

Land Auction

ACREAGE:

180.20 Acres, m/l
In 2 parcels
Livingston County, IL

DATE:

Wednesday
October 27, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
www.Hertz.ag

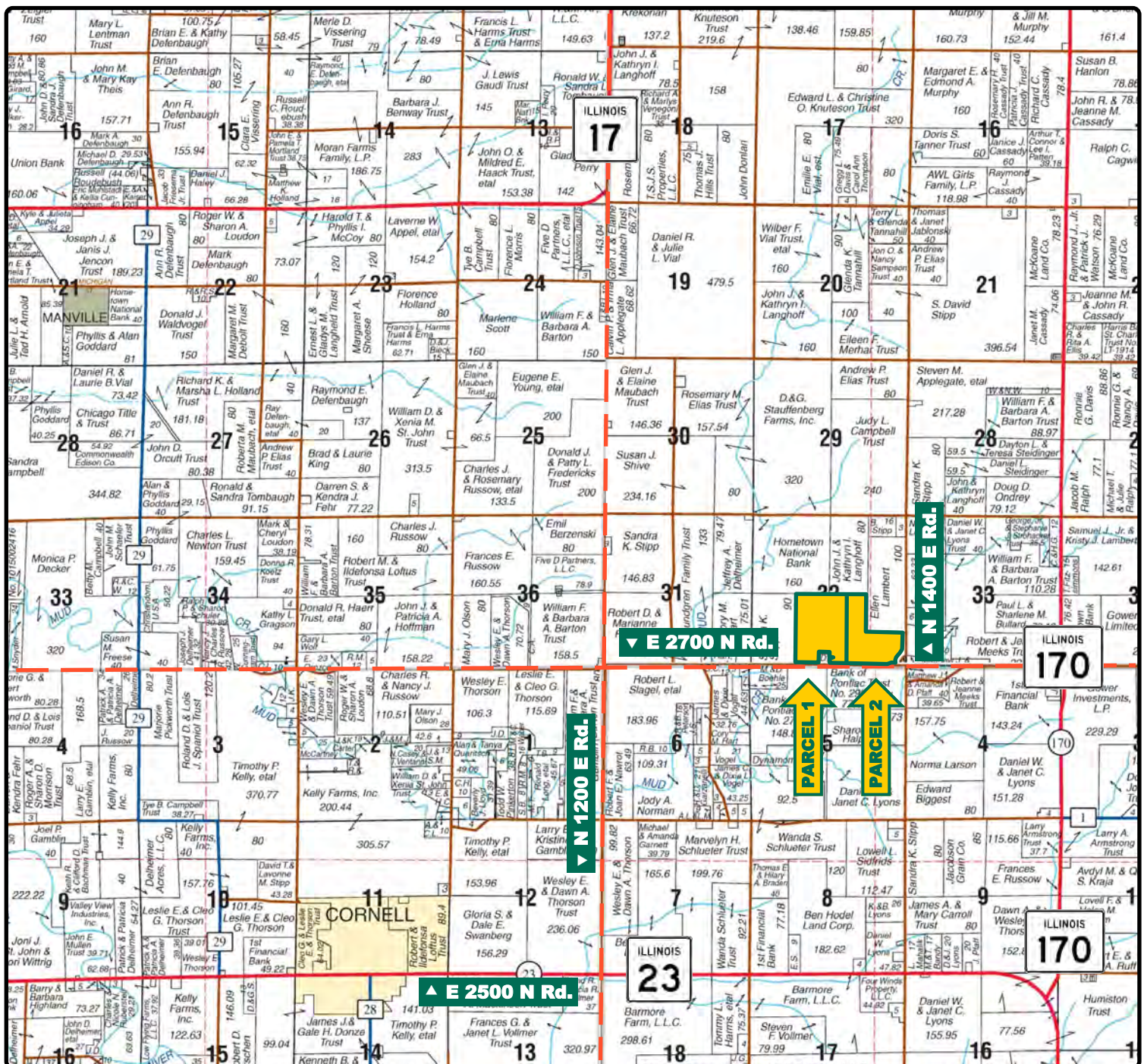


Property Key Features

- Highly Tillable Livingston County Farm
- Located 5 Miles Northeast of Cornell, IL
- Bidder's Choice of Two Quality Tracts - Take One or Both!

