

Land Auction

ACREAGE:

660.74 Acres, m/l

In 6 parcels

DeKalb & Lee Co., IL

DATE:

Tuesday

September 26, 2023

10:00 a.m.

AUCTION TYPE:

Virtual-Online Only

bid.hertz.ag



Property Key Features

- High-Quality DeKalb County Farmland in a Tightly Held Area
- Investment-Quality Farms
- High Percent Tillable Acres with Access from Hard-Surface Roads

Troy Dukes

Licensed Broker in IL

815-764-9082

TroyD@Hertz.ag

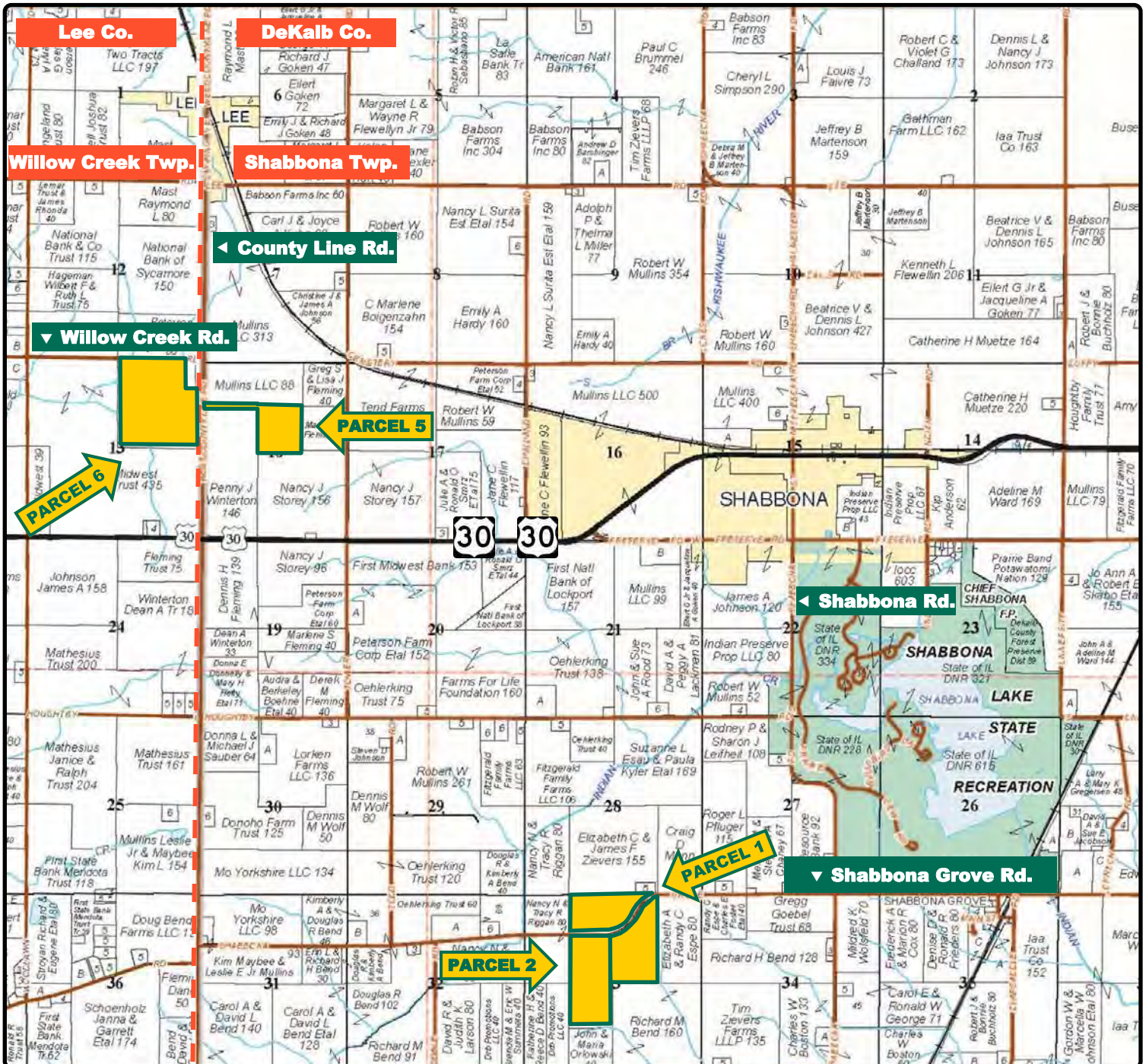
815-748-4440

143 N. 2nd St.

DeKalb, IL 60115

www.Hertz.ag

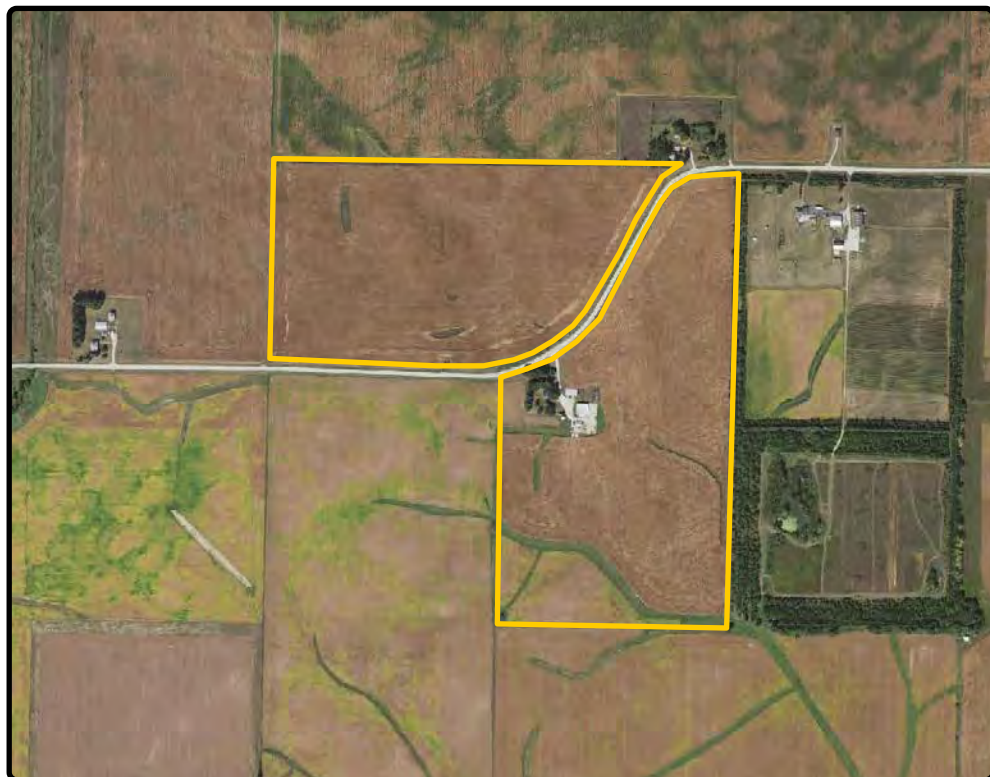
Shabbona Township, DeKalb County, IL, Parcels 1, 2, & 5
Willow Creek Township, Lee County, IL, Parcel 6



