

Land Auction

ACREAGE:

480.58 Acres, m/l

In 5 parcels

Henry County, IL

DATE:

Wednesday

October 20, 2021

10:00 a.m.

LOCATION:

**Virtual Live Auction
Online Only**

www.Hertz.ag



Property Key Features

- Opportunity to Invest in Quality Farmland
- High Percentage Tillable Cropland
- Located Near Cambridge, IL

Chad Kies, AFM

Designated Managing Broker in IL

309-944-7838

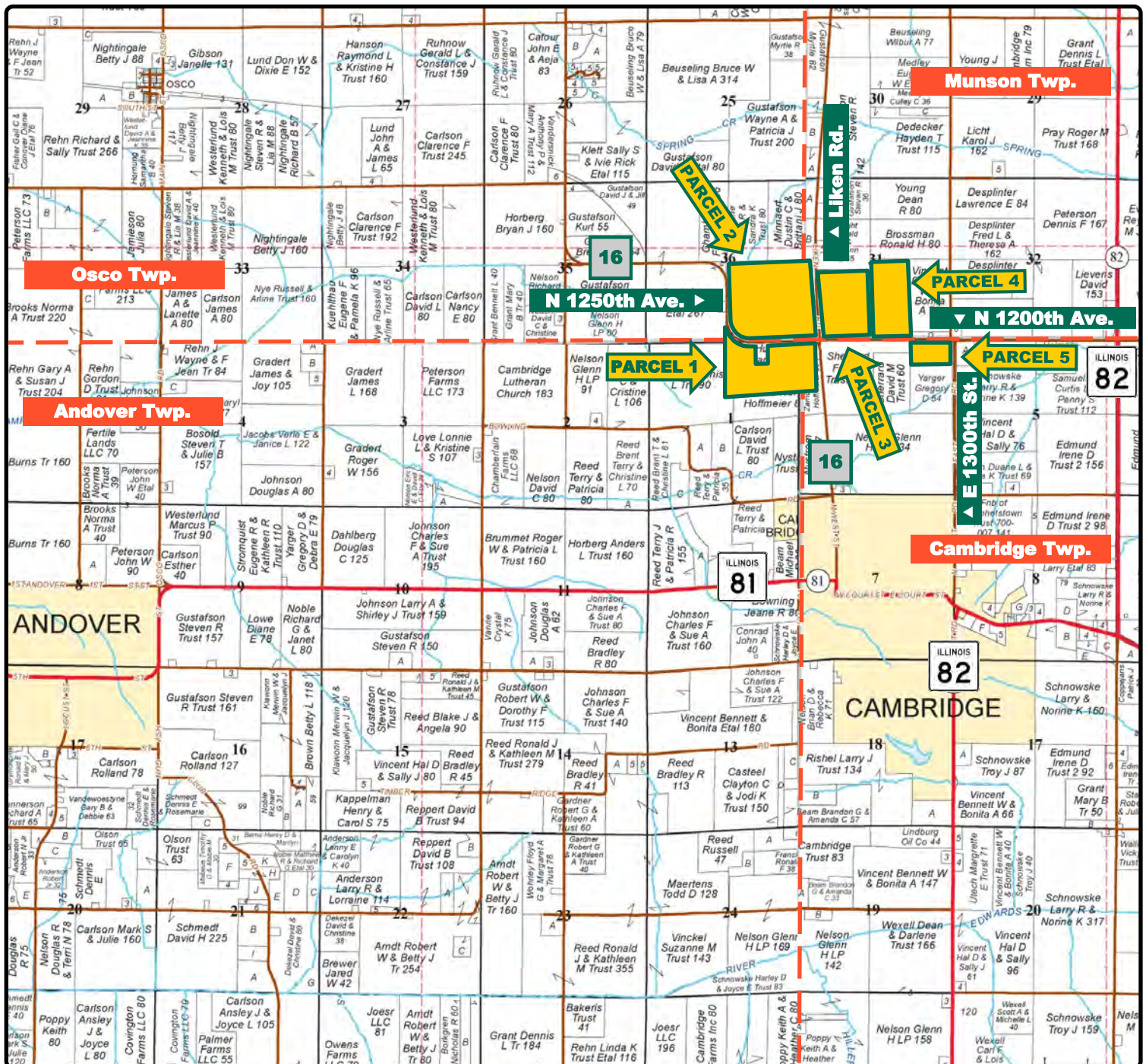
ChadK@Hertz.ag

309-944-2184

720 E. Culver Ct./ P.O. Box 9

Geneseo, IL 61254

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Map reproduced with permission of Rockford Map Publishers

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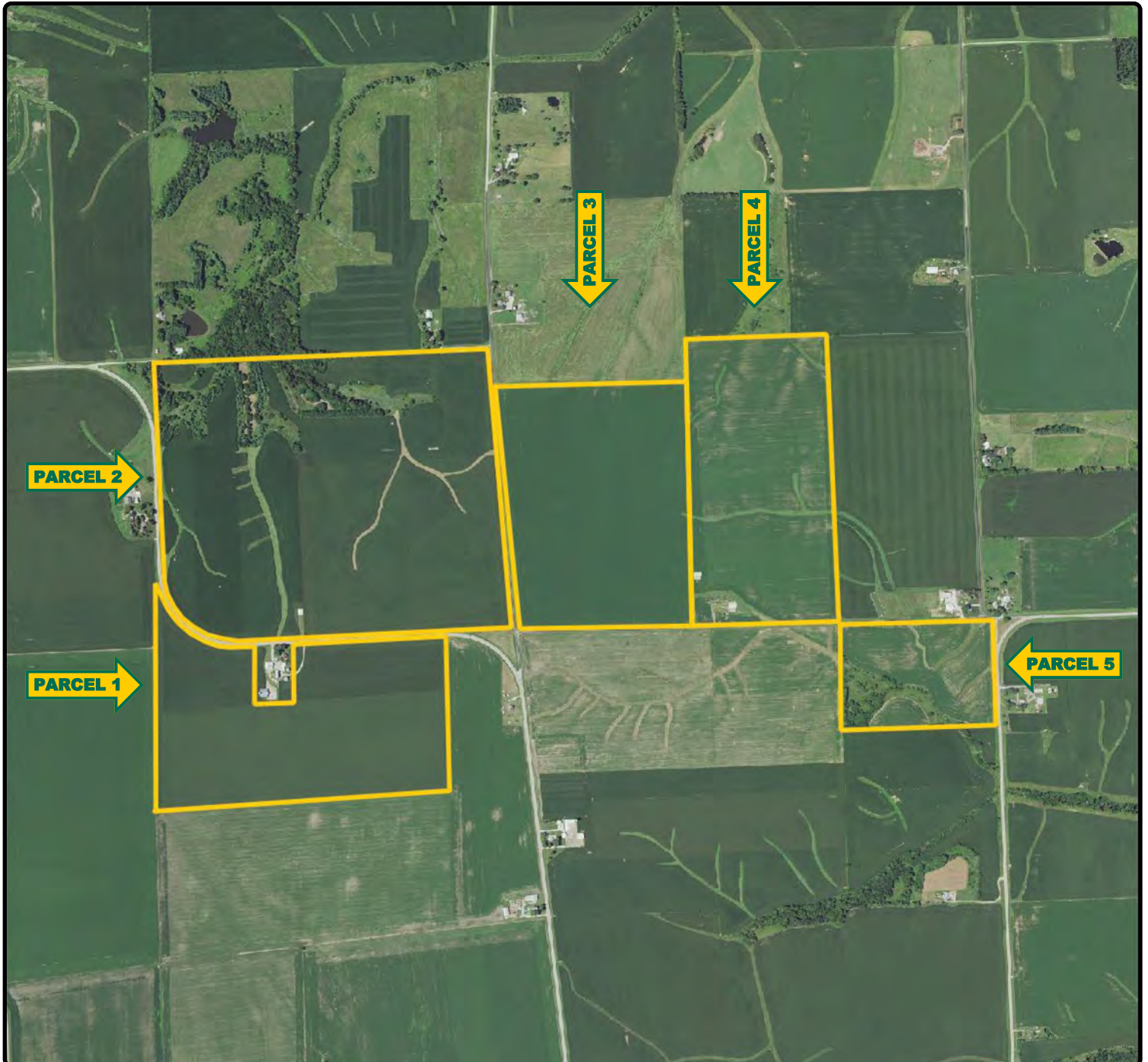
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Parcel 1

