

ACREAGE:

550.60 Acres, m/l
Henry County, IL

DATE:

Bid Deadline:
February 2, 2022
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate
Services
Geneseo, IL



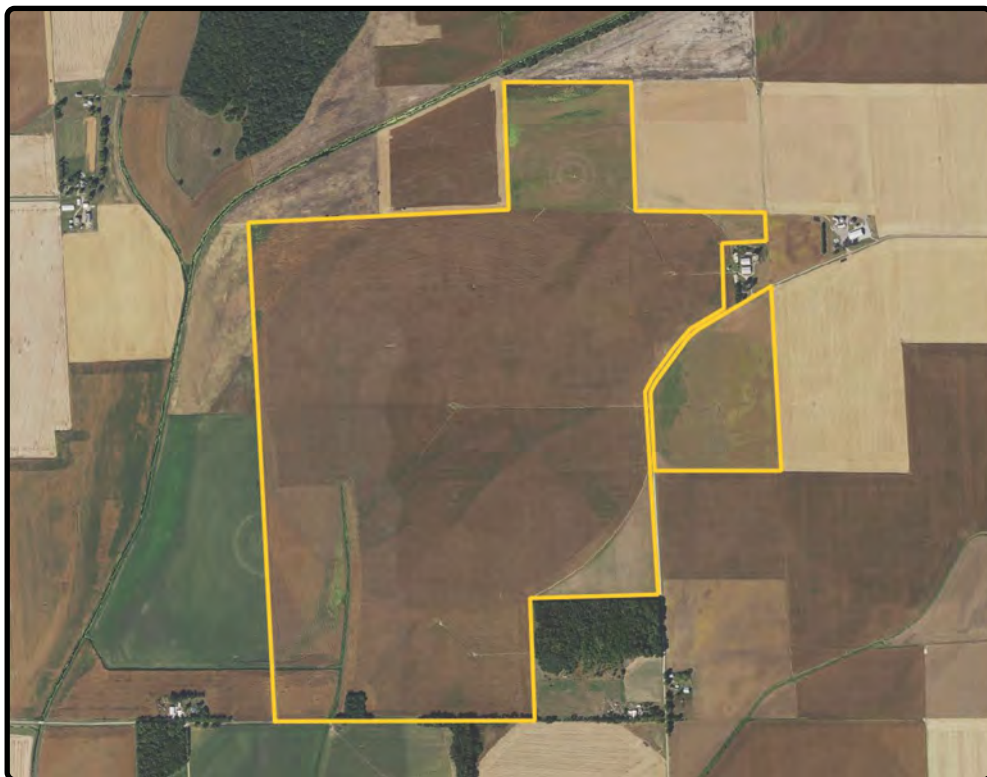
Property Key Features

- Large Henry County Farm Located Near Geneseo, IL
- High Percentage Tillable Cropland with 530.00 Est. FSA/Eff. Crop Acres
- 5 Center Pivot Irrigation Towers

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
www.Hertz.ag

Brandon Yaklich
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FSA/Eff. Crop Acres: 530.00*
Corn Base Acres: 408.43*
Bean Base Acres: 120.22*
Soil Productivity: 92.80 PI

**Acres are estimated*

Property Information

550.60 Acres, m/l

Location

From Geneseo: go north on Grange Rd. and continue northwest for 6.1 miles. Turn north on Sand Rd. for 1.1 miles. Farm is on the east and west sides of Sand Rd.

Legal Description

SW¼ SW¼ Section 20, NW¼ Section 29 excepting the farmstead consisting of 5 acres m/l, NW¼ SW¼ Section 29, E½ Section 30, all in Township 18 North, Range 4 East of the 4th P.M., Henry County, IL.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

2020 Taxes Payable 2021: \$7,866.58*

Taxable Acres: 550.60*

Tax per Taxable Acre: \$14.29*

Tax Parcel ID #s: 04-30-200-001, 04-20-300-01, Part of 04-29-100-01

**Taxes estimated pending survey of property. Henry County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 5670, Tract 71

FSA/Eff. Crop Acres: 530.00*

Corn Base Acres: 408.43*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 120.22*

Bean PLC Yield: 50 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Coloma, Watseka, and Sparta. Productivity Index (PI) on the Est. FSA/Eff. Crop acres is 92.80. See soil map for details.

Mineral Rights

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

Yield History (Bu./Ac.)

Year	Corn	Beans
2016	237	77
2017	233	—
2018	156	54
2019	175	45
2020	210	56

Yield information is reported by crop insurance.

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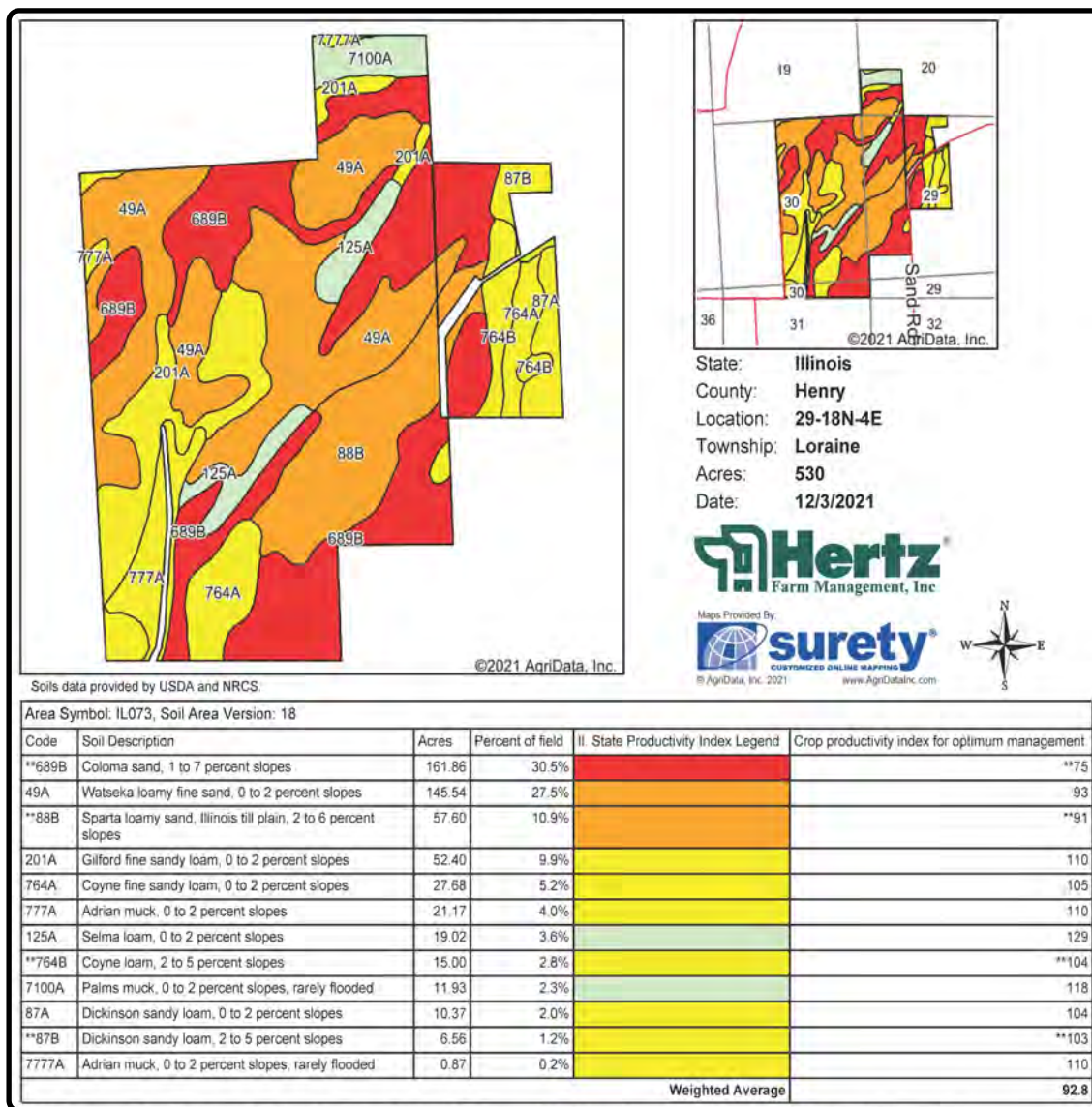
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Land Description

Level to gently sloping.

Drainage

Natural.

Irrigation Information

There are 5 center pivot irrigation towers and 3 wells on the property. See irrigation map; contact agent for more details.

Survey

The property offered for sale is an estimated 550.60 acres, m/l. The estimated 5.00 acre, m/l, farmstead is not included in this offering. The excepted farmstead will be surveyed to determine the final acres of the property offered for sale.

