

Land Auction

ACREAGE:**122.30 Acres, m/l**

In 2 parcels

Will County, IL

DATE:

Thursday

February 24, 2022**10:00 a.m.****LOCATION:****Virtual Live Auction
Online Only**www.Hertz.ag

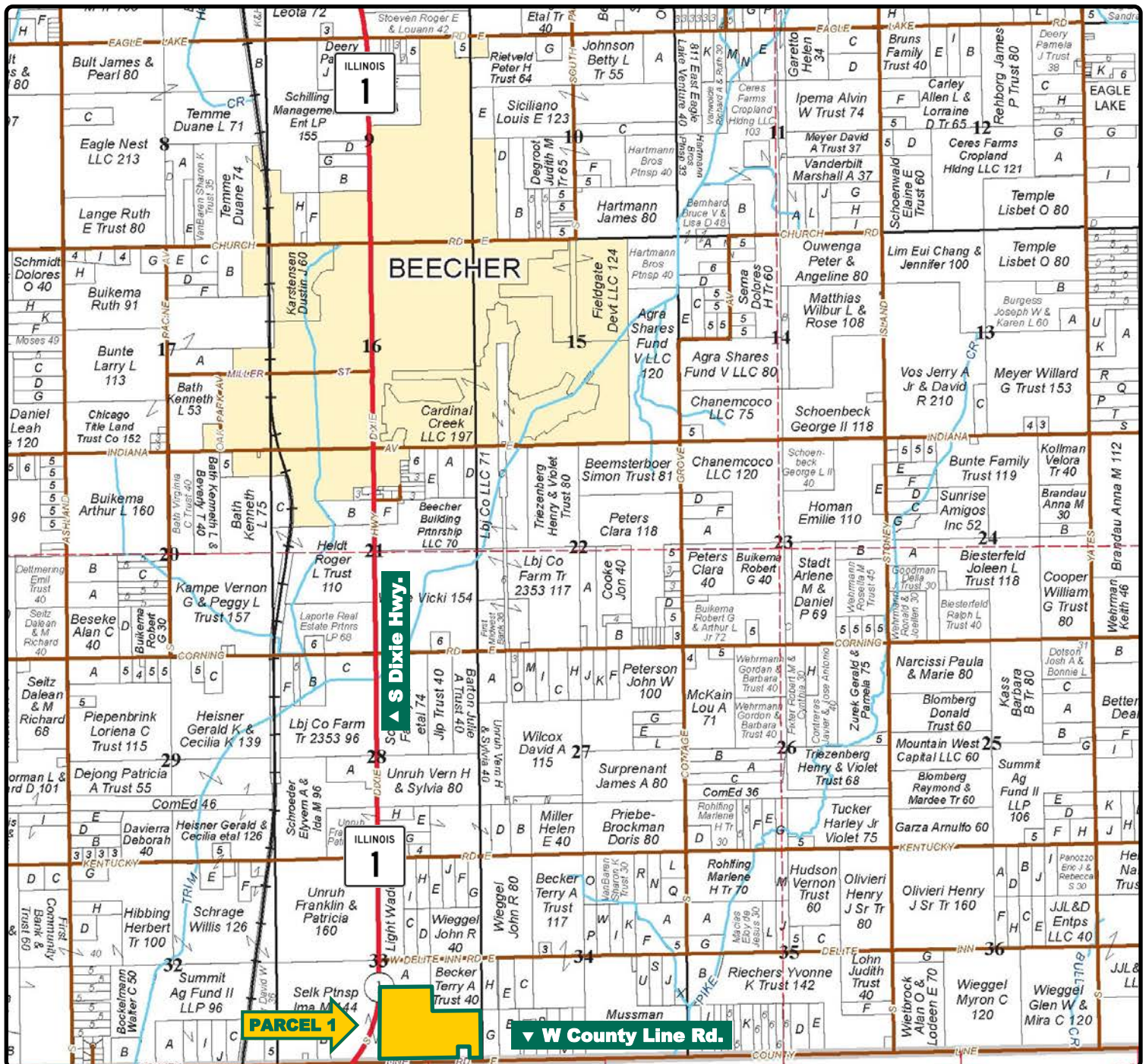
Property Key Features

- High Percentage Tillable Will County Cropland with Quality Soils
- Parcel 1— 97.30 Acres m/l, Located Near Beecher
- Parcel 2— 25.00 Acres m/l, Located Near Peotone

Melissa Halpin
Licensed Broker in IL & IN
815-614-5533
MelissaH@Hertz.ag

815-935-9878
200 E. Court St., Suite 600
Kankakee, IL 60901
www.Hertz.ag

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

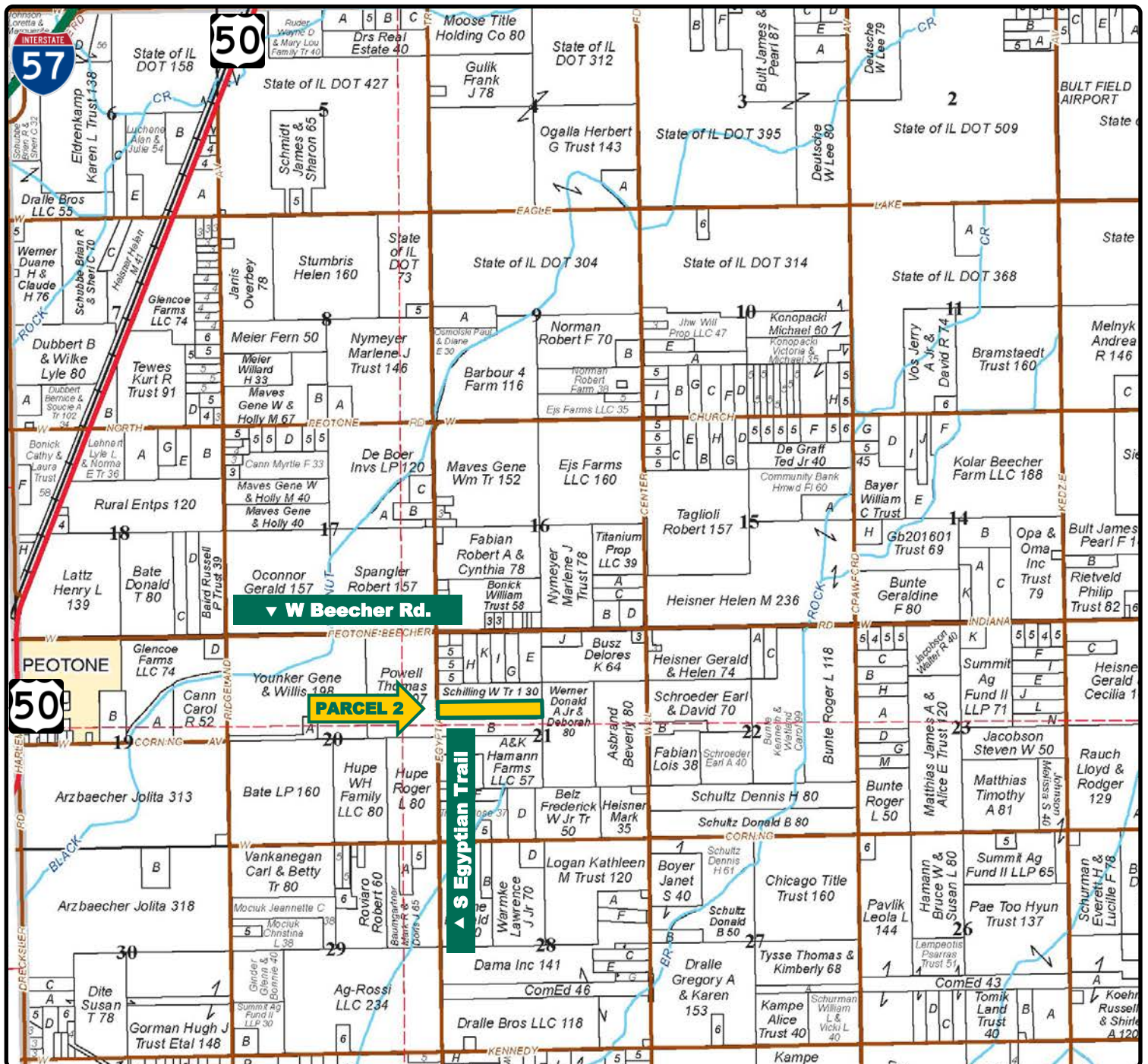


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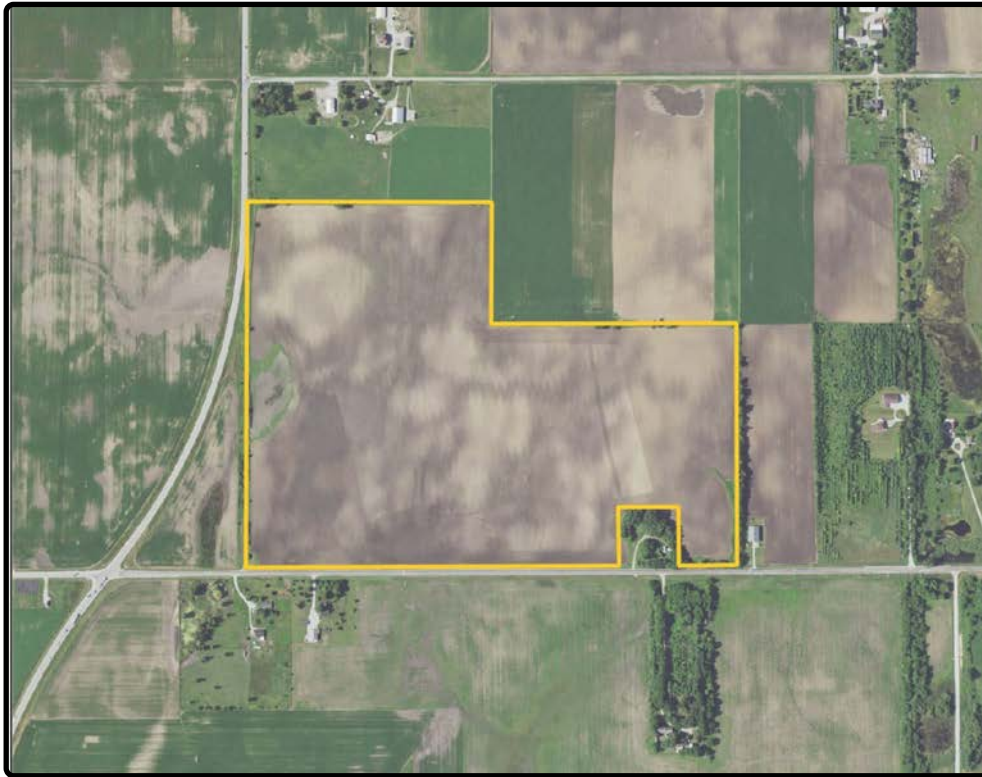


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Parcel 1

FSA/Eff. Crop Acres:	95.78
Corn Base Acres:	71.47
Bean Base Acres:	23.83
Soil Productivity:	123.50 PI

Parcel 1 Property Information 97.30 Acres, m/l

Location

From Beecher: go south on S Dixie Hwy./Co Hwy. 1 for 2.8 miles, then east on W County Line Rd. for 0.3 miles. Farm is on the north side of W County Line Rd.

Legal Description

Part of the SE¼, Section 33, Township 33 North, Range 14 East of the 3rd P.M., Will County, IL.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

2020 Taxes Payable 2021: \$3,729.94
Taxable Acres: 97.30
Tax per Taxable Acre: \$38.33
Tax Parcel ID#s: 22-22-33-400-003-0000, 22-22-33-400-008-0000, 22-22-33-400-011-0000, 22-22-33-400-005-0000

FSA Data

Farm Number 2923, Tract 626
FSA/Eff. Crop Acres: 95.78
Corn Base Acres: 71.47
Corn PLC Yield: 165 Bu.
Bean Base Acres: 23.83
Bean PLC Yield: 37 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Elliot, Ashkum, and Varna. Productivity Index (PI) on the FSA/Eff. Crop acres is 123.50. 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

Level to gently sloping.

Drainage

Yellowhead and Washington Drainage District No. 2. Some tile, no maps available.

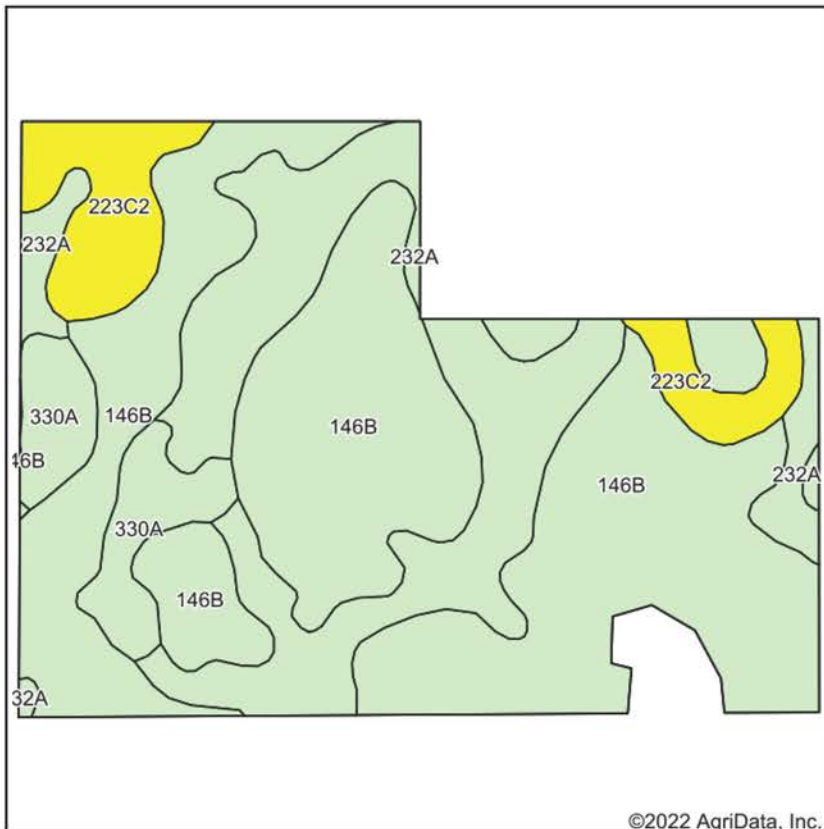
Buildings/Improvements

None.

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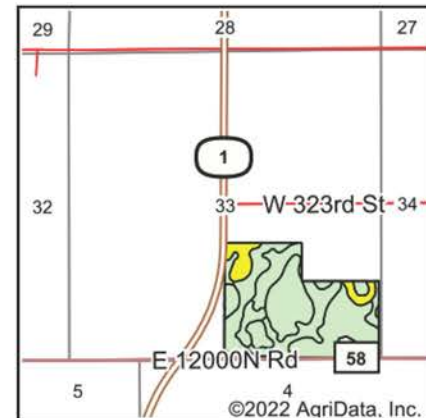
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Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	56.54	59.0%		**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	24.45	25.5%		127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	8.38	8.7%		**110
330A	Peotone silty clay loam, 0 to 2 percent slopes	6.41	6.7%		123
Weighted Average					123.5



State: **Illinois**
County: **Will**
Location: **33-33N-14E**
Township: **Washington**
Acres: **95.78**
Date: **1/14/2022**



Maps Provided By:



Water & Well Information

No known wells.

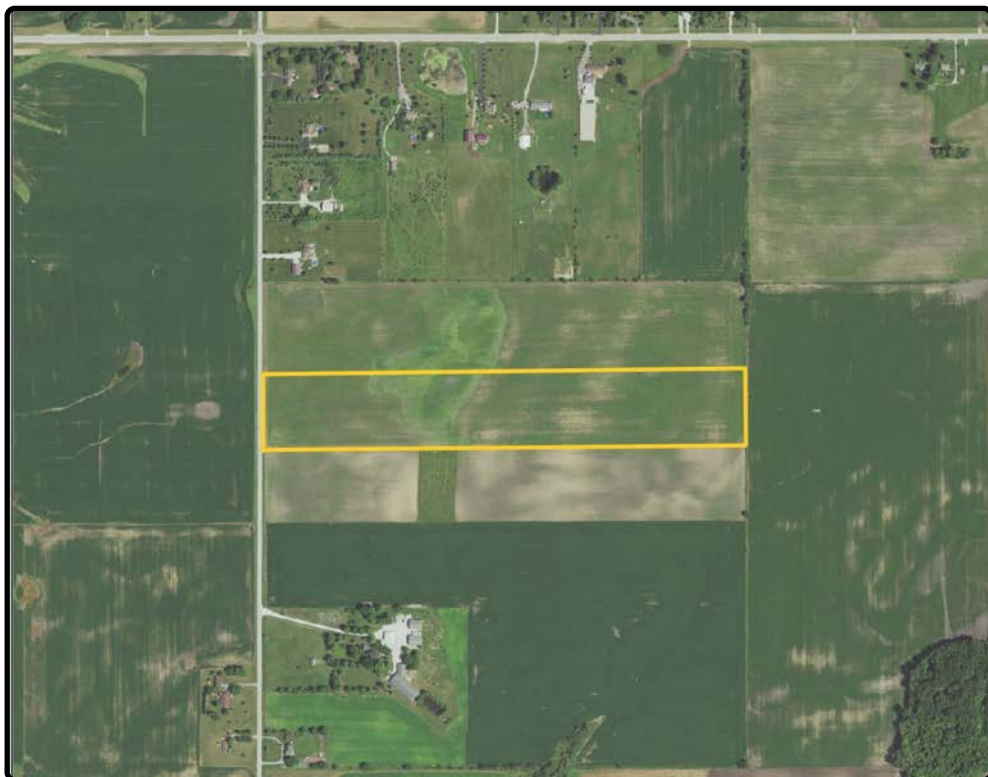
2021 Tillage Reimbursement

Successful buyer to credit tenant for fall 2021 tillage. Contact listing agent for details.

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Parcel 2

FSA/Eff. Crop Acres: 24.83*
Corn Base Acres: 20.40*
Bean Base Acres: 4.43*
Soil Productivity: 125.30 PI

**Acres are estimated.*

Parcel 2 Property Information 25.00 Acres, m/l

Location

From Peotone: go east on W Beecher Rd. for 2 miles, then south on S Egyptian Trail for 0.4 miles. Farm is on the east side of S Egyptian Trail.

Legal Description

South 25 acres of the North 55 acres, S½ NW¼, Section 21, Township 33 North, Range 13 East of the 3rd P.M., Will County, IL.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

2020 Taxes Payable 2021: \$580.46
 Taxable Acres: 25.00
 Tax per Taxable Acre: \$23.22
 Tax Parcel ID#s: 20-21-21-100-004-0000

FSA Data

Farm Number 12055, Tract 13321
 FSA/Eff. Crop Acres: 24.83*
 Corn Base Acres: 20.40*
 Corn PLC Yield: 144 Bu.
 Bean Base Acres: 4.43*
 Bean PLC Yield: 42 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Ashkum and Elliot. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 125.30. 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

Level to gently sloping.

Drainage

Some tile, no maps available.

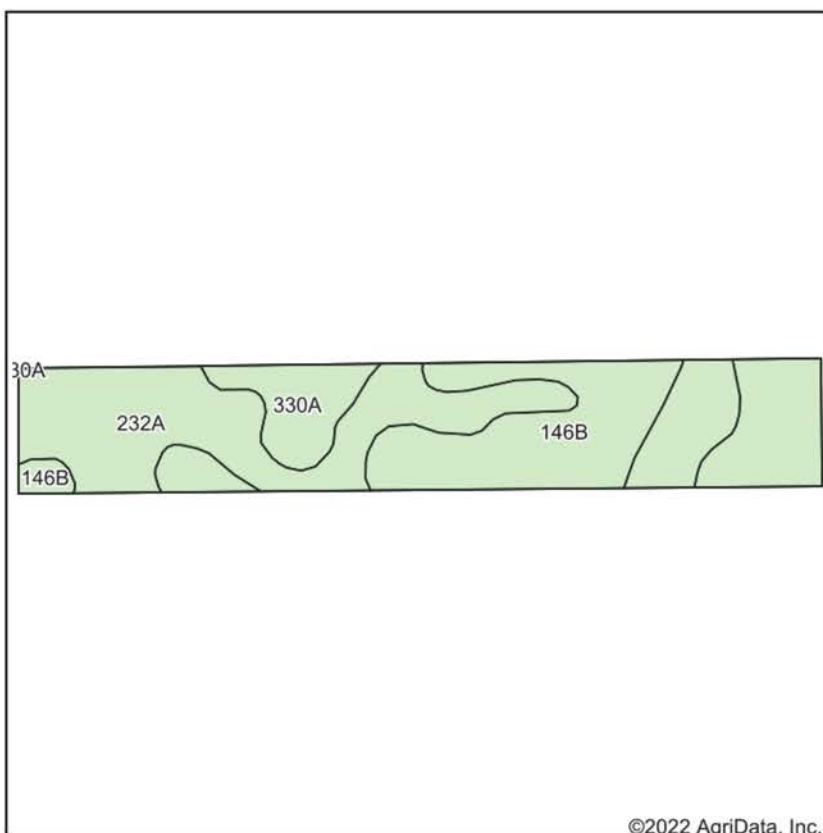
Buildings/Improvements

None.

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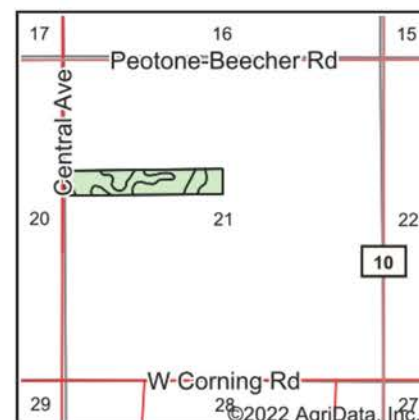
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Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	11.54	46.5%		127
**146B	Elliott silt loam, 2 to 4 percent slopes	10.90	43.9%		**124
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.39	9.6%		123
Weighted Average					125.3



State: **Illinois**
County: **Will**
Location: **21-33N-13E**
Township: **Will**
Acres: **24.83**
Date: **1/13/2022**



Maps Provided By:



Water & Well Information

No known wells.

2021 Tillage Reimbursement

Successful buyer to credit tenant for fall 2021 tillage. Contact listing 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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Parcel 1 - East Looking Northeast



Parcel 1 - East Looking West



Parcel 1 - Northwest Looking Southeast



Parcel 2 - West Looking East



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Date: **Thurs., February 24, 2022**

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 Will 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

- 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 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 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 settlement subject to the existing lease which expires February 28, 2022. 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.

The successful buyer will credit the tenant for fall 2021 tillage on both parcels.

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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