FSA/Eff. Crop Acres: 87.83*
Corn Base Acres: 52.60*
Bean Base Acres: 34.32*
Soil Productivity: 145.60 PI

**Acres are estimated.*

Parcel 1 Property Information 89.29 Acres, m/l

Location

From Cambridge: Go north on Co. Hwy. 16 for 1½ miles. The property is on the south side of Co. Hwy. 16/ N 1250th Ave.

Legal Description

Part of the NE¼ Section 1, Township 15 North, Range 2 East of the 4th P.M., and part of the SW¼ SE¼ Section 36, Township 16 North, Range 2 East of the 4th P.M., all in Henry County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$5,733.75*
 Surveyed Acres: 89.29*
 Tax per Surveyed Acre: \$64.21*

PIN#: Part of 17-01-200-001 & Part of 12-36-400-001

**Taxes estimated pending parcel split. Henry County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 4664, Tract 6431
 FSA/Eff. Crop Acres: 87.83*
 Corn Base Acres: 52.60*
 Corn PLC Yield: 175 Bu.
 Bean Base Acres: 34.32*
 Bean PLC Yield: 57 Bu.

**Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

Soil Types/Productivity

Main soil type is Muscatune. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 145.60. See soil map for details.

Mineral Rights

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

Land Description

Level to Gently sloping.

Drainage

Natural, some tile. Map available, contact agent.

Buildings/Improvements

None.

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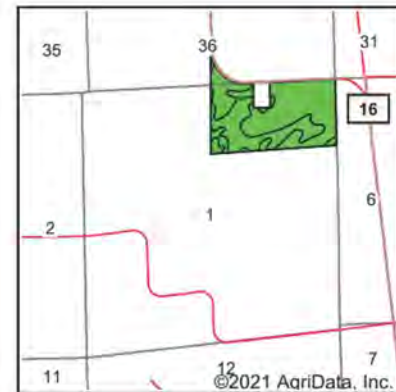
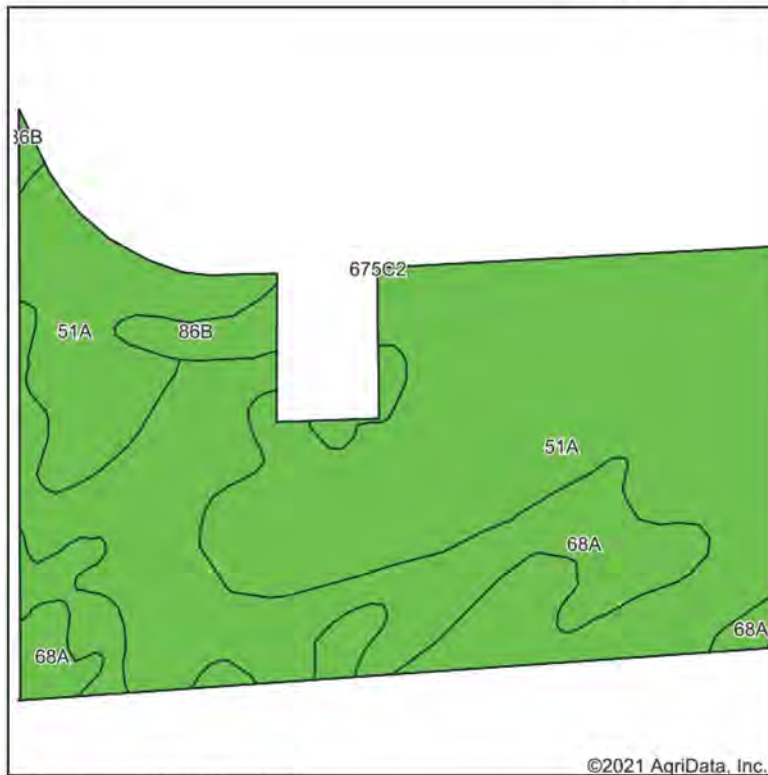
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State: **Illinois**
County: **Henry**
Location: **1-15N-2E**
Township: **Andover**
Acres: **87.83**
Date: **9/13/2021**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073, Soil Area Version: 17					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
51A	Muscataune silt loam, 0 to 2 percent slopes	58.62	66.7%		147
68A	Sable silty clay loam, 0 to 2 percent slopes	27.00	30.7%		143
**86B	Osco silt loam, 2 to 5 percent slopes	2.21	2.5%		**140
Weighted Average					145.6