Map reproduced with permission of Rockford Map Publishers

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Parcel 1 - DeKalb Co.

FSA/Eff. Crop Acres: 112.37*
Corn Base Acres: 52.27*
Bean Base Acres: 54.89*
Soil Productivity: 128.60 P.I.

**Acres are estimated.*

Total Living SF: 1,958
Bedrooms: 3
Bathrooms: 1½
Year Built: 1930

ADDRESS:
 2548 Shabbona Grove Rd.
 Shabbona, IL 60550

Parcel 1 - DeKalb Co. Property Information 116.699 Acres, m/l

Location

From Shabbona: Go south on Shabbona Rd. for 2 miles. Then west on Shabbona Grove Rd. for 1 mile. Property is on the north and south sides of the road.

Legal Description

NE¼ of the NW¼ and the W½ of the NE¼, Section 33, Township 38 North, Range 3 East of the 3rd P.M., DeKalb Co., IL. Survey legal to govern.

Real Estate Tax

Taxes Payable 2022 - 2023: \$8,171.78*
 Taxable Acres: 116.25*
 Surveyed Acres: 116.699
 Tax Parcel ID#: Part of 13-33-100-003

**Taxes estimated due to recent survey of property and tax parcel split. DeKalb County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 922, Part of Tract 1401
 FSA/Eff. Crop Acres: 112.37*
 Corn Base Acres: 52.27*
 Corn PLC Yield: 132 Bu.
 Bean Base Acres: 54.89*
 Bean PLC Yield: 42 Bu.

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

Soil Types/Productivity

Main soil types are La Rose, Elpaso, and Danabrook. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 128.60. 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

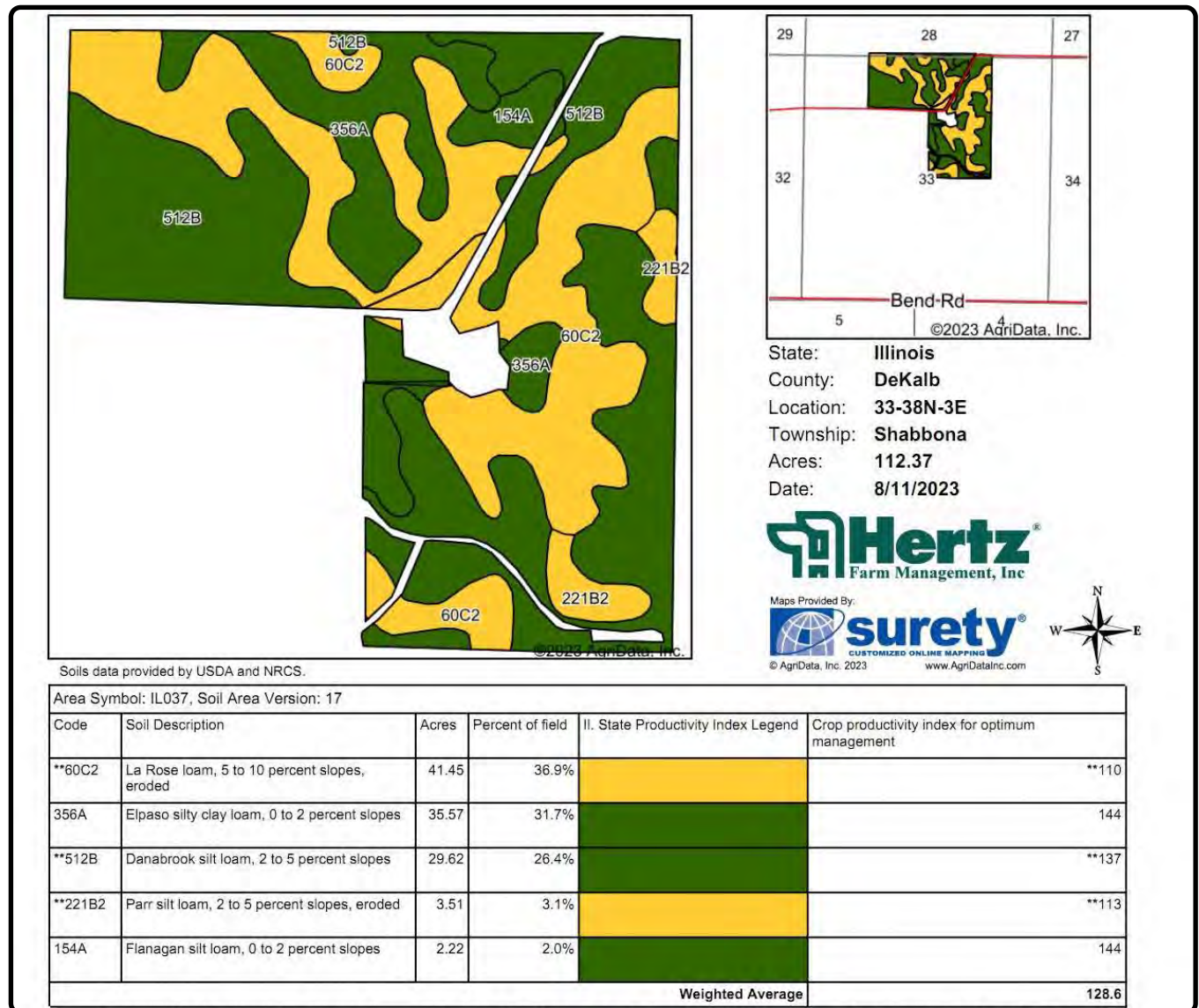
Gently rolling.