Eric Wilkinson, AFM
Designated Managing Broker in IL
815-671-4175
EricW@Hertz.ag

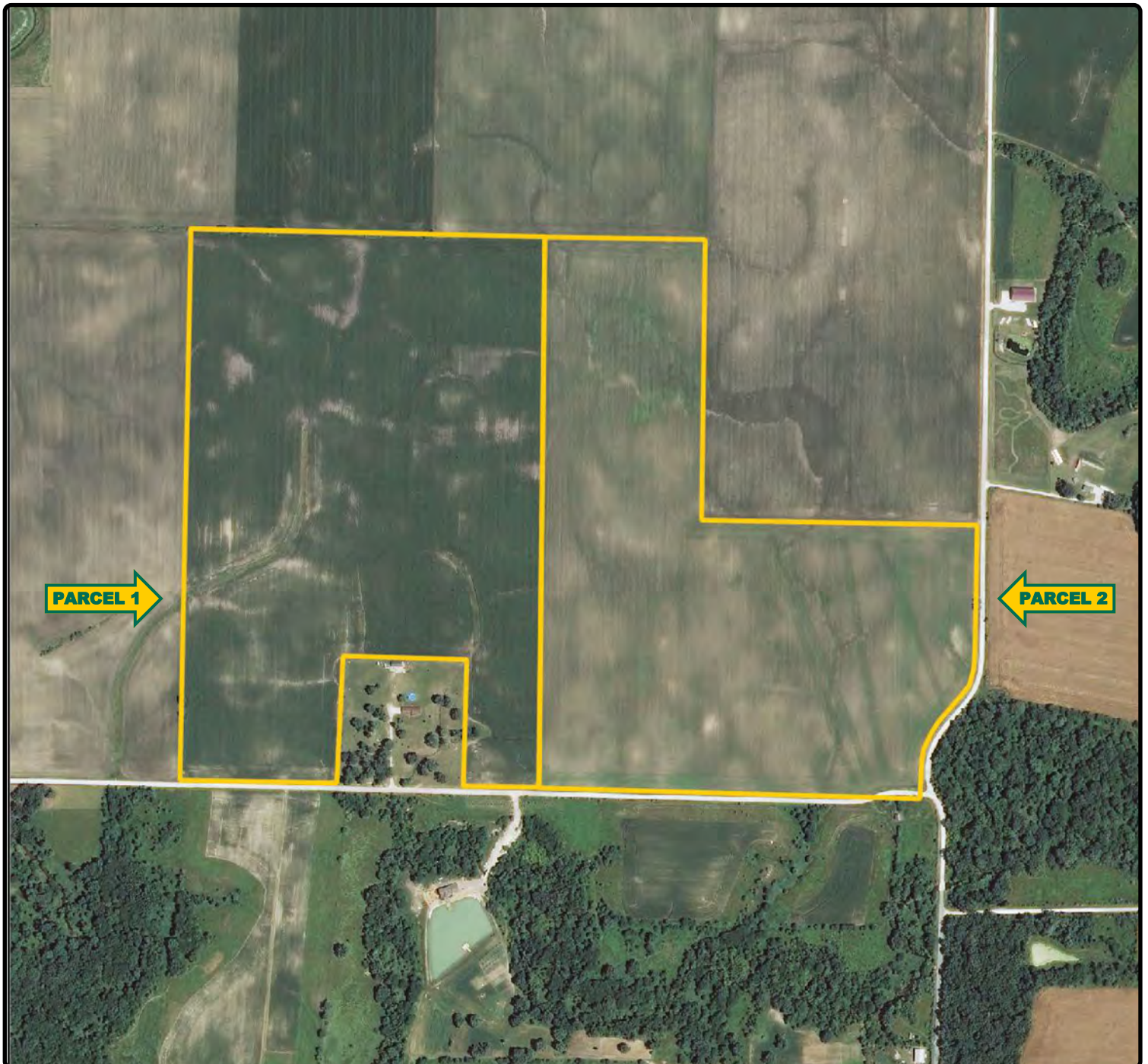
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200 E. Court St., Suite 600
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Map reproduced with permission of Rockford Map Publishers

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Parcel 1

FSA/Eff. Crop Acres:	94.89*
Cert. Grass Acres:	1.62*
Corn Base Acres:	51.50*
Bean Base Acres:	41.70*
Soil Productivity:	105.20 PI

*Acres are estimated.