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres:	152.26
CRP Acres:	15.80
Corn Base Acres:	91.20
Bean Base Acres:	59.49
Soil Productivity:	124.60 PI

Parcel 2 Property Information 188.80 Acres, m/l

Location

From Cambridge: go north on Co. Hwy. 16 for 1½ miles. The property is on the north side of Co. Hwy. 16/ N 1250th Ave.

Legal Description

SE¼, Section 36, Township 16 North, Range 2 East of the 4th P.M., and part of the SW¼, Section 31, Township 16 North, Range 3 East of the 4th P.M., all in Henry County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$6,373.02*
Surveyed Acres: 188.80*

PIN#: Part of 12-36-400-001, 13-31-300-003, & 13-31-300-004

*Taxes estimated pending parcel split.
Henry County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 4664, Tract 6430
FSA/Eff. Crop Acres: 152.26
CRP Acres: 15.80
Corn Base Acres: 91.20
Corn PLC Yield: 175 Bu.
Bean Base Acres: 59.49
Bean PLC Yield: 57 Bu.

CRP Contracts

There are 9.20 acres enrolled in a CP-22 contract that pays \$747.00 annually and expires 10/1/2027. There are 6.60 acres enrolled in a CP-8A contract that pays \$208.32 annually and expires 10/1/2022.

