

ACREAGE:

Parcel 6 of 9
160.00 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



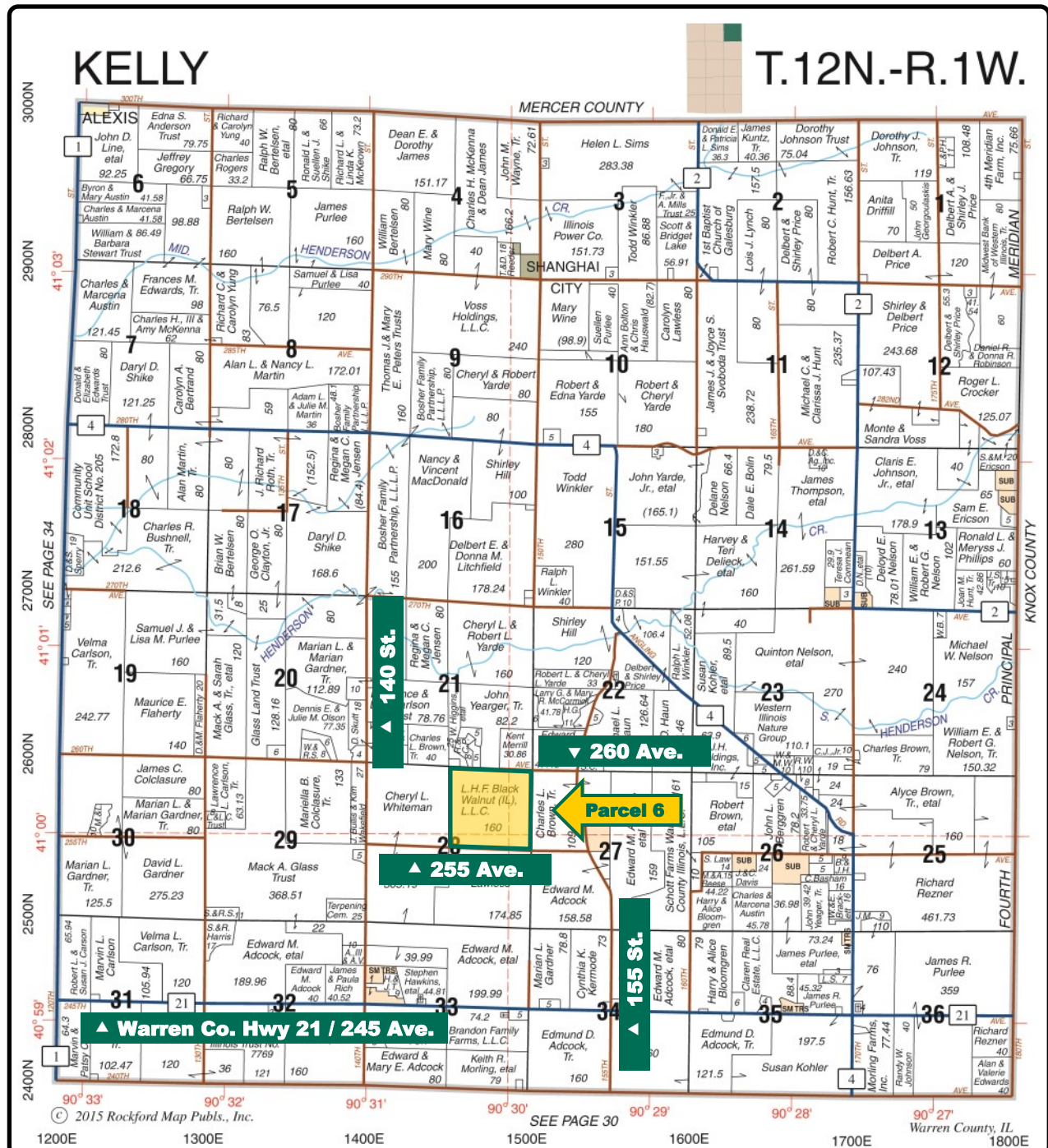
Property *Key Features*

- Over 94% tillable cropland
- Well-located with township road frontage on two sides
- Located 1 mile north of Warren County Highway 21, southeast of Alexis

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Total Acres:	160.00
Crop Acres:	150.74
Corn Base Acres:	130.20
Soil Productivity:	107.5 P.I.

Property Information

160.00 Acres, m/l

Location

4 miles southeast of Alexis, Illinois

Legal Description

Northeast Quarter (NE 1/4) of Section 28, Township 12 North, Range 1 West of the 4th P.M., Warren County, Illinois.

