

ACREAGE:

DATE:

RETURN BIDS TO:

Parcel 4 of 9
58.44 Acres, m/l
Henderson County, IL

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

**Hertz Real Estate
Services**
Geneseo, IL



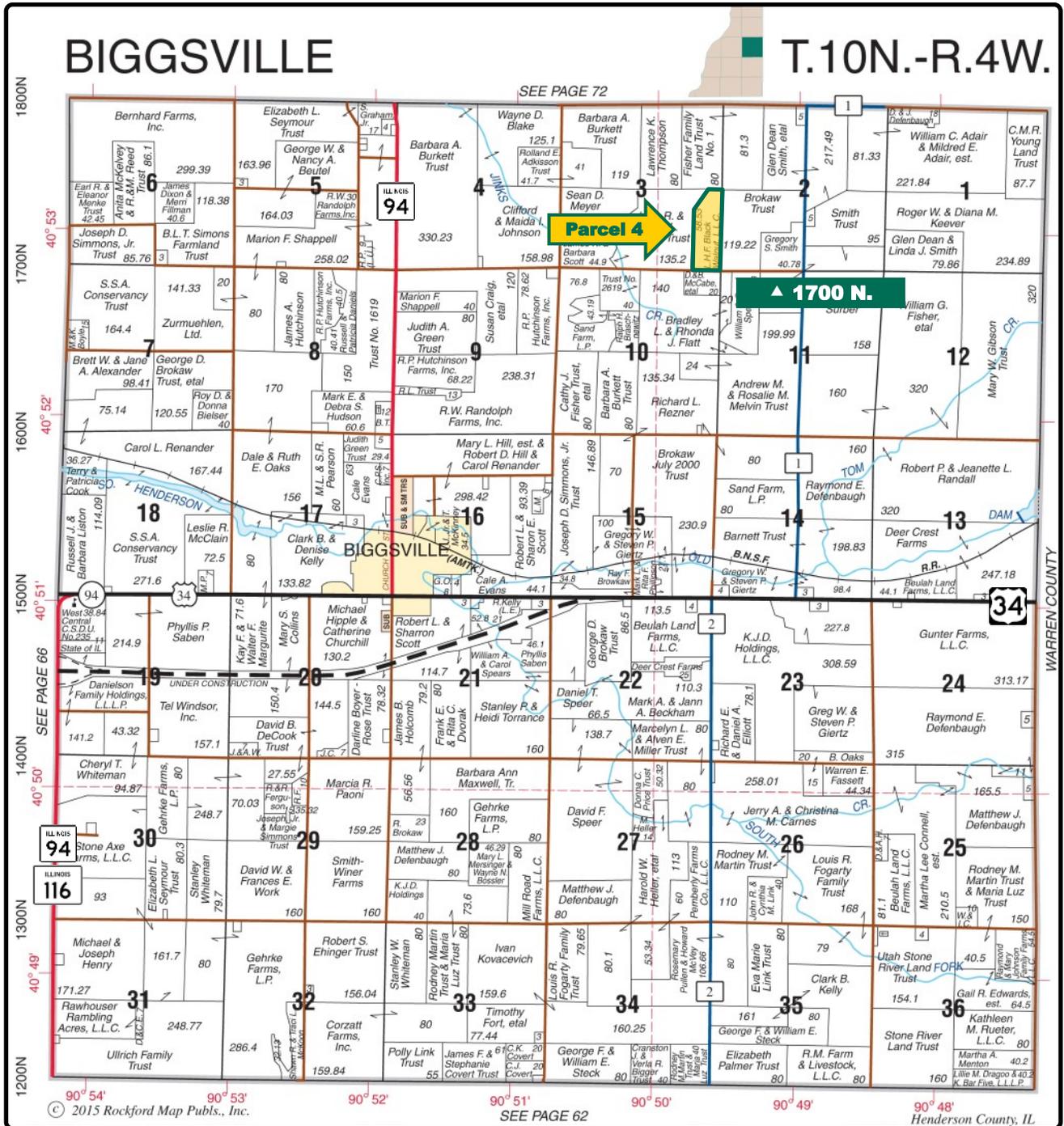
Property Key Features

- Over 95% tillable cropland
- Access via oil-chipped township road
- Located 2 miles off US Highway 34, northeast of Biggsville

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Map reproduced with permission of Rockford Map Publishers, Inc.