Soil Types/Productivity

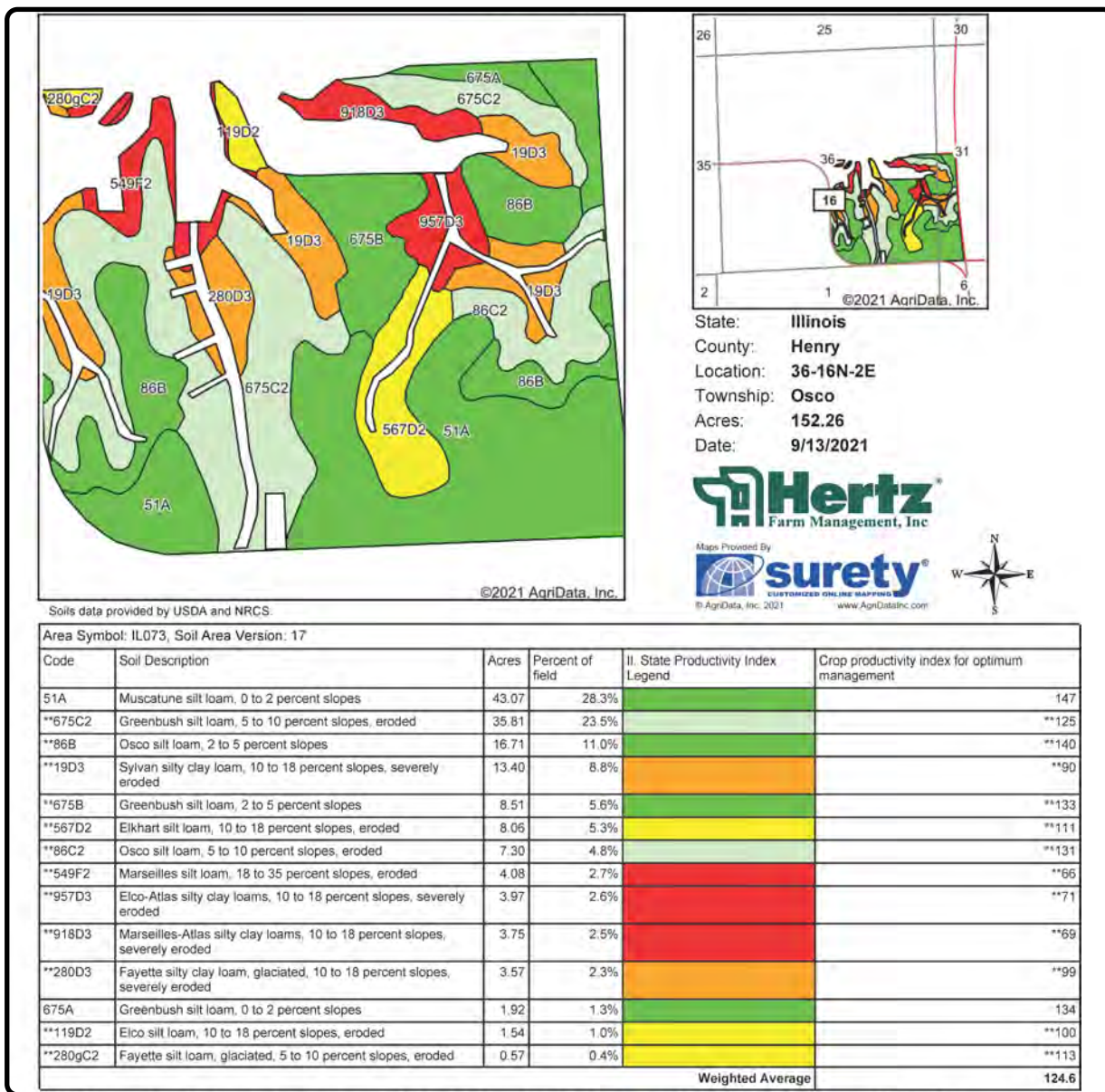
Main soil types are Muscatune, Greenbush, and Osco. Productivity Index (PI) on the FSA/Eff. Crop acres is 124.6. See soil map for details.

Mineral Rights

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

Land Description

Level to sloping.



Drainage

Natural, some tile. Map available, contact agent.

Water & Well Information

No known wells.

Buildings/Improvements

- 40'x 50' Machine Shed

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Parcel 3

FSA/Eff. Crop Acres: 88.80*
Corn Base Acres: 53.19*
Bean Base Acres: 34.70*
Soil Productivity: 141.80 PI

**Acres are estimated.*

Parcel 3 Property Information 90.11 Acres, m/l

Location

From Cambridge: go north on Co. Hwy. 16 for 1 mile, stay right and continue onto Liken Rd. for 0.1 miles. The property is at the intersection of Liken Rd. and N 1200th Ave.

Legal Description

Part of the SW¼, Section 31, Township 16 North, Range 3 East of the 4th P.M., Henry County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$4,399.58*
 Surveyed Acres: 90.11*
 Tax per Surveyed Acre: \$48.82*

PIN#: Part of 13-31-300-002

**Taxes estimated pending parcel split.
 Henry County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 4664, Part of Tract 1856
 FSA/Eff. Crop Acres: 88.80*
 Corn Base Acres: 53.19*
 Corn PLC Yield: 175 Bu.
 Bean Base Acres: 34.70*
 Bean PLC Yield: 57 Bu.

**Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

Soil Types/Productivity

Main soil type is Muscatune. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 141.80. See soil map for details.

Mineral Rights

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

Land Description

Level to moderately sloping.

Drainage

Natural, some tile. Map available, contact agent.

Buildings/Improvements

None.

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State: **Illinois**
County: **Henry**
Location: **31-16N-3E**
Township: **Munson**
Acres: **88.8**
Date: **9/13/2021**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 17

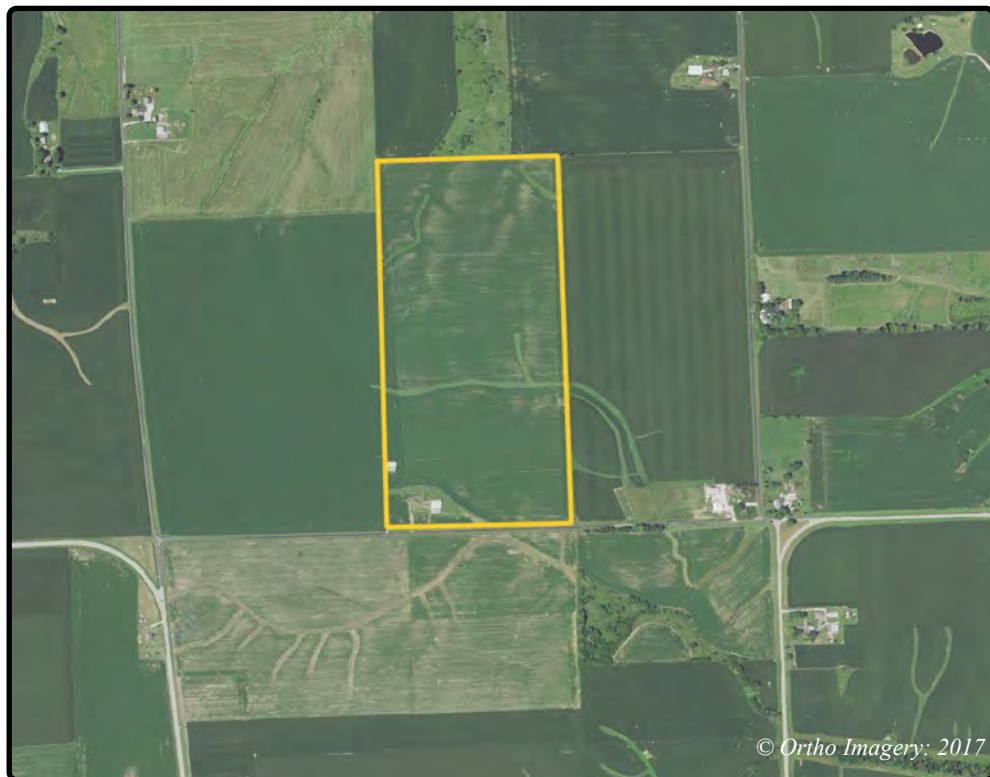
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
51A	Muscataune silt loam, 0 to 2 percent slopes	65.91	74.2%		147
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	9.91	11.2%		**125
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	8.16	9.2%		**131
**86B	Osco silt loam, 2 to 5 percent slopes	2.14	2.4%		**140
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	1.45	1.6%		**90
**675B	Greenbush silt loam, 2 to 5 percent slopes	1.17	1.3%		**133
257A	Clarksdale silt loam, 0 to 2 percent slopes	0.06	0.1%		128
Weighted Average					141.8

Water & Well Information

No known wells.

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Parcel 4

FSA/Eff. Crop Acres: 76.81*
CRP Acres: 1.80
Corn Base Acres: 46.01*
Bean Base Acres: 30.01*
Soil Productivity: 128.20 PI

**Acres are estimated.*

© Ortho Imagery: 2017

Parcel 4 Property Information 80.16 Acres, m/l

Location

From Cambridge: go north on Co. Hwy. 16 for 1 mile. Turn east on N 1200th Ave. for ½ mile. Property is on the north side of N 1200th Ave.