Drainage

Natural, with some tile. No tile maps available.

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Dwelling

There is a 1,958 sq. ft., 2-story house built in 1930 with 3 bedrooms and 1½ bathrooms, and an unfinished basement. There is one-stall detached garage.

Buildings/Improvements

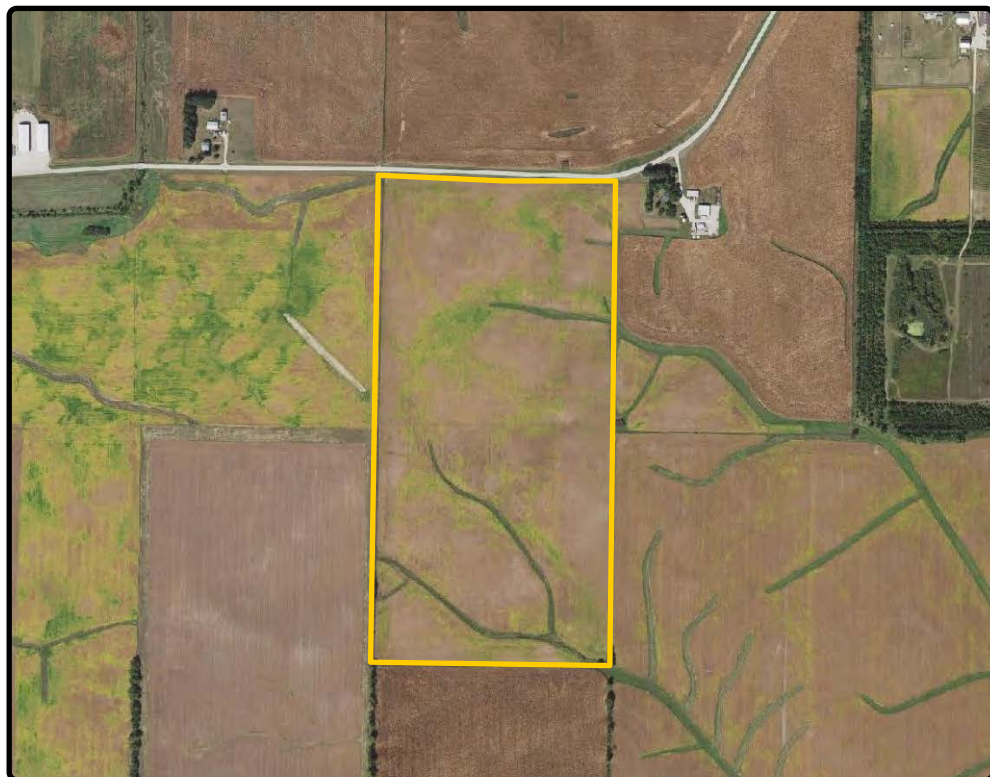
- 25' x 60' Garage/ Open Front Shed
- 60' x 70' Cattle Shed
- 25' x 30' Hog House
- 2,000 Bu. Capacity Grain Bin

Water & Well Information

There is one well located southeast of the house.

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Parcel 2 - DeKalb Co.

FSA/Eff. Crop Acres: 80.46*
Corn Base Acres: 37.43*
Bean Base Acres: 39.31*
Soil Productivity: 129.80 P.I.

**Acres are estimated.*

Parcel 2 - DeKalb Co. Property Information 83.651 Acres, m/l

Location

From Shabbona: Go south on Shabbona Rd. for 2 miles, then west on Shabbona Grove Rd. for 1¼ miles. Property is on the south side of the road.

Legal Description

SE¼ of the NW¼ and the NW¼ of the SW¼, Section 33, Township 38 North, Range 3 East of the 3rd P.M., DeKalb Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$2,955.48*
 Taxable Acres: 83.24*
 Surveyed Acres: 83.651
 Tax per Taxable Acre: \$35.51*

Tax Parcel ID#s: 13-33-300-002 & part of 13-33-100-003

**Taxes estimated due to recent survey of property and tax parcel split. DeKalb County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 922, Part of Tract 1401
 FSA/Eff. Crop Acres: 80.46*
 Corn Base Acres: 37.43*
 Corn PLC Yield: 132 Bu.
 Bean Base Acres: 39.31*
 Bean PLC Yield: 42 Bu.

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

Soil Types/Productivity

Main soil types are Danabrook, La Rose, Elpaso, and Parr. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 129.80. 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

A gentle roll from north to south.

Drainage

Natural, with some tile. No tile maps available.

Buildings/Improvements

None.

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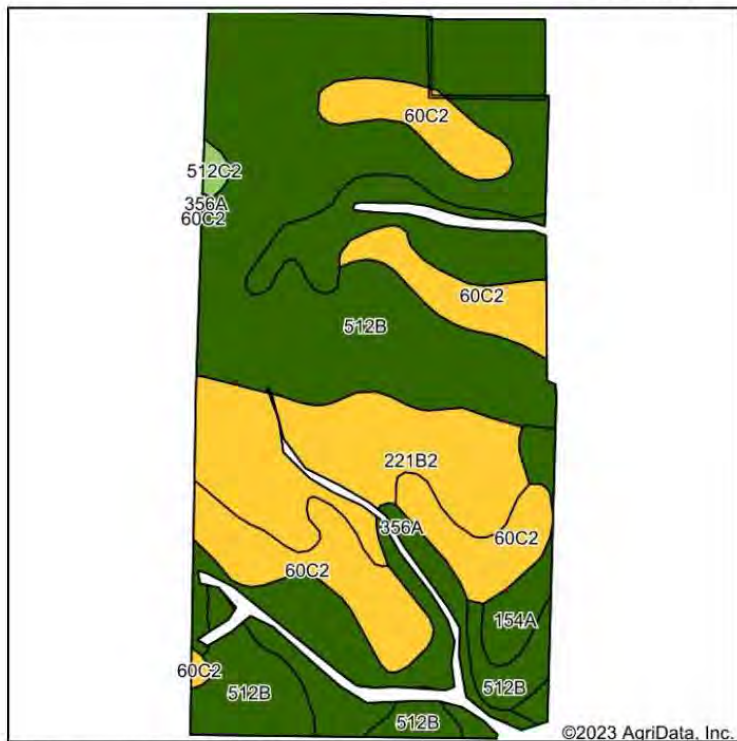
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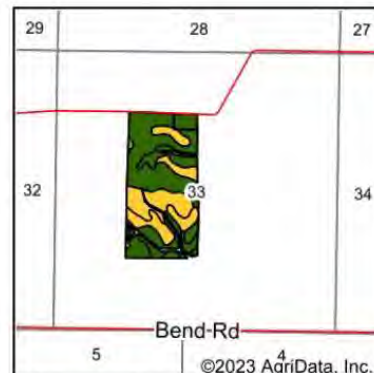
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **DeKalb**
Location: **33-38N-3E**
Township: **Shabbona**
Acres: **80.46**
Date: **8/11/2023**



Maps Provided By:
 **surety**
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Area Symbol: IL037, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	37.45	46.5%		**137
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	14.51	18.0%		**110
356A	Elpaso silty clay loam, 0 to 2 percent slopes	13.37	16.6%		144
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	12.32	15.3%		**113
154A	Flanagan silt loam, 0 to 2 percent slopes	2.45	3.0%		144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	0.36	0.4%		**128
Weighted Average					129.8

Water & Well Information

None.

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Parcel 3 - DeKalb Co.

FSA/Eff. Crop Acres: 86.58*
Corn Base Acres: 71.91*
Bean Base Acres: 14.14*
Soil Productivity: 139.20 P.I.

**Acres are estimated.*

Parcel 3 - DeKalb Co. Property Information 88.992 Acres, m/l

Location

From Waterman: Go south on Waterman Rd. for 2 miles, then west on Shabbona Grove Rd. for 2½ miles. Property is on the south side of the road.

Legal Description

West 88 acres of the N½, Section 31, Township 38 North, Range 4 East of the 3rd P.M., DeKalb Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$4,363.92*
 Taxable Acres: 88.51*
 Surveyed Acres: 88.992

Tax per Taxable Acre: \$49.30*

Tax Parcel ID #: 14-31-100-001

**Taxes estimated due to recent survey of property. DeKalb County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Leased through the 2024 crop year.
 Contact agent for details.

FSA Data

Farm Number 152, Part of Tract 1450
 FSA/Eff. Crop Acres: 86.58*
 Corn Base Acres: 71.91*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 14.14*
 Bean PLC Yield: 55 Bu.

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

Soil Types/Productivity

Main soil types are Drummer, Flanagan, and Danabrook. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.20. 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

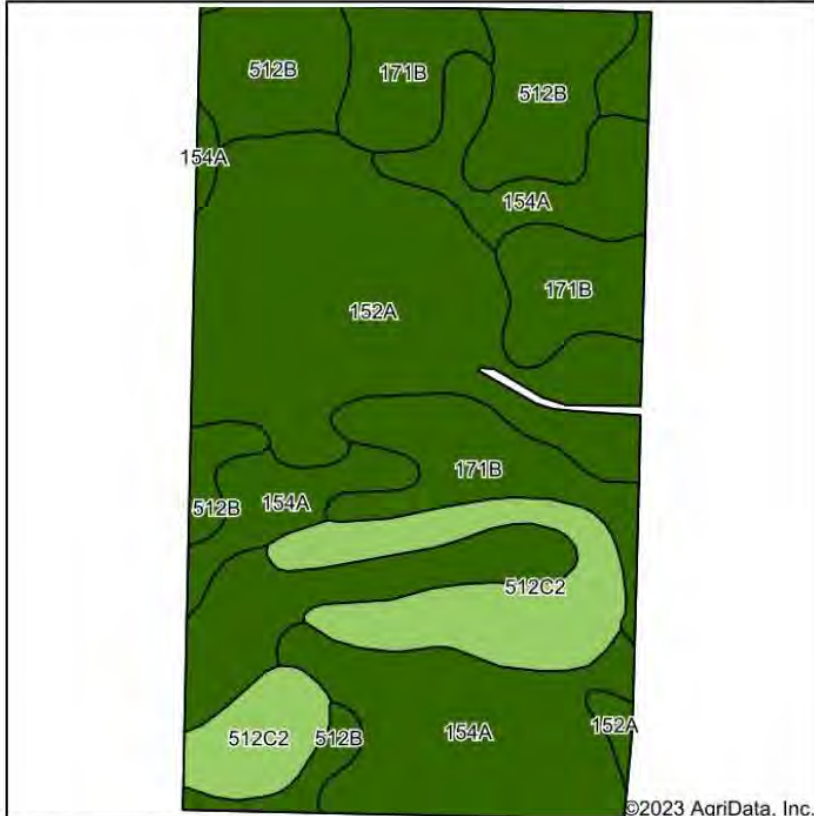
Gently rolling.

Drainage

Natural, with some tile. No tile maps available.

Buildings/Improvements

Property has a 3,000 bu. grain bin.



