

Sealed Bid Sale

ACREAGE:

324.25 Acres, m/l
In 3 Parcels
Stephenson County, IL

DATE:

Bid Deadline:
October 29, 2021
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate
Services
Dekalb, IL



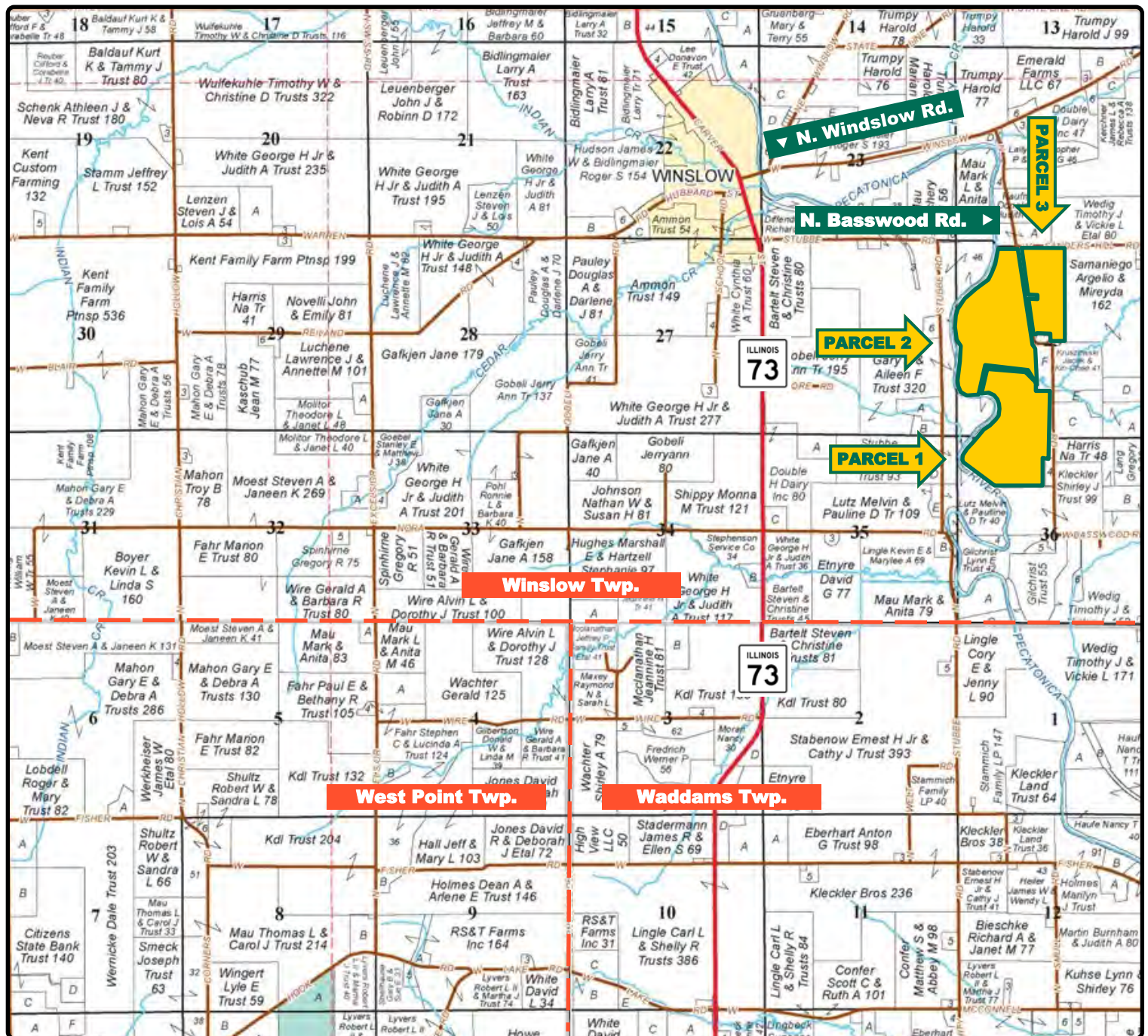
Property Key Features

- Productive Tillable Farmland in the Pecatonica River Bottom
- Strong Potential for Recreation and Hunting, near Winslow, IL
- Easy Road Access from all 3 Parcels

