

Land Auction

ACREAGE:

114.44 Acres, m/l
Coles County, IL

DATE:

Thursday
February 17, 2022
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



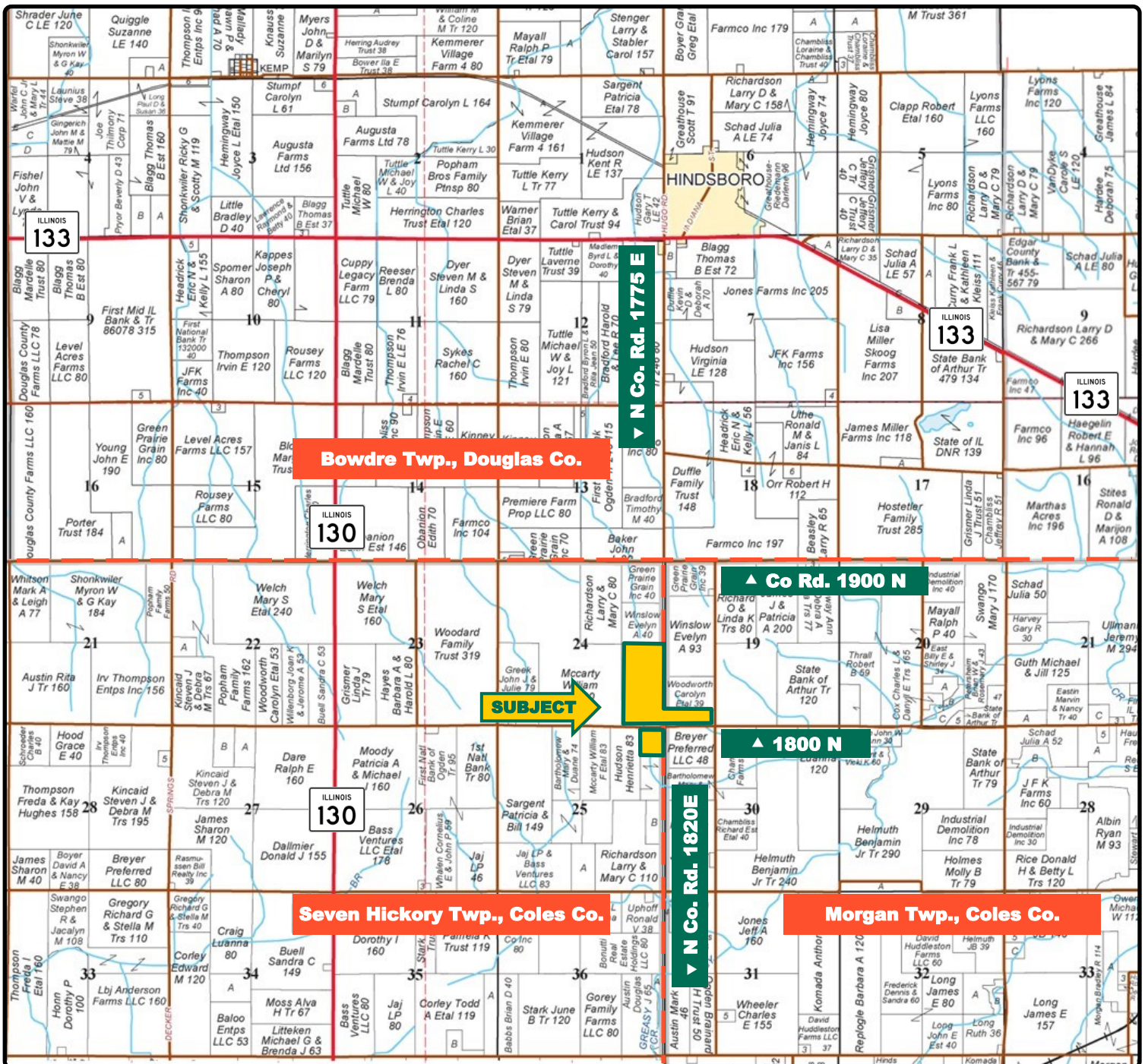
Property Key Features

- Excellent Opportunity to Invest in a High-Quality Coles County Farm
- Productive Soils with 133.20 PI on 109.08 FSA/Eff. Crop Acres
- Located Near Hindsboro, IL

