

ACREAGE:

Parcel 9 of 9
555.90 Acres, m/l
Henry County, IL

DATE:

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

RETURN BIDS TO:

Hertz Real Estate
Services
Geneseo, IL



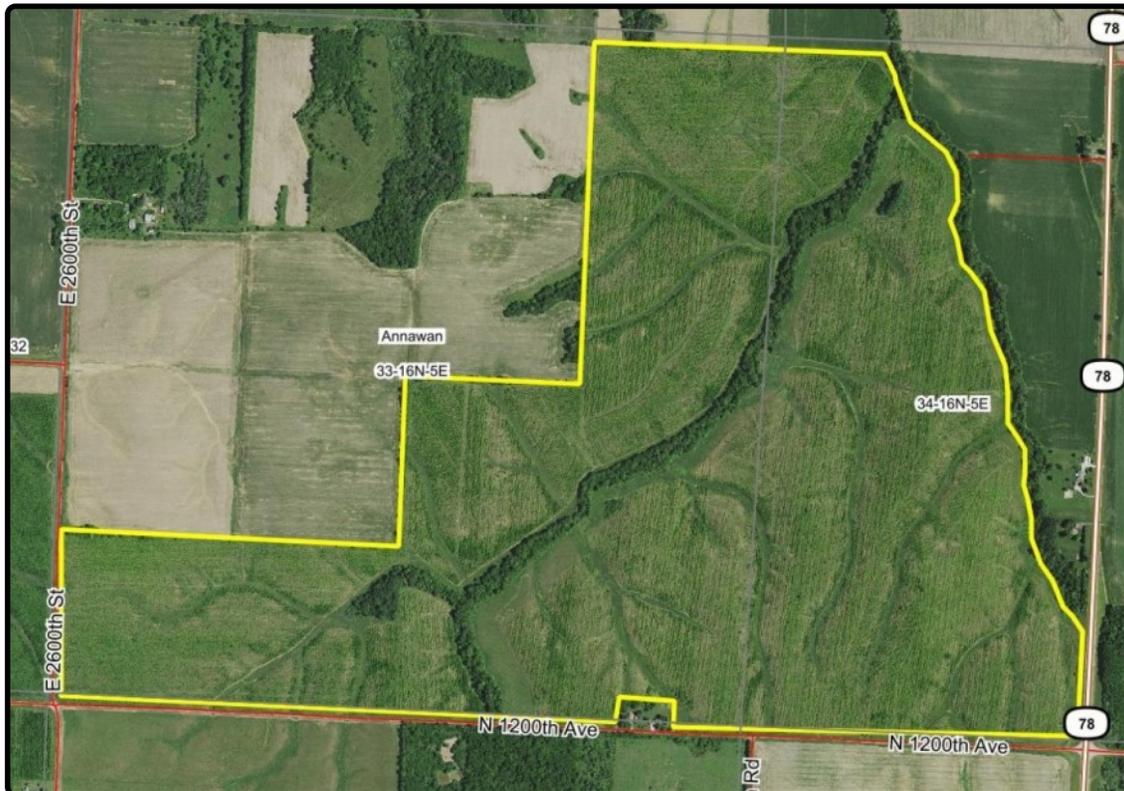
Property Key Features

- Large, contiguous tract
- Opportunity for conversion to historic use as productive farmland
- Located just off Illinois Highway 78, north of Kewanee

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Property Information

555.90 Acres, m/l

Location

4 miles north of Kewanee, or 4 miles south of Annawan, Illinois on Route 78, adjacent to Johnson Sauk Trail State Park.

Legal Description

Part of Section 33 and Section 34, Township 16 North, Range 5 East of the 4th P.M., Henry County, Illinois.

Possession

As agreed.

Lease Status

The property is not leased for crop production. Hunting rights have been leased through 6/30/19. Additional information available upon request.

Real Estate Tax

2017 Taxes Payable in 2018: \$1,327.16
Taxable Acres: 555.90
Tax per Taxable Acre: \$2.39

FSA Data

Farm Number 8448, Tract 1968
Crop Acres: 526.56*
Corn Base Acres: 385.8
Corn PLC Yield: 114 Bu.
Bean Base Acres: 2.1
Bean PLC Yield: 40 Bu.
Wheat Base Acres: 81.1
Wheat PLC Yield: 52 Bu.
* Crop acres are currently planted in trees.

CRP Contracts

None.

Total Acres:	555.90
Crop Acres:*	526.56
Corn Base Acres:	385.80
Soybean Base Acres:	2.10
Wheat Base Acres:	81.10
Soil Productivity:	109.1 P.I.
<i>* Crop acres currently planted to trees.</i>	

Soil Types/Productivity

Main soil types Fayette, Greenbush, and Sylvan. Productivity Index (PI) is 109.1. See soil table for details.