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **DeKalb**
Location: **31-38N-4E**
Township: **Clinton**
Acres: **86.58**
Date: **8/11/2023**



Maps Provided By:

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Area Symbol: IL037, Soil Area Version: 17

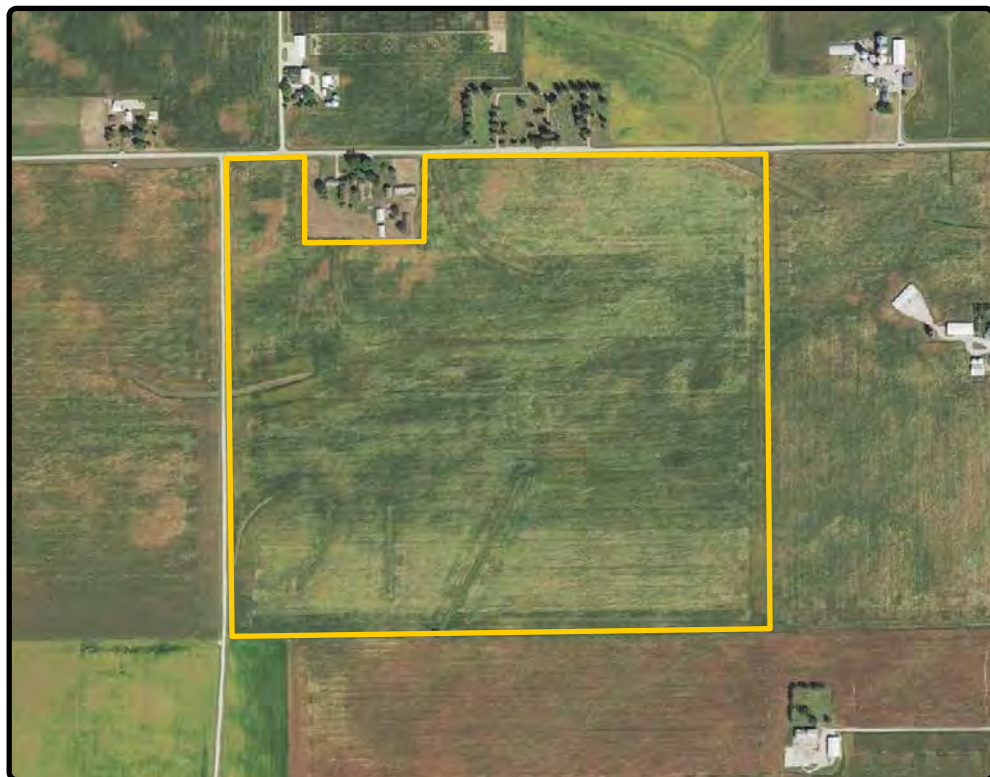
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.47	26.0%		144
154A	Flanagan silt loam, 0 to 2 percent slopes	20.07	23.2%		144
**512B	Danabrook silt loam, 2 to 5 percent slopes	18.20	21.0%		**137
**171B	Catlin silt loam, 2 to 5 percent slopes	14.37	16.6%		**137
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	11.47	13.2%		**128
Weighted Average					139.2

Water & Well Information

None.

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Parcel 4 - DeKalb Co.

FSA/Eff. Crop Acres: 169.10*
CRP Acres: 0.30
Corn Base Acres: 140.44*
Bean Base Acres: 27.61*
Soil Productivity: 139.10 P.I.

**Acres are estimated.*

Parcel 4 - DeKalb Co. Property Information 173.738 Acres, m/l

Location

From Waterman: Go south on Waterman Rd. for 2 miles, then west on Shabbona Grove Rd. for 2¼ miles. Property is on the south side of the road.

Legal Description

East 173 acres of the N½, Section 31 Township 38 North, Range 4 East of the 3rd P.M., DeKalb Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$8,597.88*
 Taxable Acres: 172.87*
 Surveyed Acres: 173.738

Tax per Taxable Acre: \$49.74*

Tax Parcel ID #: 14-31-200-003

**Taxes estimated due to recent survey of property. DeKalb County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Leased through the 2024 crop year.

FSA Data

Farm Number 152, Part of Tract 1450

FSA/Eff. Crop Acres: 169.10*

CRP Acres: 0.30

Corn Base Acres: 140.44*

Corn PLC Yield: 149 Bu.

Bean Base Acres: 27.61*

Bean PLC Yield: 55 Bu.

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

CRP Contracts

There are 0.30 acres enrolled in a CP-8A contract that pays \$336.00/acre - or \$102.00 annually - and expires 9/30/2024.

Soil Types/Productivity

Main soil types are Catlin and Drummer. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.10. 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.

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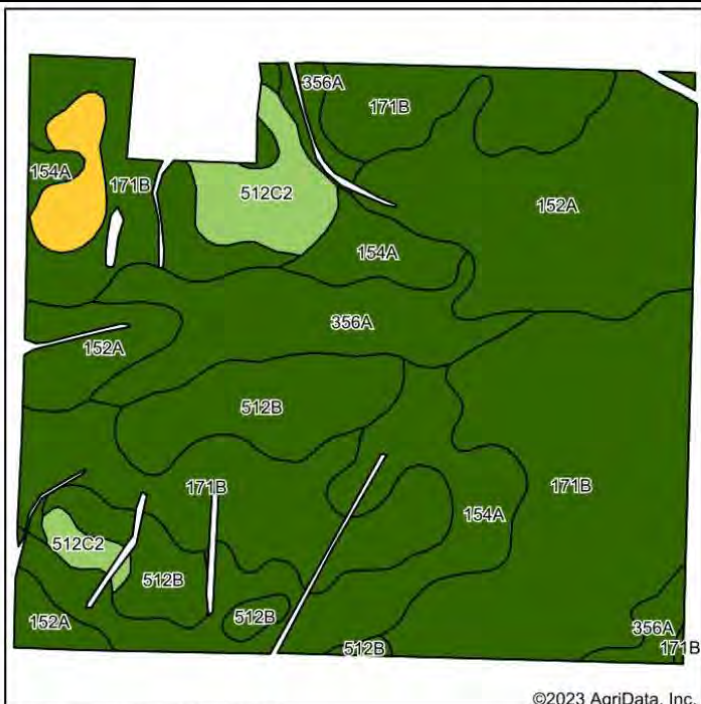
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **DeKalb**
Location: **31-38N-4E**
Township: **Clinton**
Acres: **169.1**
Date: **8/11/2023**



Maps Provided By:

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Area Symbol: IL037, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**171B	Catlin silt loam, 2 to 5 percent slopes	70.36	41.6%		**137
152A	Drummer silty clay loam, 0 to 2 percent slopes	31.68	18.7%		144
154A	Flanagan silt loam, 0 to 2 percent slopes	23.31	13.8%		144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	17.19	10.2%		144
**512B	Danabrook silt loam, 2 to 5 percent slopes	15.72	9.3%		**137
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	7.38	4.4%		**128
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	3.46	2.0%		**113
Weighted Average					139.1

Drainage

Natural, with some tile. No tile maps available.

Water & Well Information

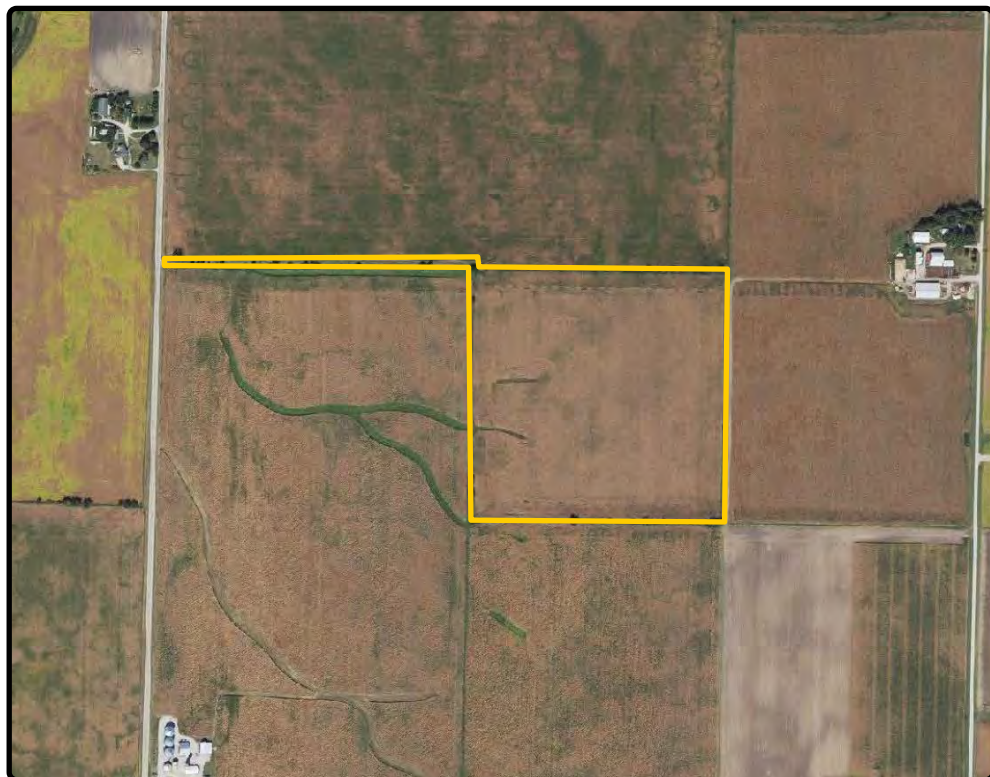
None.

Buildings/Improvements

None.

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Parcel 5 - DeKalb Co.

FSA/Eff. Crop Acres:	38.13
CRP Acres:	1.00
Corn Base Acres:	24.50
Bean Base Acres:	13.60
Soil Productivity:	137.80 P.I.

Parcel 5 - DeKalb Co. Property Information 41.108 Acres, m/l

Location

From Lee: Go south on County Line Rd. for 1½ miles. Property is located on the east side of the road.

Legal Description

SW¼ of the NE¼, and a 1½-acre lane west of the road, in Section 18, Township 38 North, Range 3 East of the 3rd P.M., DeKalb Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$2,102.68*
Taxable Acres: 41.25*
Tax per Taxable Acre: \$50.97*
Surveyed Acres: 41.108
Tax Parcel ID #: 13-18-200-001

**Taxes estimated due to recent survey of property. DeKalb County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 7376, Tract 1275
FSA/Eff. Crop Acres: 38.13
CRP Acres: 1.00
Corn Base Acres: 24.50
Corn PLC Yield: 157 Bu.
Bean Base Acres: 13.60
Bean PLC Yield: 46 Bu.

CRP Contracts

There is 1.00 acre enrolled in a CP-8A contract that pays \$347.34/acre - or \$348.00 annually - and expires 9/30/2025.

Soil Types/Productivity

Main soil types are Flanagan and Danabrook. Productivity Index (PI) on the FSA/Eff. Crop acres is 137.80. 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

Ridge top with a slight crown.

Drainage

Natural.

Buildings/Improvements

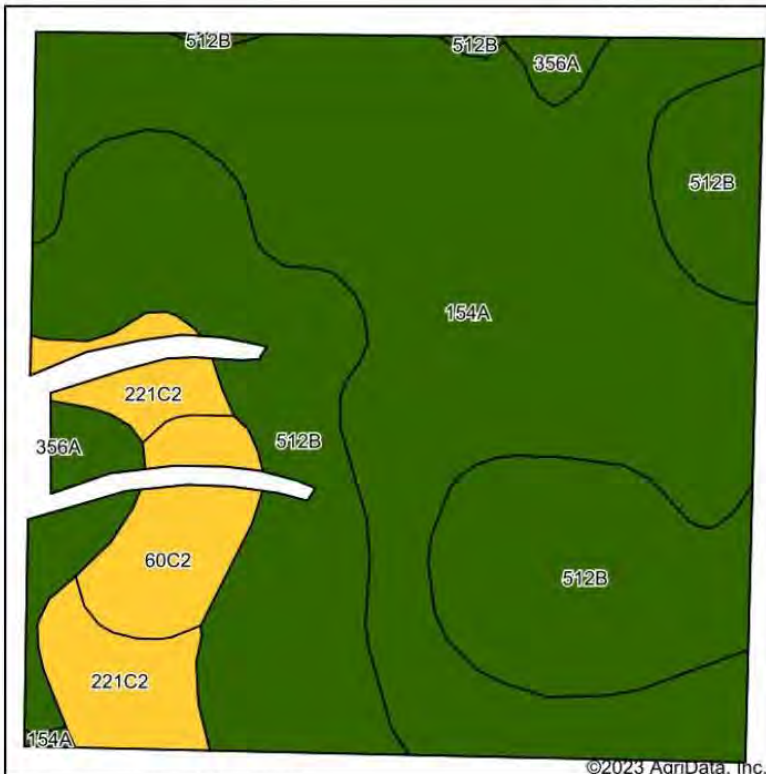
None.

Water & Well Information

None.

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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **DeKalb**
Location: **18-38N-3E**
Township: **Shabbona**
Acres: **38.13**
Date: **8/11/2023**



Maps Provided By:

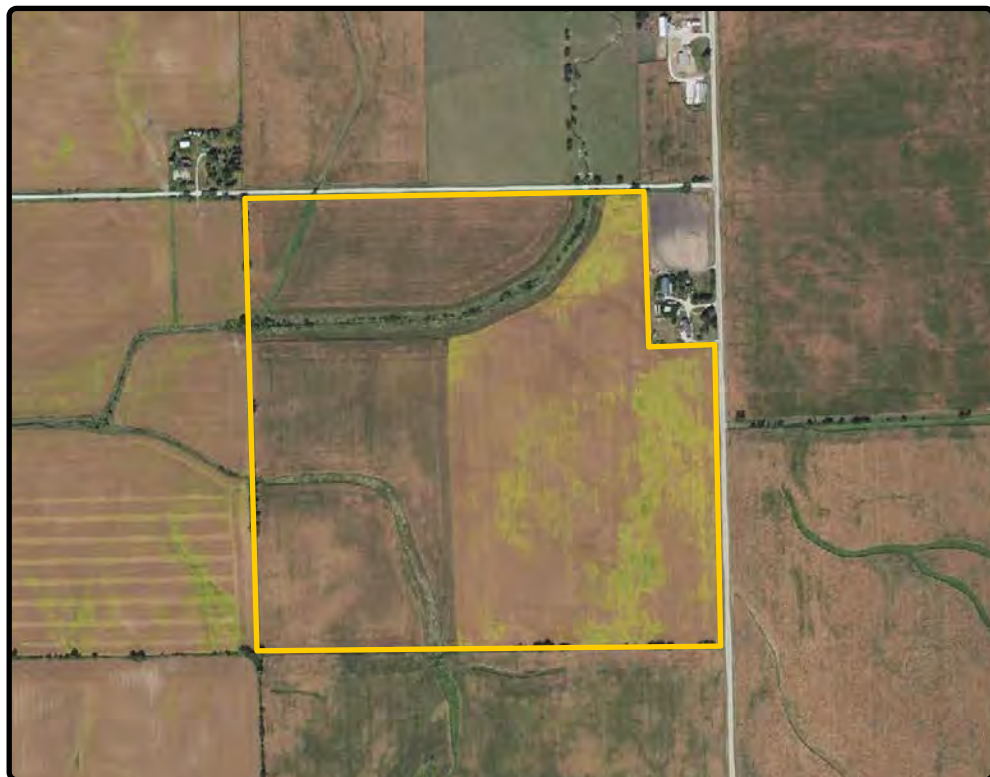
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Area Symbol: IL037, Soil Area Version: 17					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	18.51	48.5%		144
**512B	Danabrook silt loam, 2 to 5 percent slopes	14.01	36.7%		**137
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	2.29	6.0%		**111
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	1.81	4.7%		**110
356A	Elpaso silty clay loam, 0 to 2 percent slopes	1.51	4.0%		144
Weighted Average					137.8

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Parcel 6 - Lee Co.

FSA/Eff. Crop Acres:	139.67
CRP Acres:	9.05
Corn Base Acres:	89.27
Bean Base Acres:	50.40
Soil Productivity:	137.00 P.I.

Parcel 6 - Lee Co. Property Information 156.554 Acres, m/l

Location

From Lee: Go south on County Line Rd. for 1 mile. Property is on the west side of the road.

Legal Description

NE¼, excluding the building site, Section 13, Township 38 North, Range 2 East of the 3rd P.M., Lee Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$6,921.44*
Taxable Acres: 151.96*
Tax per Taxable Acre: \$45.55*
Surveyed Acres: 156.554
Tax Parcel ID #: 12-13-200-002

**Taxes estimated due to recent survey of property. Lee County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 7376, Tract 11608
FSA/Eff. Crop Acres: 139.67
CRP Acres: 9.05
Corn Base Acres: 89.27
Corn PLC Yield: 157 Bu.
Bean Base Acres: 50.40
Bean PLC Yield: 46 Bu.

CRP Contracts

There are 9.05 acres enrolled in two CRP contracts.

- There are 8.45 acres enrolled in a CP-21 contract that pays \$207.00/acre - or

\$1,750.00 annually - and expires 9/30/2029.

- There are 0.60 acres enrolled in a CP-8A contract that pays \$230.00/acre - or \$138.00 annually - and expires 9/30/2028.

Soil Types/Productivity

Main soil types are Elpaso, Catlin, and Blackberry. Productivity Index (PI) on the FSA/Eff. Crop acres is 137.00. 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 sloping from south to north.