Rich Grever, AFM CCA
Designated Managing Broker in IL
217-725-9881
RichG@Hertz.ag

815-748-4440
143 N. 2nd St./ P.O. Box 907
Dekalb, IL 60115
www.Hertz.ag

Troy Dukes, CCA
Licensed Broker in IL
815-764-9082
TroyD@Hertz.ag



Map reproduced with permission of Rockford Map Publishers

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Parcel 1

FSA/Eff. Crop Acres: 129.39
Corn Base Acres: 104.44*
Bean Base Acres: 19.07*
Soil Productivity: 133.10 PI

**Acres are estimated*

Parcel 1 Property Information 137.57 Acres, m/l

Location

From Winslow: go east on N. Winslow Rd. for 1.3 miles, then south 1.5 miles on N. Basswood Rd. Property is on the west side of N. Basswood Rd.

Legal Description

Part of SW¼, Section 25, and part of N½ NW¼, Section 36, Township 29 North, Range 6 East of the 4th P.M., Stephenson County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$4,905.75*
 Taxable Acres: 137.57*
 Tax per Taxable Acre: \$35.66*

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

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 7261, Part of Tract 5384
 FSA/Eff. Crop Acres: 129.39
 Corn Base Acres: 104.44*
 Corn PLC Yield: 118 Bu.
 Bean Base Acres: 19.07*
 Bean PLC Yield: 32 Bu.

**Acres are estimated pending reconstitution of farm by the Stephenson County FSA office. Contact agent for additional details.*

Soil Types/Productivity

Main soil types are Virgil, Radford, and Lawson. Productivity Index (PI) on the FSA/Eff. Crop acres is 133.10. 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

Relatively flat river bottom.

Drainage

Natural, some tile. No maps available.

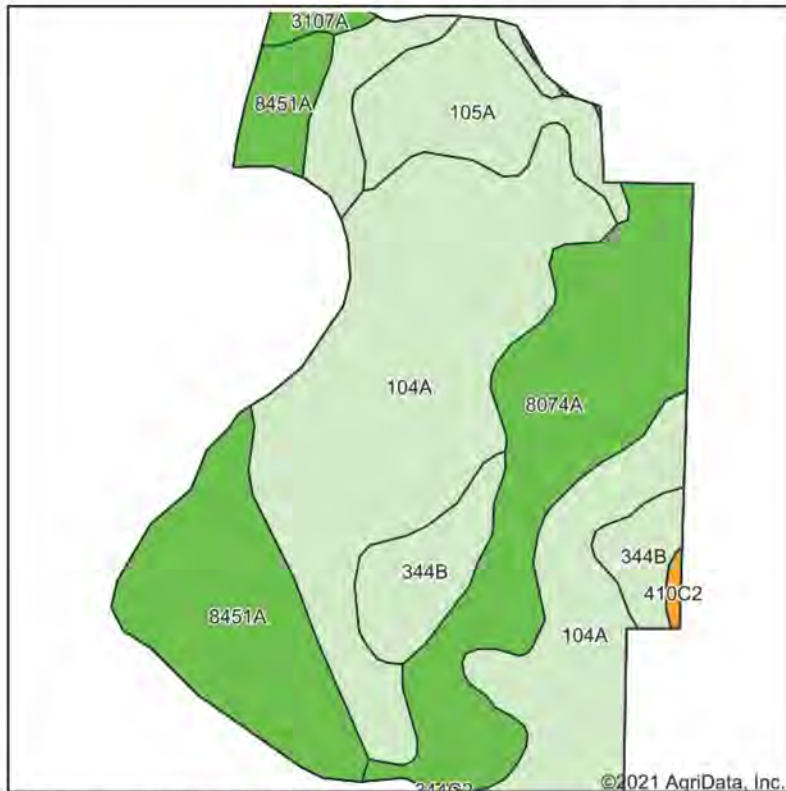
Buildings/Improvements

None.