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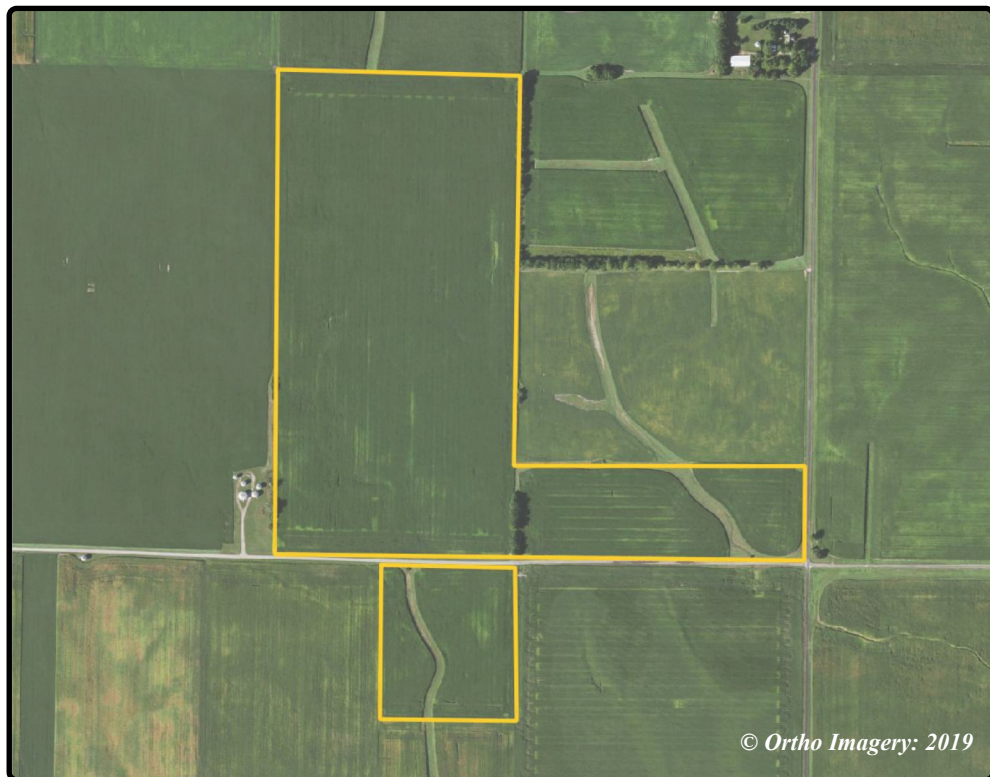


Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres:	109.08
CRP Acres:	1.00
Corn Base Acres:	78.97
Bean Base Acres:	26.33
Soil Productivity:	133.20 PI

Property Information

114.44 Acres, m/l

Location

From Hindsboro: go south on N Co. Rd. 1775 E for 2 miles, then east on County Rd. 1900 N for 0.3 miles. Turn south on N Co. Rd. 1820 E for 1 mile, then west on 1800 N for 0.3 miles. Farm is on the north and south sides of 1800 N.

Legal Description

E½ SE¼ Section 24, NE¼ NE¼ NE¼ along with the North 5 acres of the SE¼ NE¼ NE¼ Section 25, Township 14 North, Range 9 East of the 3rd P.M.; Part of the S½ SW¼ SW¼ Section 19, Township 14 North, Range 10 East of the 3rd P.M., all in Coles County, IL.

Real Estate Tax

2020 Taxes Payable 2021: \$4,545.66
Taxable Acres: 114.44
Tax per Taxable Acre: \$39.72
Tax Parcel ID#s: 12-0-00710-000, 12-0-00730-000, 08-0-00364-000

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 7485, Tracts 2014 & 7275
FSA/Eff. Crop Acres: 109.08
CRP Acres: 1.00
Corn Base Acres: 78.97
Corn PLC Yield: 170 Bu.
Bean Base Acres: 26.33
Bean PLC Yield: 59 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land. Contact agent for details.

CRP Contracts

There is 1.00 acre enrolled in a CP-8A contract that pays \$363.60/acre or \$364.00 annually and expires September 30, 2023.

Soil Types/Productivity

Main soil types are Dana, Drummer, and Raub. Productivity Index (PI) on the FSA/Eff. Crop acres is 133.20. See soil map for details.