Parcel 1 Property Information 96.55 Acres, m/l

Location

From Cornell: go east on E 2500 N Rd./ IL-23 for 1.3 miles, then north on N 1200 E Rd. for 2 miles. Turn east on E 2700 N Rd. for 1.4 miles. Property will be on the north side of E 2700 N Rd.

Legal Description

Part of E½ SW¼ and part of the W½ SE¼, Section 32, Township 30 North, Range 5 East of the 4th P.M., Livingston Co., IL.

Real Estate Tax

2020 Taxes Payable 2021: \$1,711.21*
Taxable Acres: 96.55*

Tax per Taxable Acre: \$17.72*

Part of PIN# 03-03-32-400-006

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

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 4141, Tract 545

FSA/Eff. Crop Acres: 94.89*

Cert. Grass Acres: 1.62*

Corn Base Acres: 51.50*

Corn PLC Yield: 135 Bu.

Bean Base Acres: 41.70*

Bean PLC Yield: 43 Bu.

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

Soil Types/Productivity

Main soil types are Clarence and Rowe. Productivity Index (PI) on the est. FSA/ Eff. Crop acres is 105.20. 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

Gently rolling.

Drainage

Natural, some tile. No maps available.

Buildings/Improvements

None.

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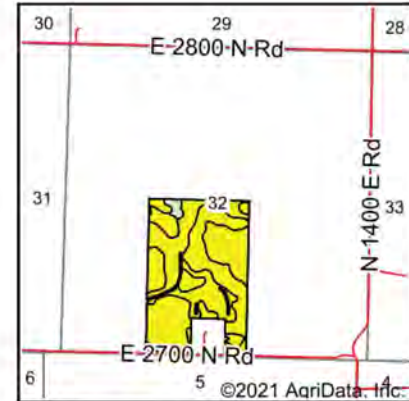
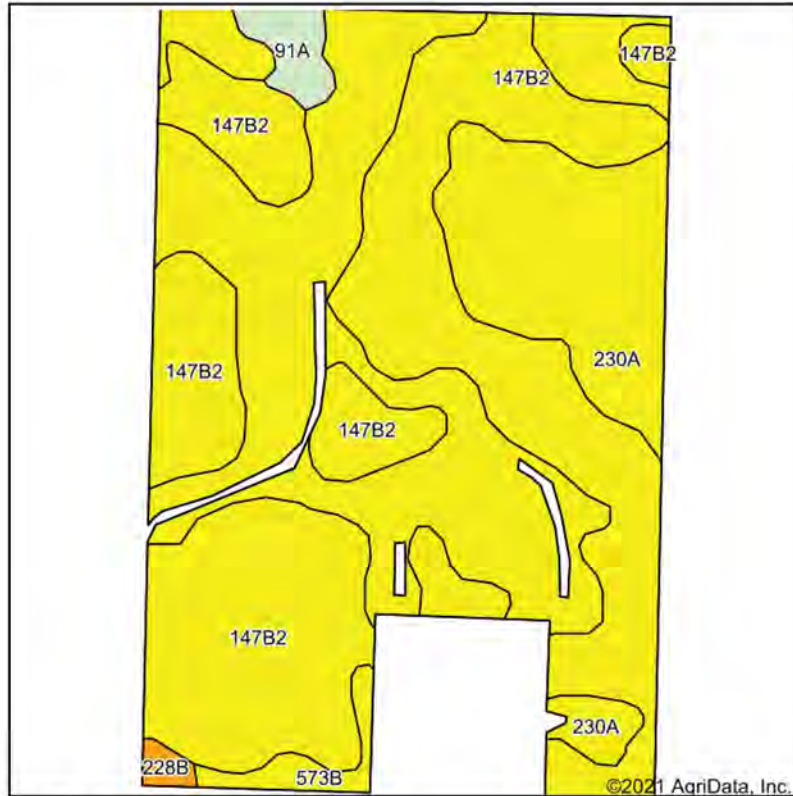
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State: **Illinois**
County: **Livingston**
Location: **32-30N-5E**
Township: **Sunbury**
Acres: **94.89**
Date: **9/24/2021**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL105, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	48.95	51.6%		**100
230A	Rowe silty clay loam, 0 to 2 percent slopes	42.23	44.5%		111
91A	Swygert silty clay loam, 0 to 2 percent slopes	1.66	1.7%		118
**573B	Tuscola loam, 2 to 5 percent slopes	1.54	1.6%		**101
**228B	Nappanee silt loam, 2 to 4 percent slopes	0.51	0.5%		**88
Weighted Average					105.2