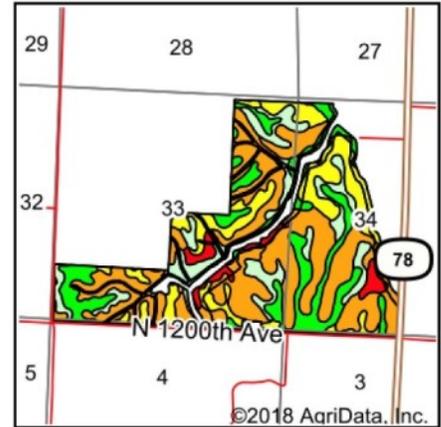
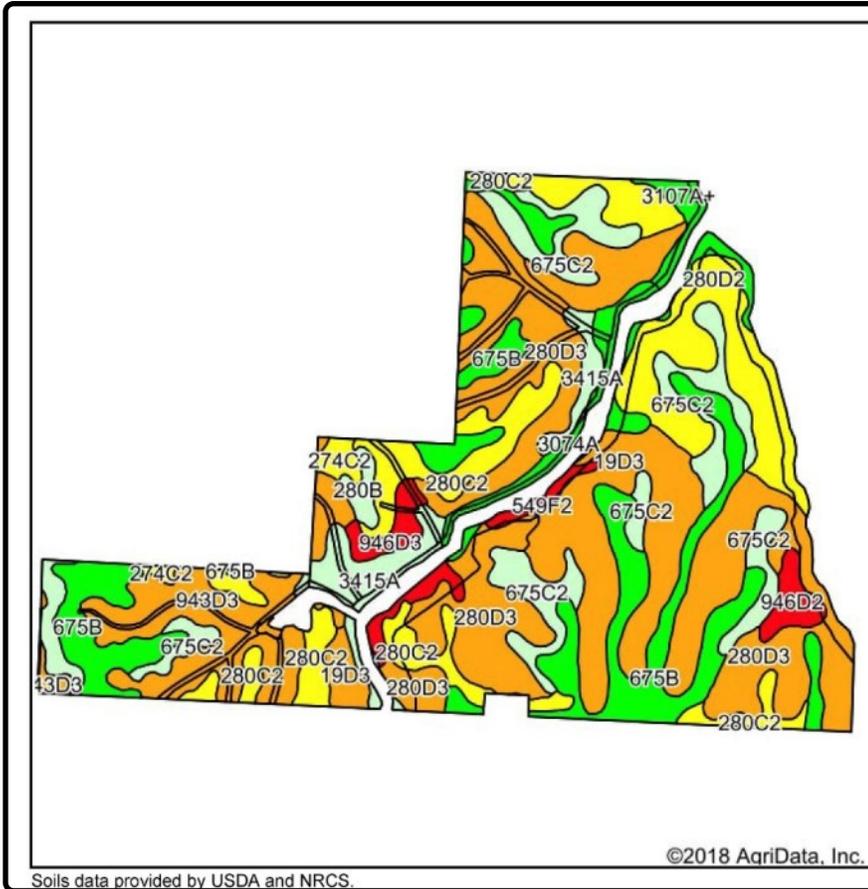
Mineral Rights

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

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State: **Illinois**
 County: **Henry**
 Location: **33-16N-5E**
 Township: **Annawan**
 Acres: **526.56**
 Date: **9/30/2018**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Land Description

Rolling to gently rolling.

Buildings/Improvements

None.

Comments

The acres currently planted to young black walnut trees can efficiently be converted back to their historical use as agricultural land. Alternatively, the black walnut trees may be managed for high-value timber if desired.

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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Area Symbol: IL073, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	121.06	23.0%		**135	**43	**99
**675B	Greenbush silt loam, 2 to 5 percent slopes	77.54	14.7%		**182	**57	**133
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	54.70	10.4%		**171	**54	**125
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	53.28	10.1%		**122	**40	**90
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	44.81	8.5%		**131	**41	**96
**280C2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	42.95	8.2%		**155	**49	**113
**280D2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	38.79	7.4%		**149	**47	**109
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	20.00	3.8%		180	57	131
**962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	13.51	2.6%		**124	**38	**89
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	11.59	2.2%		186	58	136
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	10.50	2.0%		**148	**45	**107
**946D3	Hickory-Atlas complex, 10 to 18 percent slopes, severely eroded	10.42	2.0%		**82	**28	**63
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	7.88	1.5%		189	60	139
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	6.92	1.3%		**154	**47	**112
**946D2	Hickory-Atlas silt loams, 10 to 18 percent slopes, eroded	5.97	1.1%		**100	**34	**76
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	3.61	0.7%		**165	**52	**121
**549F2	Marseilles silt loam, 18 to 35 percent slopes, eroded	3.03	0.6%		**89	**29	**66
Weighted Average					149	47.2	109.1

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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