Mineral Rights

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

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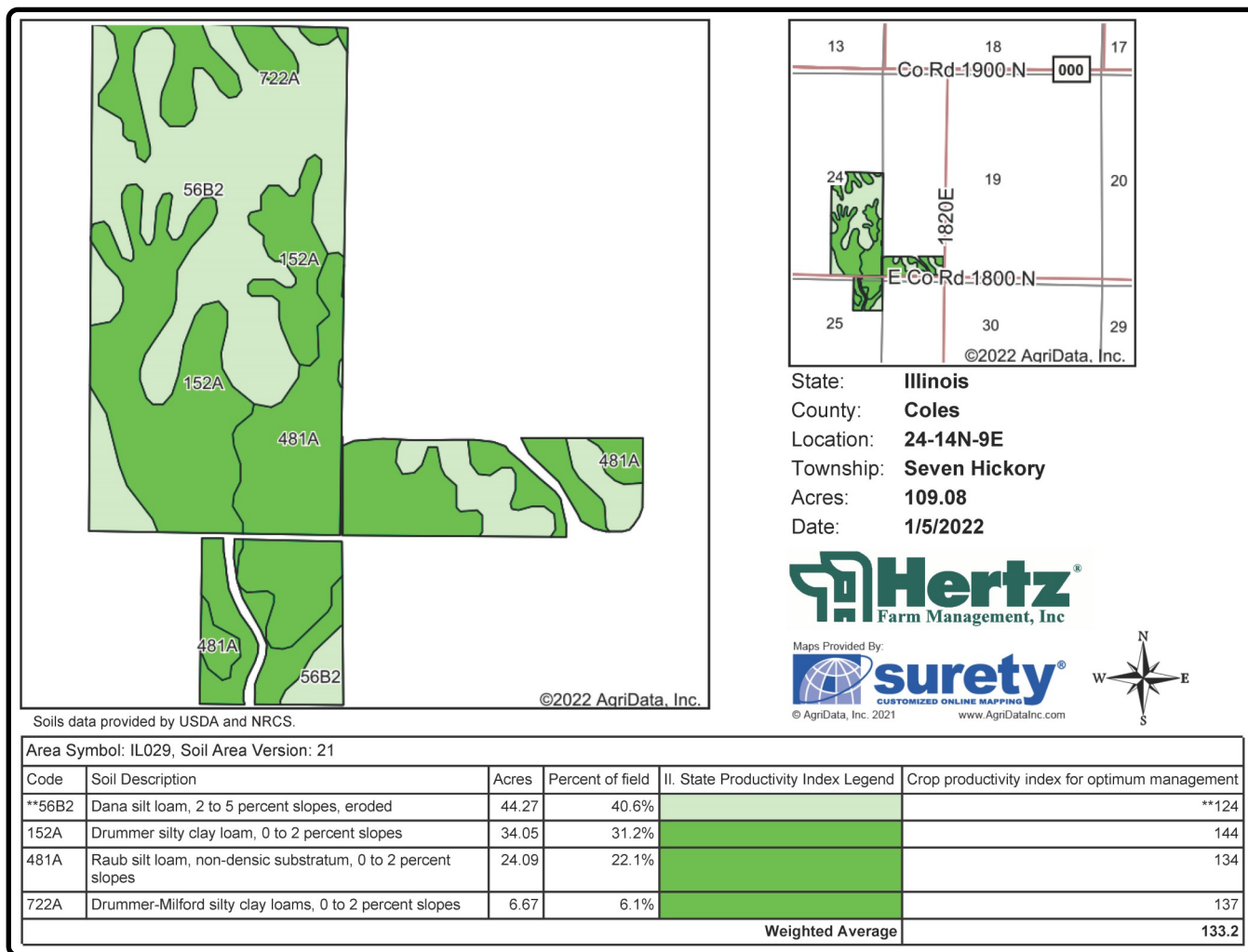
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Yield History (Bu./Ac.)

Year	Corn	Beans
2021	186.00	-
2020	-	58.80
2019	204.00	-
2018	-	77.70
2017	214.20	-

Yield information is reported by crop insurance records.

Land Description

Level to gently rolling.

Drainage

Natural. Some tile, no maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

A buried pipeline runs through the farm and the location is marked with a roadside marker. Contact agent for details.

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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South Looking North



North 80 Looking North from 1800 N



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East Looking West



Southwest Looking Northeast



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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 Coles 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, Melissa Halpin at 815-614-5533 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

3761 Real Estate Partners LP

Agency

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

Auctioneer

Spencer Smith
License NO. 441.002375

Attorney

Stephanie E. Greenberg
Greenberg & Sinkovits, LLC

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 March 17, 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 2021 and 2022 real estate taxes, special assessments due and payable in 2022 and 2023 shall be paid by the Seller. If payment is the responsibility of the Seller, Buyer shall be credited for the 2021 and 2022 real estate taxes, through date of closing, at closing, based upon the most current and available information, including confirmed multipliers.

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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