Water & Well Information

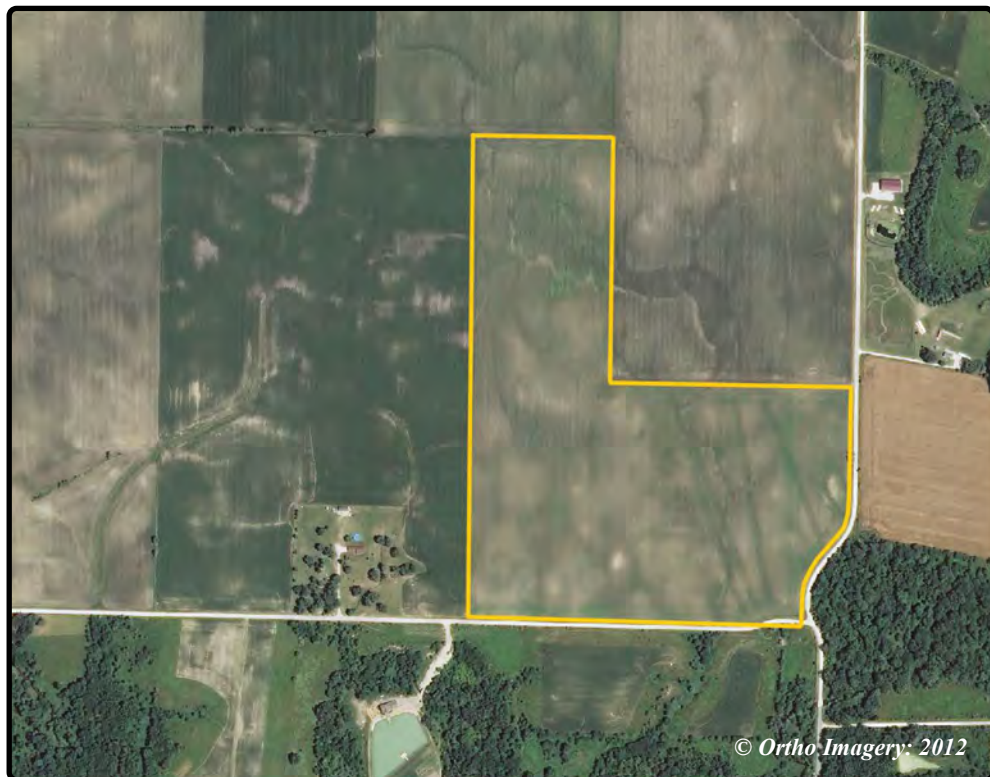
No known wells.

Comments

This farm is a highly tillable, efficient farm in northwestern Livingston County.

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Parcel 2

FSA/Eff. Crop Acres:	82.22*
Cert. Grass Acres:	0.18*
Corn Base Acres:	44.60*
Bean Base Acres:	36.20*
Soil Productivity:	105.90 PI

**Acres are estimated.*

Parcel 2 Property Information 83.65 Acres, m/l

Location

From Cornell: go east on E 2500 N Rd./ IL-23 for 1.3 miles, then north on N 1200 E Rd. for 2 miles. Turn east on E 2700 N Rd. for 1.8 miles. Property will be on the north side of E 2700 N Rd and the west side of N 1400 E Rd.

Legal Description

Part of the NW ¼ SE¼ and part of the S½ SE¼, Section 32, Township 30 North, Range 5 East of the 4th P.M., Livingston Co., IL.

Real Estate Tax

2020 Taxes Payable 2021: \$1,482.75*

Taxable Acres: 83.65*

Tax per Taxable Acre: \$17.73*

Part of PIN# 03-03-32-400-006

**Taxes estimated pending tax parcel split.*

Livingston County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 4141, Tract 545

FSA/Eff. Crop Acres: 82.22*

Cert. Grass Acres: 0.18

Corn Base Acres: 44.60*

Corn PLC Yield: 135 Bu.