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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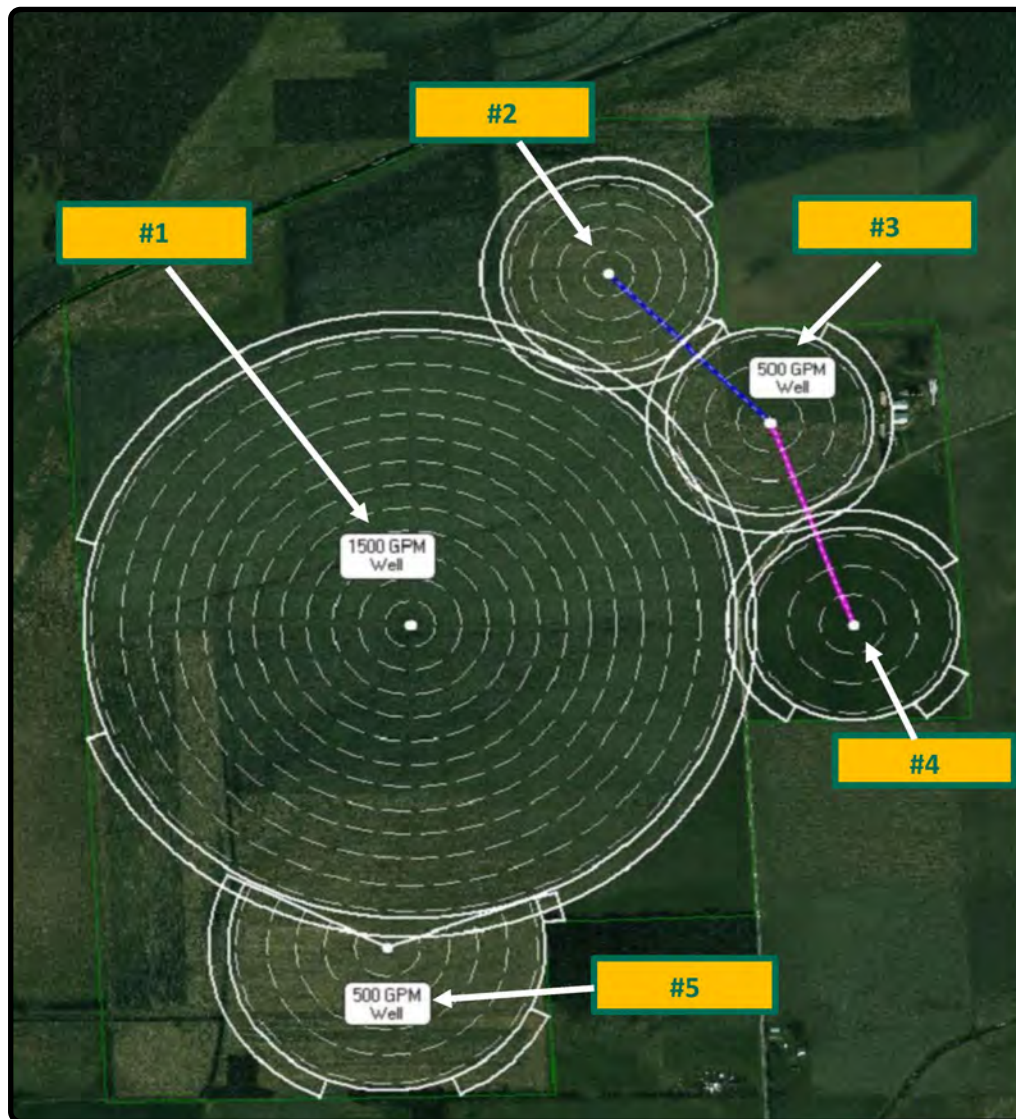
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	Systems	Style	Power Type	Irrigation Acres	Length
#1	12- Tower W of Buildings	Center Pivot	Diesel	315.06	1982.17 ft
#4	3- Tower S of Buildings	Center Pivot	Diesel	38.54	651.58 ft
#3	3 - Tower W of Buildings	Center Pivot	Diesel	38.90	630.33 ft
#2	4 - Tower NW of Buildings	Center Pivot	Diesel	41.40	657.25 ft
#5	5 - Tower SW of Buildings	Center Pivot	Diesel	49.75	967.08 ft

	Pipe and Wire	Length / Size
🏠	Pipe/Wire to very N. Pivot	1393.57 ft / 8"
🏠	Pipe/Wire to S. Pivot	1442.72 ft / 8"

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

Mail To:

Hertz Real Estate Services
Attn: Chad Kies
P.O. Box 9
Geneseo, IL 61254

Seller

Farmers National Bank as Trustee of the
Germaine M. Martens Trust and Henry J.
Martens Trust

Agency

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

Attorney

Daniel C. Hawkins
Ward, Murray, Pace, and Johnson, P.C.

Method of Sale

- Parcel will be offered as a single tract of land.
- 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, Chad Kies, at 309-944-2184.

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 Wednesday, February 2 by 12:00 P.M. CST. The Seller will accept or reject all bids by 12:00 P.M. CST. on Friday, February 4, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder 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 March 15, 2022, or as soon thereafter as closing documents are available. Final settlement will require wire transfer. Possession will be given at closing. 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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