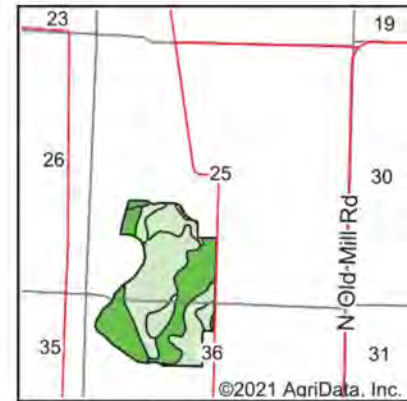
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stephenson**
Location: **25-29N-6E**
Township: **Winslow**
Acres: **129.39**
Date: **9/21/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL177, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Crop productivity index for optimum management
104A	Virgil silt loam, 0 to 2 percent slopes	54.77	42.3%		132
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	26.53	20.5%		136
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	21.34	16.5%		140
105A	Batavia silt loam, 0 to 2 percent slopes	10.53	8.1%		129
**344B	Harvard silt loam, 2 to 5 percent slopes	9.40	7.3%		**124
**105B	Batavia silt loam, 2 to 5 percent slopes	5.03	3.9%		**128
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	1.26	1.0%		139
**410C2	Woodbine silt loam, 5 to 10 percent slopes, eroded	0.40	0.3%		**91
**344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	0.13	0.1%		**116
Weighted Average					133.1

Water & Well Information

No known wells.

Comments

Productive and efficient river bottom farm with road access and river frontage.

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Parcel 2

FSA/Eff. Crop Acres:	98.47
CRP Acres:	18.60
Corn Base Acres:	79.48*
Bean Base Acres:	14.52*
Soil Productivity:	136.90 PI

**Acres are estimated*

Parcel 2 Property Information 126.57 Acres, m/l

Location

From Winslow: go east on N. Winslow Rd. for 1.3 miles, then south 1 mile on N. Basswood Rd. Property is on the west side of N. Basswood Rd.

Legal Description

Part of NW¼ and N part of SW¼, Section 25, Township 29 North, Range 6 East of the 4th P.M., Stephenson County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$4,513.49*
Taxable Acres: 126.57*
Tax per Taxable Acre: \$35.66*

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

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 7261, Part of Tract 5384
FSA/Eff. Crop Acres: 98.47
CRP Acres: 18.60
Corn Base Acres: 79.48*
Corn PLC Yield: 118 Bu.
Bean Base Acres: 14.52*
Bean PLC Yield: 32 Bu.

**Acres are estimated pending reconstitution of farm by the Stephenson County FSA office. Contact agent for additional details.*

CRP Contracts

There are 18.60 acres enrolled in a CP-23 contract that pays \$5,486.00 annually and expires September 20, 2025.

Soil Types/Productivity

Main soil types are Lawson, Radford, and Sawmill. Productivity Index (PI) on the FSA/Eff. Crop and CRP acres is 136.90. 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

Relatively flat river bottom.

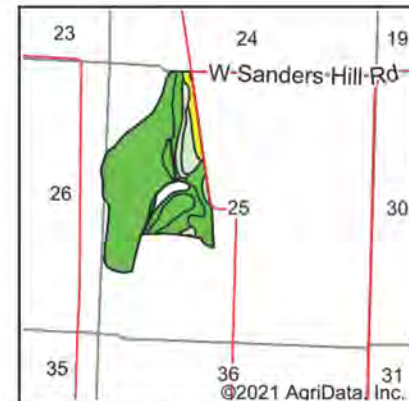
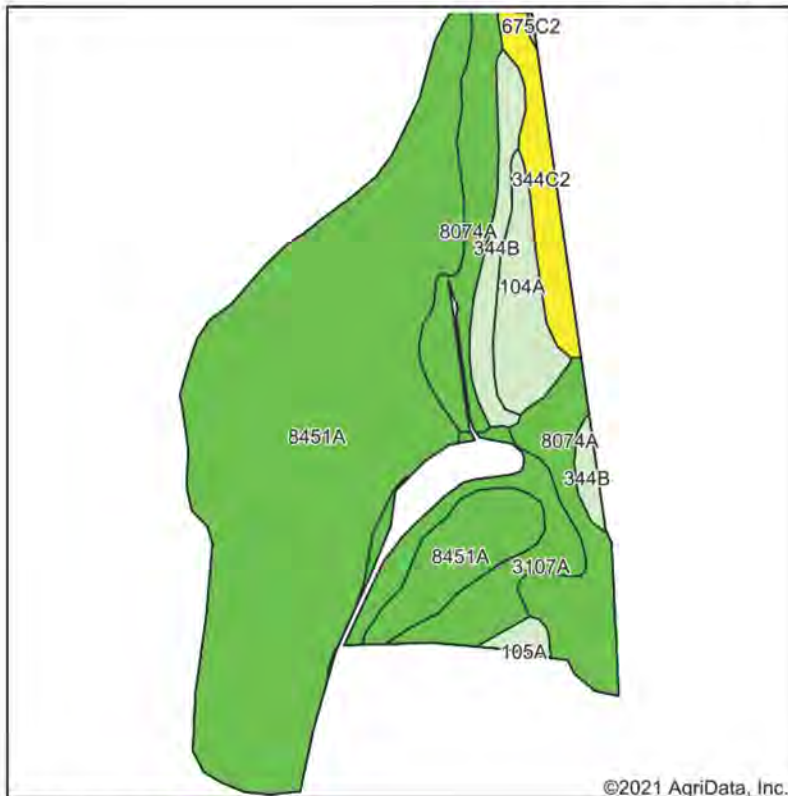
Drainage

Natural, some tile. No maps available.

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State: **Illinois**
County: **Stephenson**
Location: **25-29N-6E**
Township: **Winslow**
Acres: **117.07**
Date: **9/24/2021**



Soils data provided by USDA and NRCS

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Area Symbol: IL177, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	72.55	62.0%		140
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	17.43	14.9%		136
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	9.18	7.8%		139
104A	Virgil silt loam, 0 to 2 percent slopes	5.87	5.0%		132
**344B	Harvard silt loam, 2 to 5 percent slopes	5.59	4.8%		**124
**344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	5.43	4.6%		**116
**105B	Batavia silt loam, 2 to 5 percent slopes	0.93	0.8%		**128
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	0.09	0.1%		**125
Weighted Average					136.9

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Productive river bottom farm with established CRP grassland and river frontage.

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Parcel 3

FSA/Eff. Crop Acres:	49.65
Corn Base Acres:	19.76*
Bean Base Acres:	3.61*
Soil Productivity:	102.40 PI

**Acres are estimated*

Parcel 3 Property Information 60.11 Acres, m/l

Location

From Winslow: go east on N. Winslow Rd. for 1.3 miles, then south 0.8 miles on N. Basswood Rd. Property is on the east side of N. Basswood Rd.

Legal Description

Part of E½ NW¼ and part of W½ NE¼, Section 25, Township 29 North, Range 6 East of the 4th P.M., Stephenson County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$2,143.52*
Taxable Acres: 60.11*
Tax per Taxable Acre: \$35.66*

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

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 7261, Tract 3614 and Part of Tract 5384
FSA/Eff. Crop Acres: 49.65
Corn Base Acres: 19.76*
Corn PLC Yield: 118 Bu.
Bean Base Acres: 3.61*
Bean PLC Yield: 32 Bu.

** Acres are estimated pending reconstitution of farm by the Stephenson County FSA office. Contact agent for additional details.*

Soil Types/Productivity

Main soil types are Dubuque, Greenbush, and Oneco. Productivity Index (PI) on the FSA/Eff. Crop acres is 102.40. 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

Moderately sloping hillside with some ridgetop.

Drainage

Natural, some tile. No maps available.