Possession

As agreed, subject to the existing lease.

CRP Contracts

None.

Lease Status

The property is leased through 2020. Early termination is available per the current lease arrangement. Hunting rights are leased through 6/30/19. Additional lease information is available upon request.

Real Estate Tax

2017 Taxes Payable in 2018: \$375.44
Taxable Acres: 160.00
Tax per Taxable Acre: \$2.35

FSA Data

Farm Number 5359, Tract 462
Crop Acres: 150.74
Corn Base Acres: 130.2
Corn PLC Yield: 121 Bu.

Soil Types/Productivity

Main soil types are Greenbush, Hickory, and Rozetta. Productivity Index (PI) is 107.5. 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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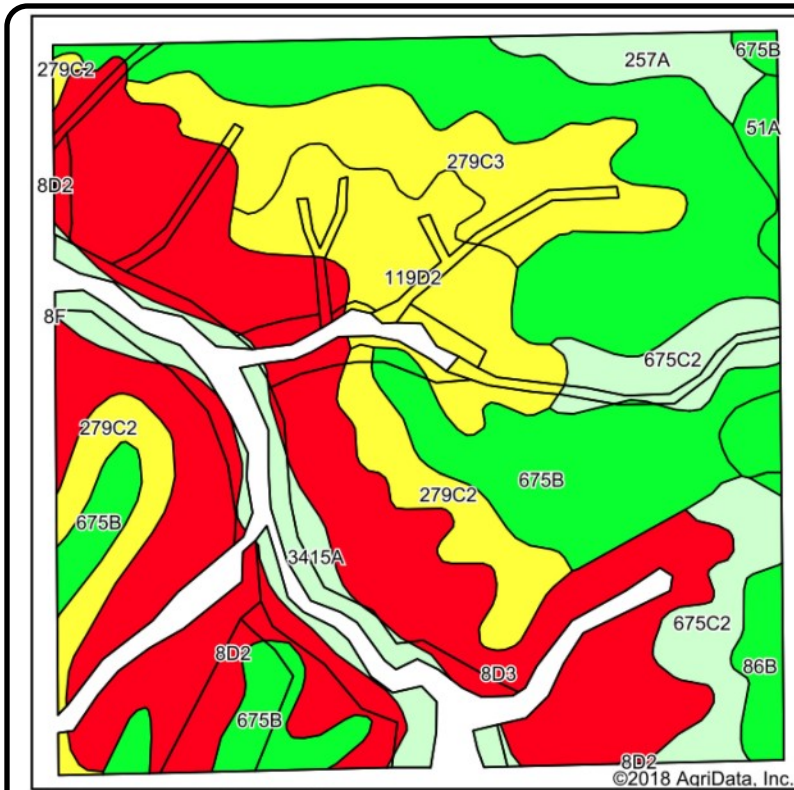
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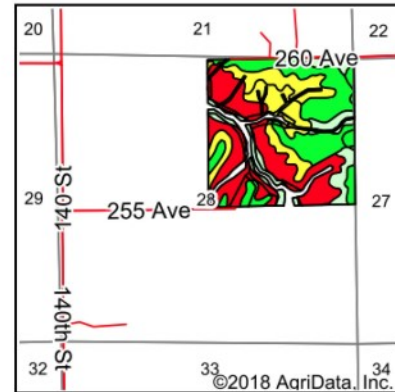
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Warren**
Location: **28-12N-1W**
Township: **Kelly**
Acres: **150.74**
Date: **9/27/2018**



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
**675B	Greenbush silt loam, 2 to 5 percent slopes	39.82	26.4%		**182	**57	**133
**8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	32.36	21.5%		**98	**33	**75
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	17.52	11.6%		**108	**36	**82
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	12.83	8.5%		**141	**44	**103
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	12.56	8.3%		**134	**44	**100
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	10.06	6.7%		**153	**47	**112
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	9.74	6.5%		**171	**54	**125
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	7.41	4.9%		180	57	131
257A	Clarksdale silt loam, 0 to 2 percent slopes	3.41	2.3%		174	56	128
51A	Muscataune silt loam, 0 to 2 percent slopes	2.54	1.7%		200	64	147
**86B	Osco silt loam, 2 to 5 percent slopes	2.49	1.7%		**189	**59	**140
Weighted Average					145.4	46.5	107.5

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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