Legal Description

Part of the S½, Section 31, Township 31, Range 3 East of the 4th P.M., Henry County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$3,913.77*
 Surveyed Acres: 80.16*
 PIN#: Part of 13-31-300-002

**Taxes estimated pending parcel split. Henry County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 4664, Part of Tract 1856
 FSA/Eff. Crop Acres: 76.81*
 CRP Acres: 1.80
 Corn Base Acres: 46.01*
 Corn PLC Yield: 175 Bu.
 Bean Base Acres: 30.01*
 Bean PLC Yield: 57 Bu.

**Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

CRP Contracts

There are 1.80 acres enrolled in a CP-8A contract that pays \$403.00 annually and expires 9/30/22.

Soil Types/Productivity

Main soil types are Greenbush, Muscatune, and Sylvan. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 128.20. See soil map for details.

Mineral Rights

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

Land Description

Level to moderately sloping.



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Henry**
Location: **31-16N-3E**
Township: **Munson**
Acres: **76.81**
Date: **9/13/2021**



Maps Provided By:

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Area Symbol: IL073, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	16.34	21.3%		**125
675A	Greenbush silt loam, 0 to 2 percent slopes	12.71	16.5%		134
51A	Muscataune silt loam, 0 to 2 percent slopes	12.46	16.2%		147
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	10.14	13.2%		**90
**86C2	Oско silt loam, 5 to 10 percent slopes, eroded	9.47	12.3%		**131
**675B	Greenbush silt loam, 2 to 5 percent slopes	5.83	7.6%		**133
**86B	Oско silt loam, 2 to 5 percent slopes	4.42	5.8%		**140
705A	Buckhart silt loam, 0 to 2 percent slopes	3.89	5.1%		142
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	1.55	2.0%		**109
Weighted Average					128.2

Drainage

Natural, some tile. Map available, contact agent.

Water & Well Information

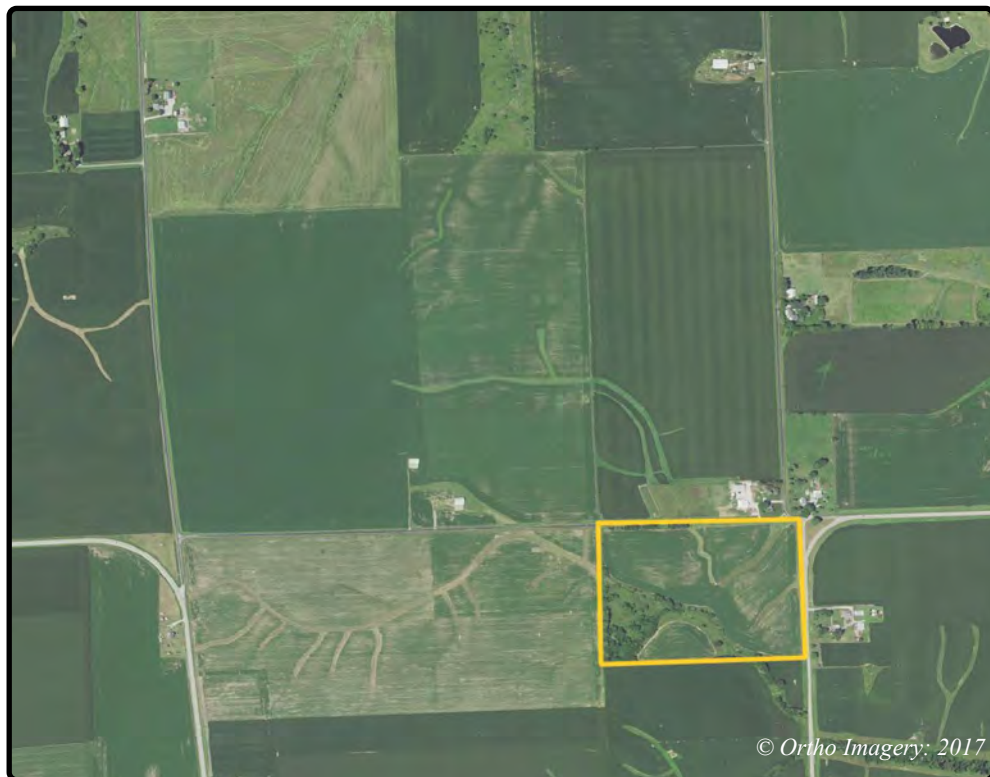
One drilled well located in southwest corner of parcel.