Bean Base Acres: 36.20*

Bean PLC Yield: 43 Bu.

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

Soil Types/Productivity

Main soil types are Clarence and Rowe. Productivity Index (PI) on the est. FSA/ Eff. Crop acres is 105.90. 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

Gently rolling.

Drainage

Natural, some tile. No maps available.

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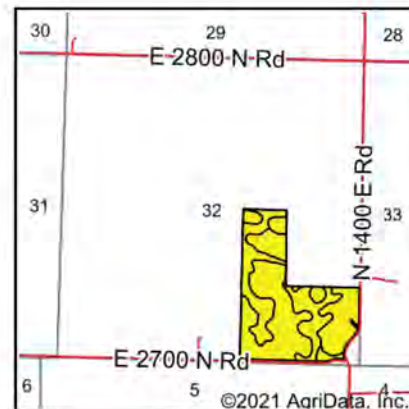
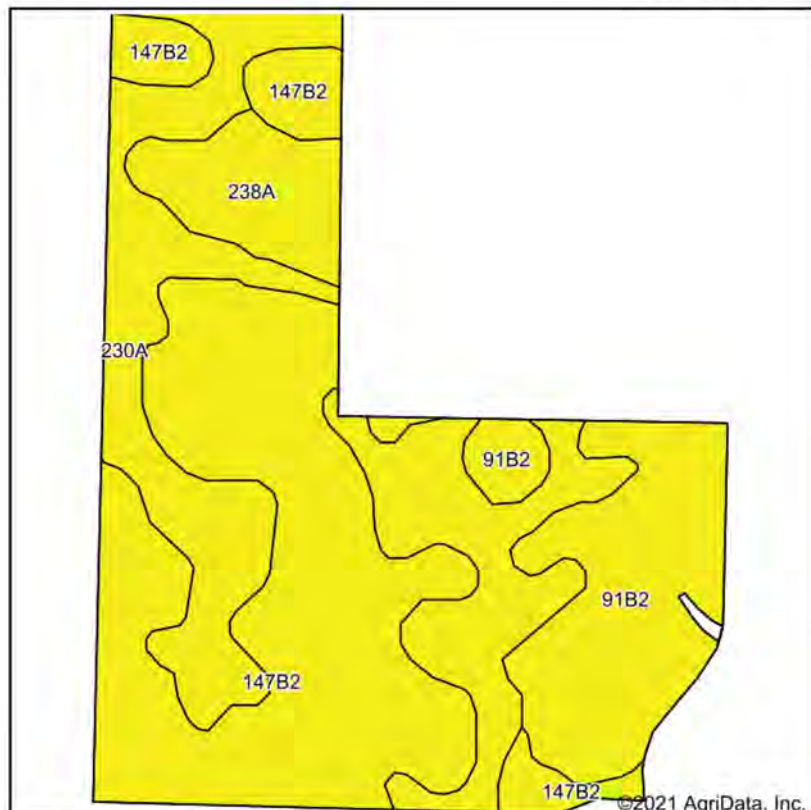
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State: **Illinois**
County: **Livingston**
Location: **32-30N-5E**
Township: **Sunbury**
Acres: **82.22**
Date: **9/24/2021**



Maps Provided By:



Area Symbol: IL105, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	35.96	43.7%		**100
230A	Rowe silty clay loam, 0 to 2 percent slopes	25.39	30.9%		111
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	15.07	18.3%		**110
238A	Rantoul silty clay, 0 to 2 percent slopes	5.80	7.1%		109
Weighted Average					105.9

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

This farm is a highly tillable, efficient farm in northwestern Livingston County.

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 - North Looking South



Parcel 2 - South Looking North



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Date: **Wed., October 27, 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 Livingston 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, Eric Wilkinson at 815-671-4175 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 one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to reserve any and all bids.

Seller

Daniel C. McEachran Trust

Agency

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

Auctioneer

Spencer Smith
License No. 441.002375

Attorney

Mark A. Coleman Jr.
Weeks, Brucker, & Coleman, 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 26, 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, or after the 2021 crop is harvested. The Seller will credit the successful bidder at closing for the 2021 real estate taxes, payable in 2022.

Survey

A boundary survey has been completed. If Parcel 1 and Parcel 2 sell to separate buyers, the surveyor will prepare a division prior to closing.

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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals