

Land Auction

ACREAGE:

80.99 Acres, m/l
Edgar County, IL

DATE:

Tuesday
January 25, 2022
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



Property Key Features

- High-Quality Edgar County Farm
- Nearly 100% Tillable with Excellent Soils and 142.20 PI
- System Tiled

Spencer Smith, AFM

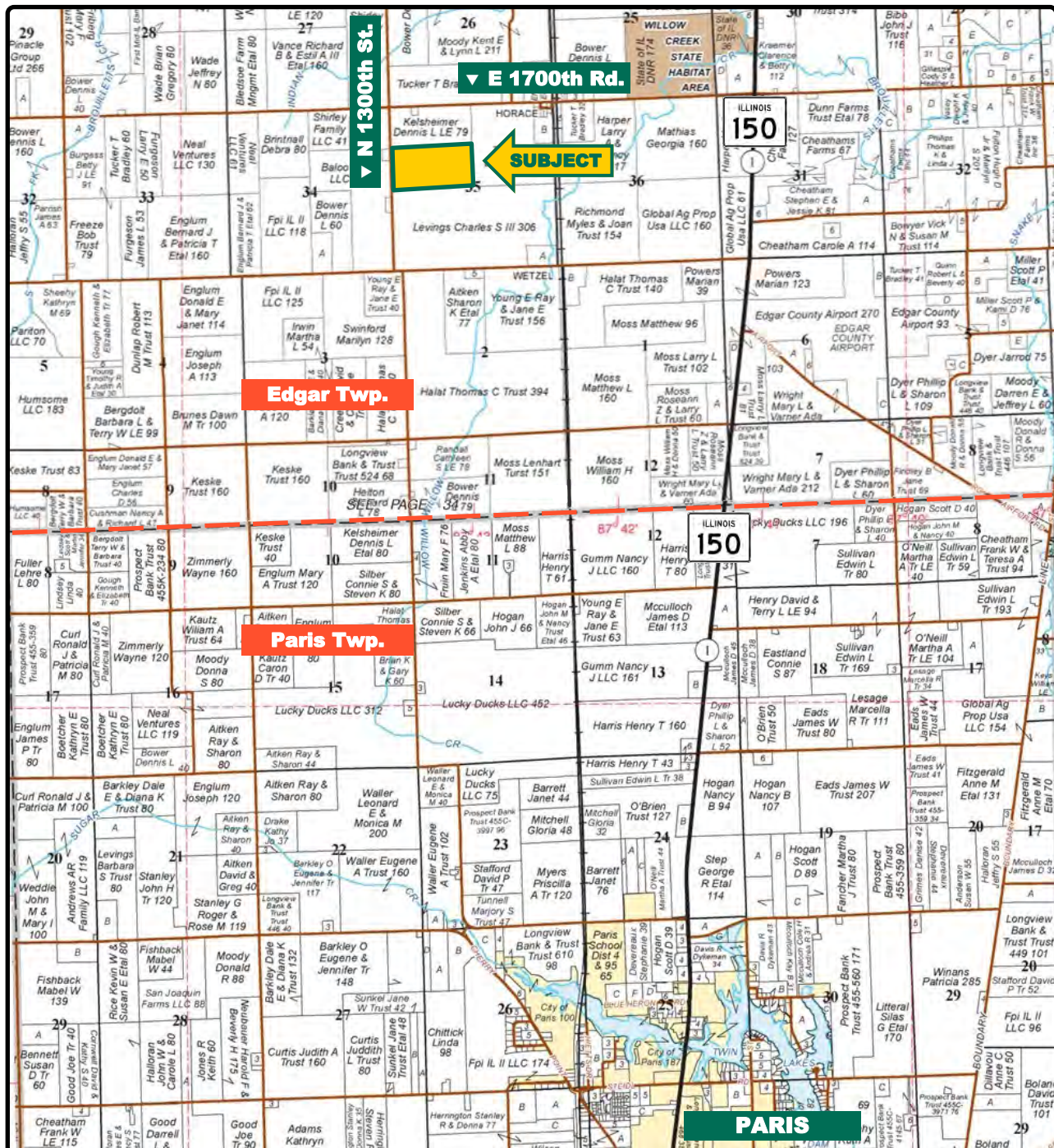
Licensed Broker in IL
Licensed Salesperson in IA
309-826-7736
SpencerS@Hertz.ag

217-762-9881

700 W. Bridge St./ PO Box 467
Monticello, IL 61856
www.Hertz.ag

Brian Massey, AFM, CCA

Licensed Broker in IL & IN
217-519-1543
BrianM@Hertz.ag



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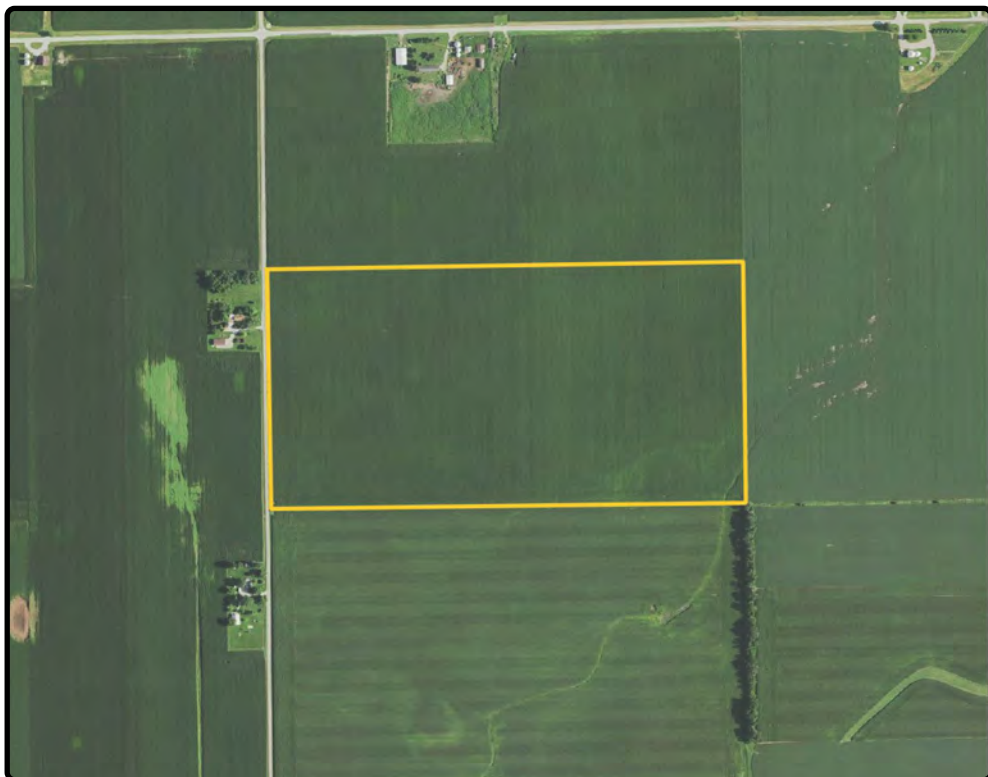
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Crop Ac. in Production: 80.00*

Soil Productivity: 142.20 PI

**Acres are estimated.*

Property Information

80.99 Acres, m/l

Location

From Paris: go north on IL Route 150 for 5.5 miles, then west on E 1700th Rd. for 2.2 miles. Turn south on N 1300th St. for 0.3 miles. Farm is the east side of N 1300th St.

Legal Description

S½ NW¼ Section 35, Township 15 North, Range 12 West of the 4th P.M., Edgar County, IL.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

2020 Taxes Payable 2021: \$3,381.74

Surveyed Acres: 80.99

Taxable Acres: 80.00

Tax per Taxable Acre: \$42.27

Tax Parcel ID#s: 03-08-35-100-005

FSA Data

Crop Acres in Production: 80.00*

**Acres are estimated pending reconstitution of farm by the Edgar County FSA office. FSA information currently unavailable.*

Soil Types/Productivity

Main soil types are Drummer and Flanagan. Productivity Index (PI) on the current est. acres in production is 142.20. See soil map for details.

Mineral Rights

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

Fertility Data

Soil tests completed in March 2019 by Nutrien Ag Solutions. Data available, contact agent for details.

Land Description

Mostly level.

Drainage

System tiled. See tile map, contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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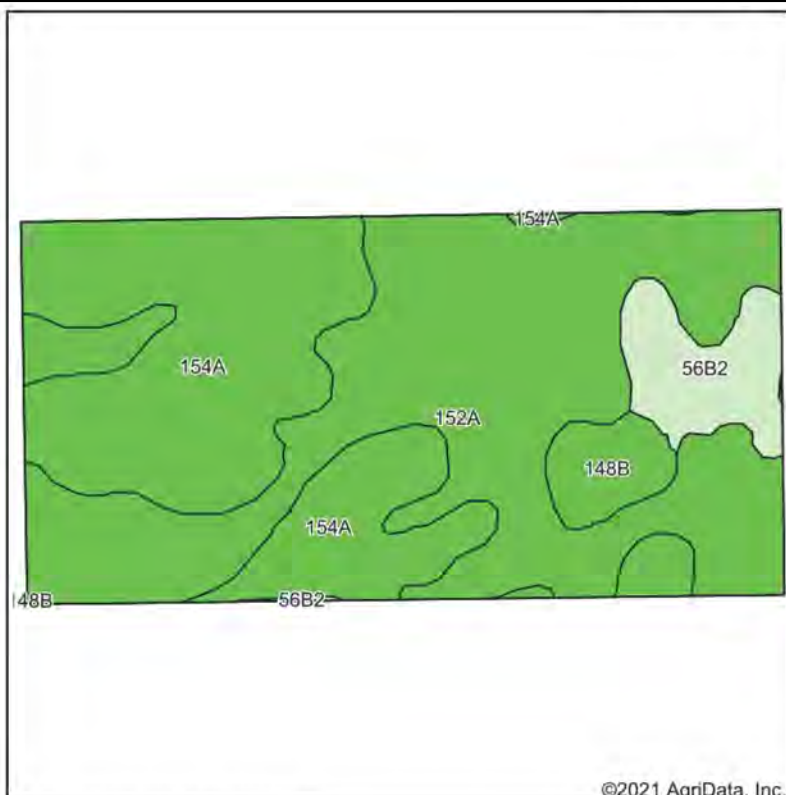
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Edgar**
Location: **35-15N-12W**
Township: **Edgar**
Acres: **80**
Date: **12/8/2021**



Area Symbol: IL045, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	41.22	51.5%		144
154A	Flanagan silt loam, 0 to 2 percent slopes	30.23	37.8%		144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	5.53	6.9%		**124
**148B	Proctor silt loam, 2 to 5 percent slopes	3.02	3.8%		**134
Weighted Average					142.2

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Survey

Property offered for sale was part of a larger tract. A survey has been completed and the property offered for sale has been surveyed at 80.99 acres, m/l.

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. 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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4	11942.06 ft
4 in	60184.63 ft
6 in	555.40 ft
8	3447.46 ft
12	2555.60 ft
15 in	366.54 ft
????	1272.27 ft

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West Looking East



East Looking West



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Date: **Tues., January 25, 2022**

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

Site: **Virtual Live Auction
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Online Bidding Information

- To bid on this property, 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 Edgar 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, Spencer Smith at 309-826-7736 with questions.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Gail Levstek

Agency

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

Auctioneer

Spencer Smith
License No. 441.002375

Attorney

Thomas Jennings
Livingston, Barger, Brandt, and
Schroeder, LLP

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 February 24, 2022, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing. 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.

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