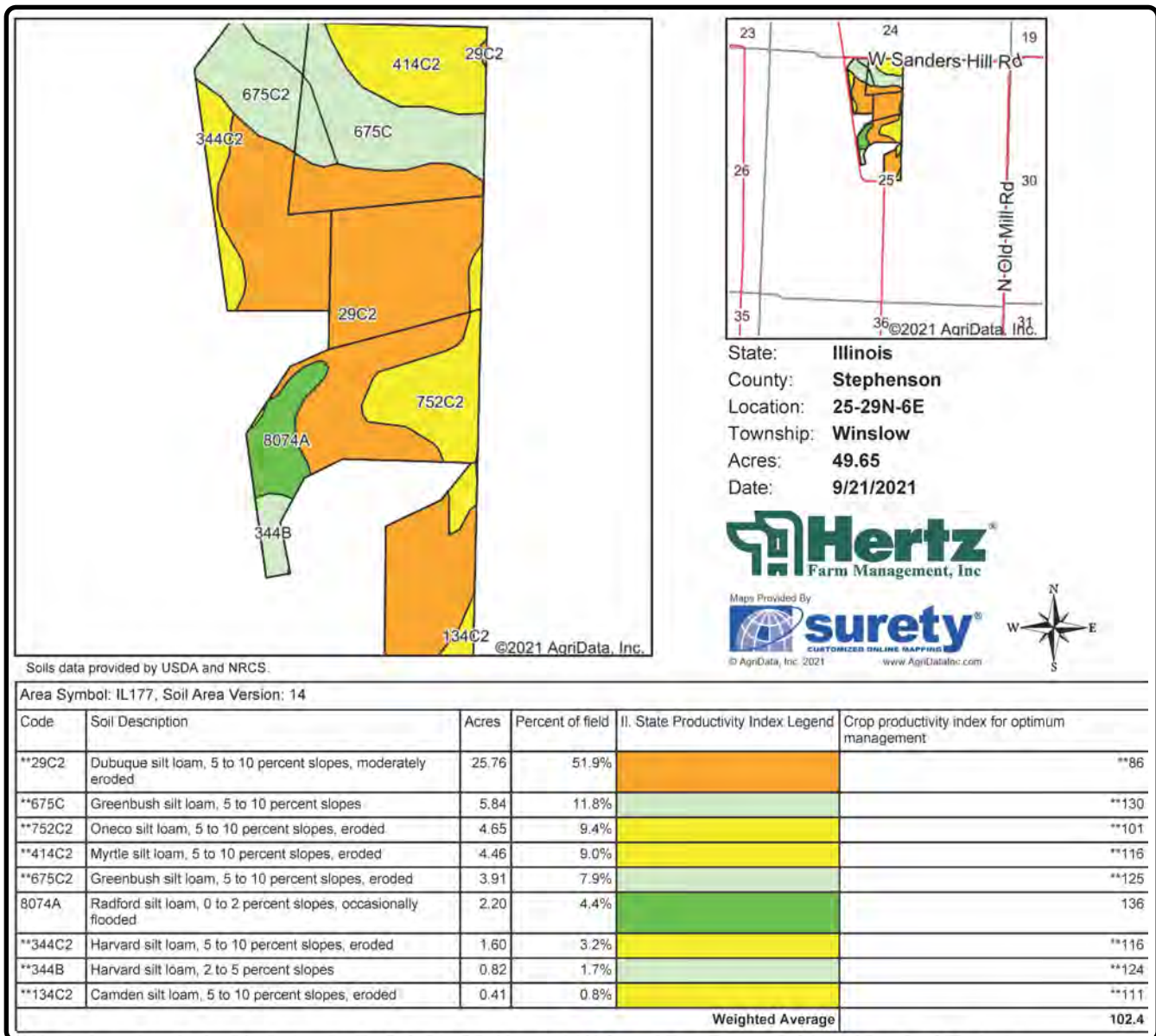
Buildings/Improvements

There are 3 older grain bins with an approximate 21,600 total bushel capacity.

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Water & Well Information

No known wells.

Comments

Upland farm with road access on two sides as well as grain storage.

