of the 4th P.M., Warren 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: \$2,565.68
Taxable Acres: 160.14
Tax per Taxable Acre: \$16.02

FSA Data

Farm Number 5365, Tract 1567
Crop Acres: 103.69
Corn Base Acres: 59.12
Corn PLC Yield: 144 Bu.
Bean Base Acres: 24.08
Bean PLC Yield: 45 Bu.

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Rozetta and Fayette-Hickory, and Muscatune. Productivity Index (PI) is 121.0. 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

Flat, gently rolling to rolling.

Buildings/Improvements

None.

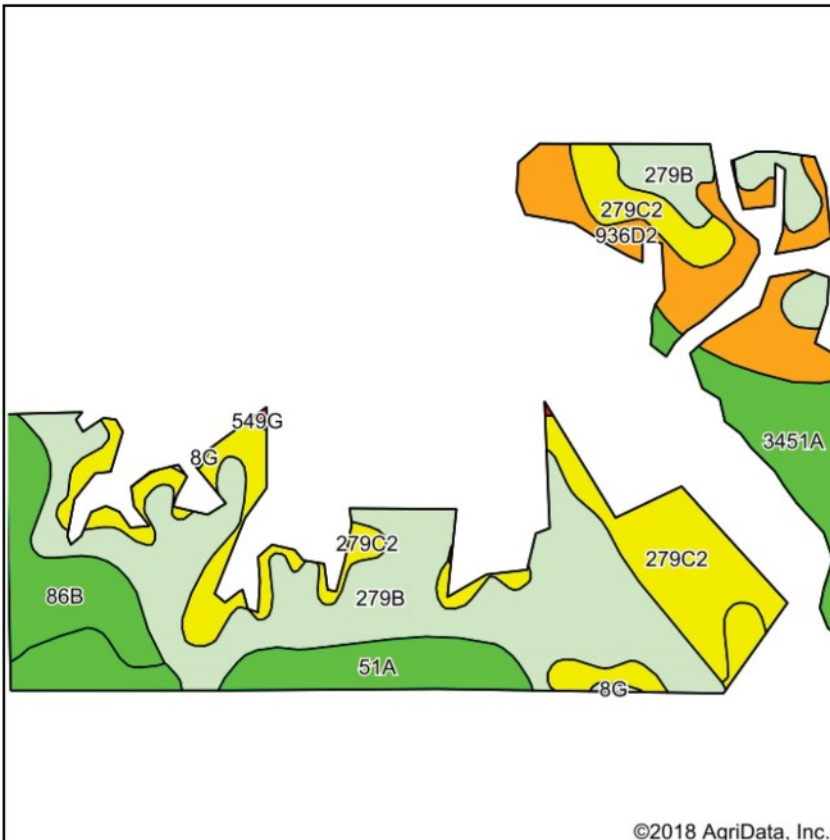
Comments

Productive farm in a strong farming neighborhood.

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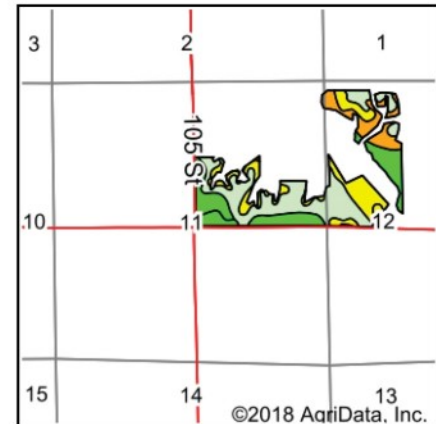
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Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Warren**
Location: **11-9N-2W**
Township: **Roseville**
Acres: **103.69**
Date: **7/30/2018**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL187, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	39.86	38.4%		**162	**50	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	21.33	20.6%		**153	**47	**112
**936D2	Fayette-Hickory silt loams, 10 to 18 percent slopes, eroded	11.78	11.4%		**132	**43	**98
51A	Muscature silt loam, 0 to 2 percent slopes	10.58	10.2%		200	64	147
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	8.60	8.3%		190	61	140
**86B	Osco silt loam, 2 to 5 percent slopes	8.59	8.3%		**189	**59	**140
**280D2	Fayette silt loam, glaciaded, 10 to 18 percent slopes, eroded	2.53	2.4%		**149	**47	**109
**8G	Hickory silt loam, 35 to 60 percent slopes	0.24	0.2%		**58	**20	**44
**549G	Marseilles silt loam, 35 to 60 percent slopes	0.18	0.2%		**65	**21	**48
Weighted Average					164.5	51.5	121

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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