Buildings/Improvements

- 30' x 60' Pole Building
- 52' x 66' Pole Barn

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Parcel 5

FSA/Eff. Crop Acres:	24.00*
CRP Acres:	0.70
Corn Base Acres:	14.37*
Bean Base Acres:	9.78*
Soil Productivity:	100.90 PI

**Acres are estimated.*

Parcel 5 Property Information 32.22 Acres, m/l

Location

From Cambridge: go north on E 1300th St. for 1 mile. Farm is on the west side of E 1300th St.

Legal Description

Part of NE ¼, Section 6, Township 15 North, Range 3 East of the 4th P.M., Henry County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$230.30
Surveyed Acres: 32.22
Tax per Surveyed Acre: \$7.15
PIN#: 18-06-200-002

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 4664, Part of Tract 1856
FSA/Eff. Crop Acres: 24.00*
CRP Acres: 0.70
Corn Base Acres: 14.37*
Corn PLC Yield: 175 Bu.
Bean Base Acres: 9.78*
Bean PLC Yield: 57 Bu.

**Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

CRP Contracts

There are 0.70 acres enrolled in a CP-8A contract that pays \$177.00 annually and expires 9/30/23.

Soil Types/Productivity

Main soil type is Marseilles-Atlas.
Productivity Index (PI) on the est. FSA/Eff. Crop acres is 100.90. See soil map for details.

Mineral Rights

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

Land Description

Sloping.

Drainage

Natural, some tile. No map available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Henry**
Location: **6-15N-3E**
Township: **Cambridge**
Acres: **24**
Date: **9/13/2021**



Maps Provided By:



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Area Symbol: IL073, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**918D3	Marseilles-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	9.21	38.4%		**69
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	3.68	15.3%		**109
**86B	Osco silt loam, 2 to 5 percent slopes	3.14	13.1%		**140
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	3.06	12.8%		136
**675B	Greenbush silt loam, 2 to 5 percent slopes	2.01	8.4%		**133
**549F2	Marseilles silt loam, 18 to 35 percent slopes, eroded	1.83	7.6%		**66
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.07	4.5%		**131
Weighted Average					100.9

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Parcel 1 - 89.29 Acres, SE Looking NW



Parcel 2 - 188.80 Acres, SE Looking NW



Parcel 2 - Machine Shed



Parcel 3 - 90.11 Acres, SE Looking NW



Parcel 4 - 80.16 Acres, SE Looking NW



Parcel 4 - Pole Building



Parcel 4 - Pole Barn



Parcel 5 - 32.22 Acres, NW Looking SE



Date: **Wed., October 20, 2021**

Time: **10:00 a.m.**

Site: **Virtual Live Auction
Online Only
www.Hertz.ag**

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Henry County, IL auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Chad Kies at 309-944-7838 with questions.

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.

- Seller reserves the right to refuse any and all bids

Seller

Marietta Hultgren Estate and Anderson Trust

Agency

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

Auctioneer

Spencer Smith
License No. 441.002375

Attorney

Robert Potts
Whitney and Potts, LTD

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 23, 2021, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2022. The Seller will credit the successful bidder at closing for the 2021 real estate taxes, payable in 2022.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.