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Total Acres:	58.44
Crop Acres:	55.98
Corn Base Acres:	51.50
Wheat Base Acres:	0.40
Soil Productivity:	101.4 P.I.

Property Information

58.44 Acres, m/l

Location

2.5 miles northeast of Biggsville, Illinois.

Legal Description

Part of the Southeast Quarter (SE 1/4) of Section 3, Township 10 North, Range 4 West of the 4th Principal Meridian, Henderson County, Illinois.

Possession

As agreed, subject to the existing lease.

Lease Status

The property is leased through 2020. Early lease termination is available per current lease arrangement. Additional lease information is available upon request.

Real Estate Tax

2017 Taxes Payable in 2018: \$106.06
Taxable Acres: 58.53
Tax per Taxable Acre: \$1.81

FSA Data

Farm Number 3225, Tract 11972
Crop Acres: 55.98
Corn Base Acres: 51.50
Corn PLC Yield: 124 Bu.
Wheat Base Acres: 0.40
Wheat PLC Yield: 46 Bu.

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Rozetta & Elco-Atlas. Productivity Index (PI) is 101.4. 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.

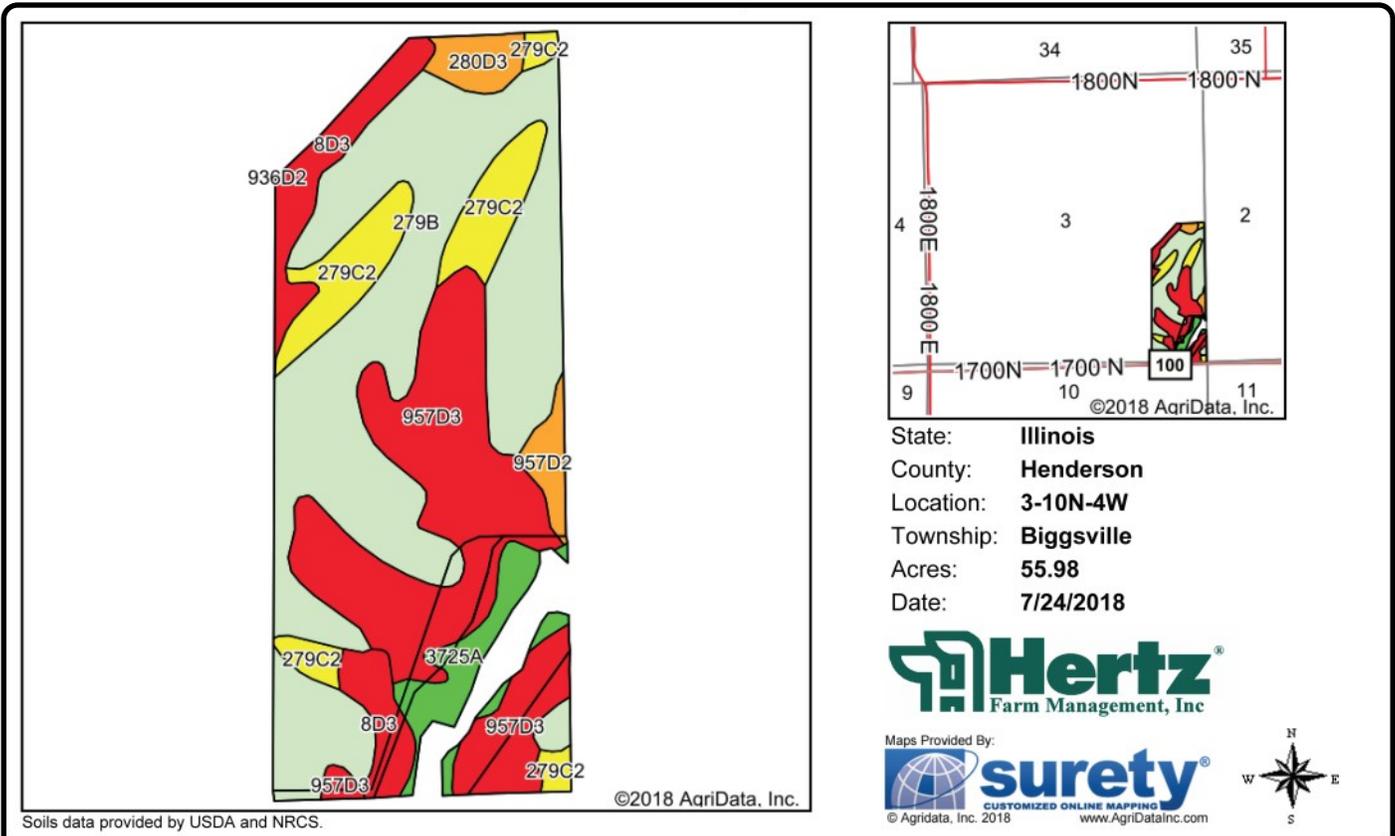
Comments

Converted from black walnut tree planting in 2017/18 and returned to row-crop production for 2018 crop year.

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Area Symbol: IL071, Soil Area Version: 18

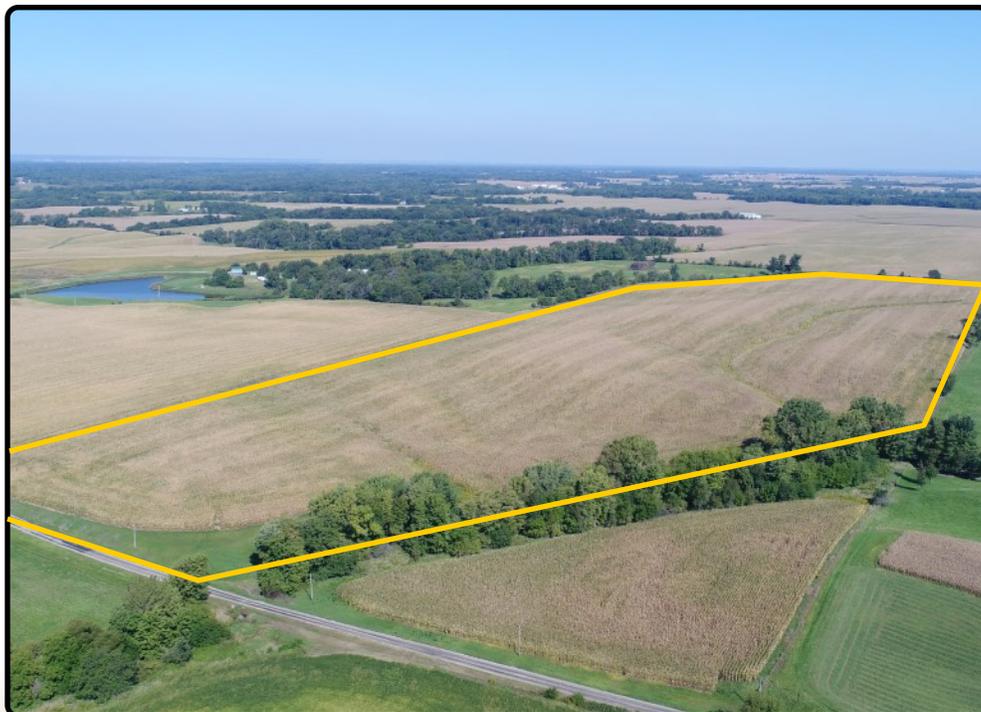
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	25.15	44.9%		**162	**50	**119
**957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	15.41	27.5%		**95	**32	**71
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	5.84	10.4%		**153	**47	**112
**8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	4.51	8.1%		**98	**33	**75
3725A	Otter-Lawson silt loams, 0 to 2 percent slopes, frequently flooded	2.71	4.8%		188	61	139
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	1.31	2.3%		**135	**43	**99
**957D2	Elco-Atlas silt loams, 10 to 18 percent slopes, eroded	1.05	1.9%		**116	**39	**87
Weighted Average					137.2	43.5	101.4

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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