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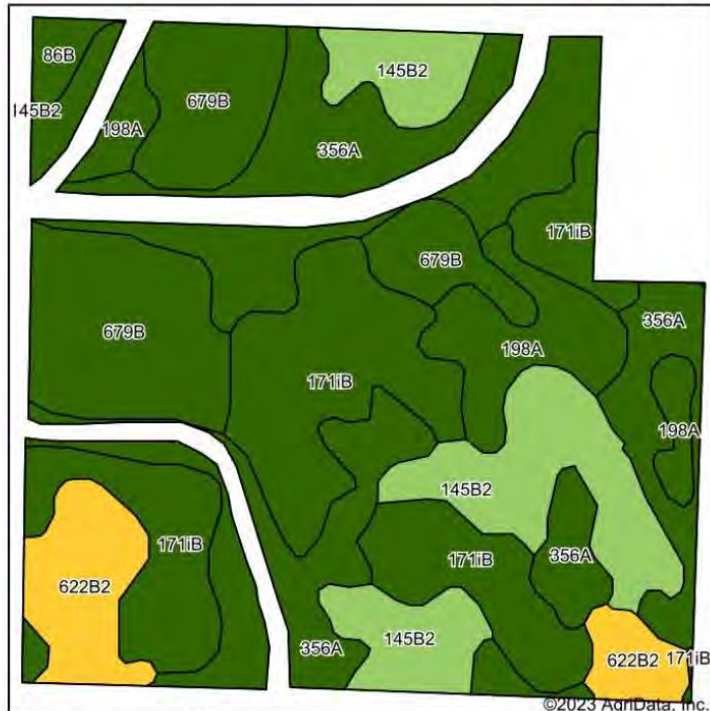
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Soils data provided by USDA and NRCS.

Area Symbol: IL103, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	39.81	28.5%		144
**171B	Catin silt loam, Illinois till plain, 2 to 5 percent slopes	33.15	23.7%		**137
**679B	Blackberry silt loam, 2 to 5 percent slopes	23.54	16.9%		**141
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	19.77	14.2%		**125
198A	Elburn silt loam, 0 to 2 percent slopes	12.29	8.8%		143
**622B2	Wyand silt loam, 2 to 5 percent slopes, eroded	9.58	6.9%		**114
**86B	Osco silt loam, 2 to 5 percent slopes	1.53	1.1%		**140
Weighted Average					137



State: **Illinois**
County: **Lee**
Location: **13-38N-2E**
Township: **Willow Creek**
Acres: **139.67**
Date: **8/11/2023**



Maps Provided By:
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Drainage

Natural, with some tile. No tile maps available.

Water & Well Information

None.

Buildings/Improvements

None.

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 - Acreage Site



Parcel 1 - Northwest looking Southeast



Parcels 1 & 2 - Southwest looking Northeast



Parcel 2 - Looking South



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Parcels 3 & 4 - Northeast looking Southwest



Parcel 3 - Southwest looking Northeast



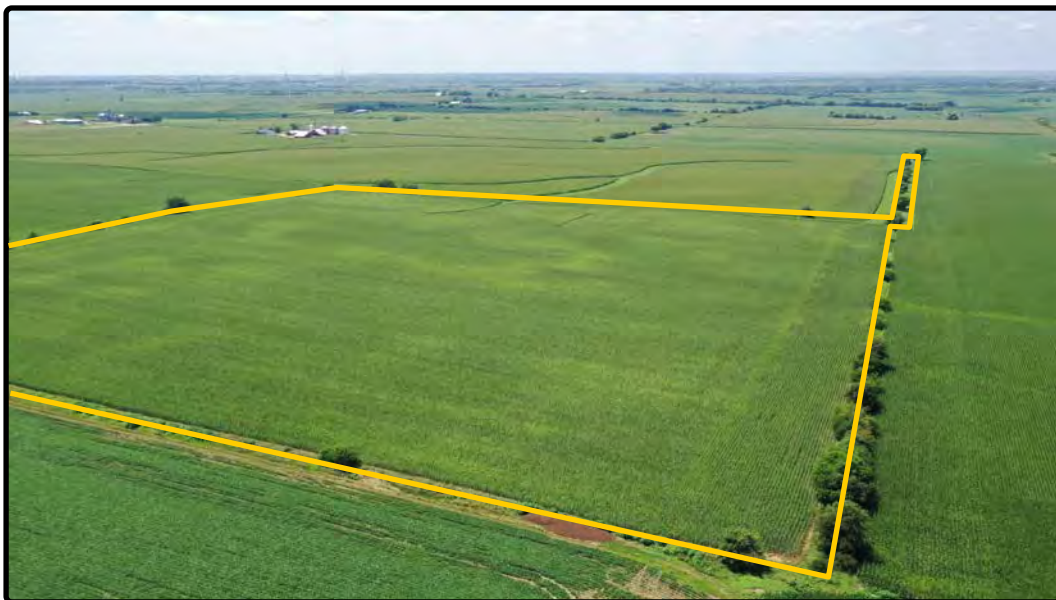
Parcel 4 - Southwest looking Northeast



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Parcel 5 - East looking West



Parcel 6 - Northwest looking Southeast



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Date: **Tues., Sept., 26, 2023**

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

Site: **Virtual Live Auction**
****Online Only****
bid.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 they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use "www." when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Troy Dukes at 815-764-9082 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

James Bannister Family Trust & Christine Bannister Trust No. 1

Agency

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

Auctioneer

Spencer Smith, AFM, ALC
License Number: 441.002375

Attorney

Richard M. Furgason
Dreyer, Foote, Streit, Furgason, & Slocum, P.A.

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 October 31, 2023, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of Parcels 1, 2, 5, and 6 will be given at settlement subject to the existing lease which expires February 28, 2024. Possession of Parcels 3 and 4 will be given at settlement subject to the existing lease which expires February 28, 2025. The Seller will credit the Buyer at closing for the 2023 real estate taxes, payable in 2024.

Survey

Parcels have been recently surveyed. The final sale price will be based on the final surveyed acres.

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.

Troy Dukes
Licensed Broker in IL
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