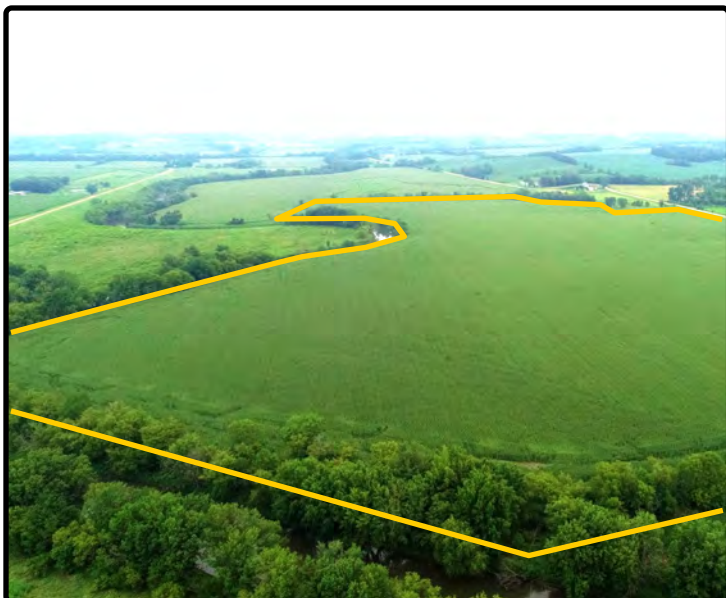
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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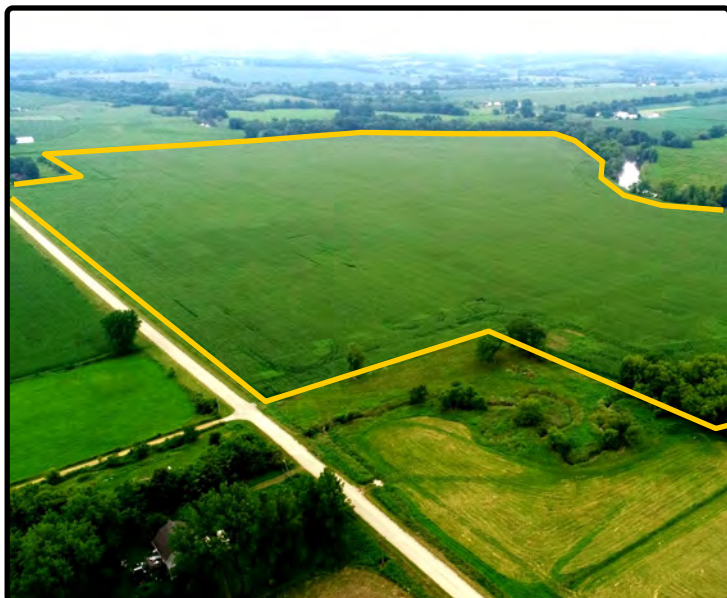
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Parcel 1 - Looking North



Parcel 1 - Looking Southwest



Parcel 1 - Looking North



Parcels 1 & 2 - Looking North



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Parcel 2 - Looking Northwest



Parcel 2 - Looking South



Parcel 3 - Looking Northeast



Parcel 3 - Looking Southeast



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Bid Deadline: **Fri., Oct. 29, 2021**

Time: **12:00 Noon, CST**

Mail To:

**Hertz Farm Management
Attn: Rich Grever
PO Box 907
Dekalb, IL 60115**

Seller

Lynn E. Gilchrist, Kennedy W. Gilchrist,
and Gilchrist Farms Inc.

Agency

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

Attorney

David Shockey
Shockey & Cox, Freeport, IL

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- 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 Sale Manager, Rich Grever at 815-748-4440.

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 Dekalb, IL Hertz office, on or before Friday, October 29, 2021 by 12:00 p.m. CST. The top three (3) bidders per parcel will be contacted by the Sale Manager and given the opportunity to provide a "Highest and Best" final bid. The Seller will accept or reject "Highest and Best" bids by 12:00 p.m. on Wednesday, November 3, 2021, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 2, 2021, or as soon thereafter as closing documents are available. 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

Upon acceptance of bid by Seller, the successful 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.

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