

ACREAGE:

402.71 Acres, m/l
In 4 Parcels
Whiteside County, IL

DATE:

Bid Deadline:
January 31, 2024
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Geneseo, IL

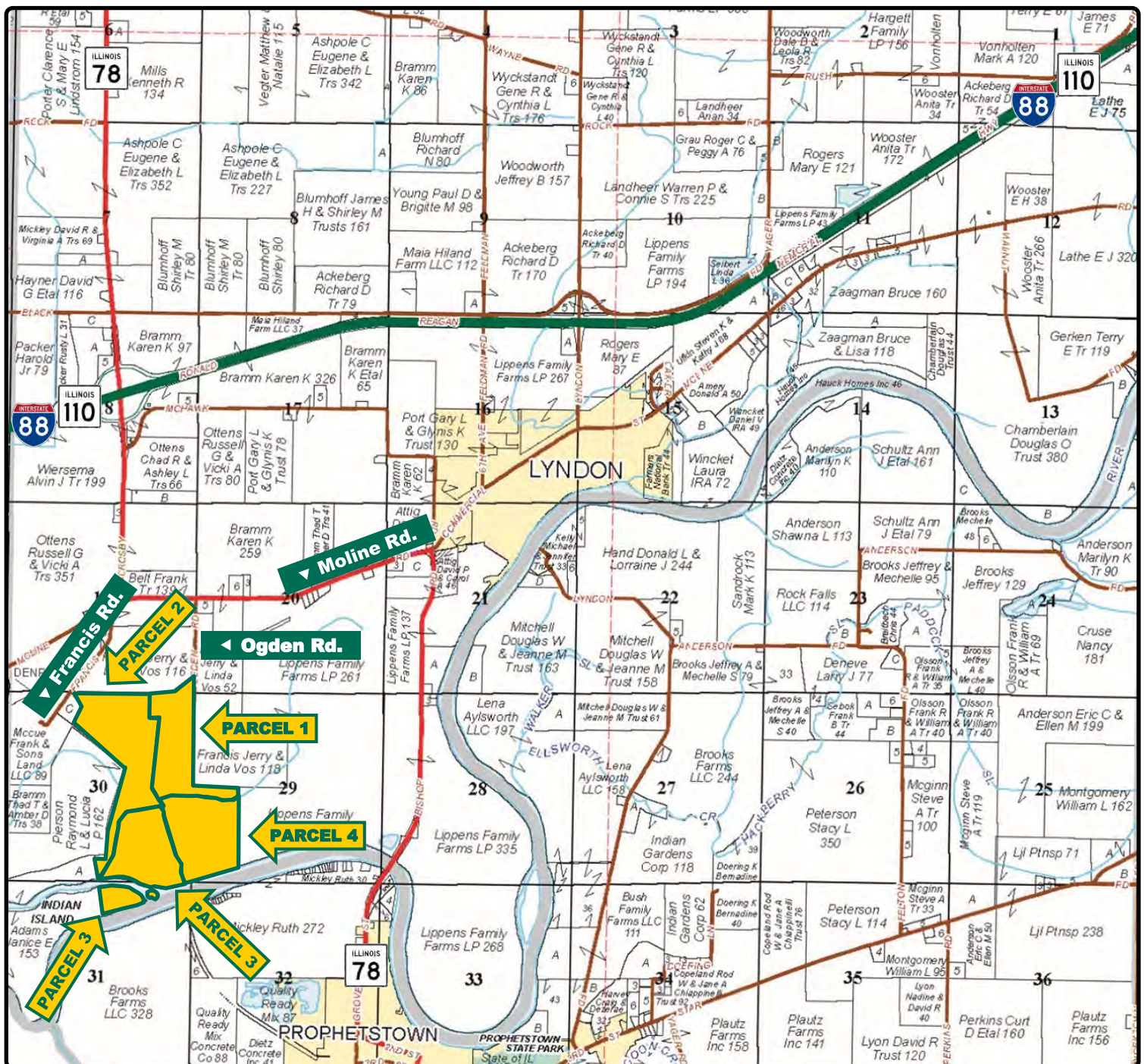


Property Key Features

- Opportunity to Own Farmland Along the Rock River
- Move-In Ready Home and Outbuildings
- Income Producing CRP Acres on all Four Tracts

Brandon Yaklich, AFM
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag

309-944-2184
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Geneseo, IL 61254
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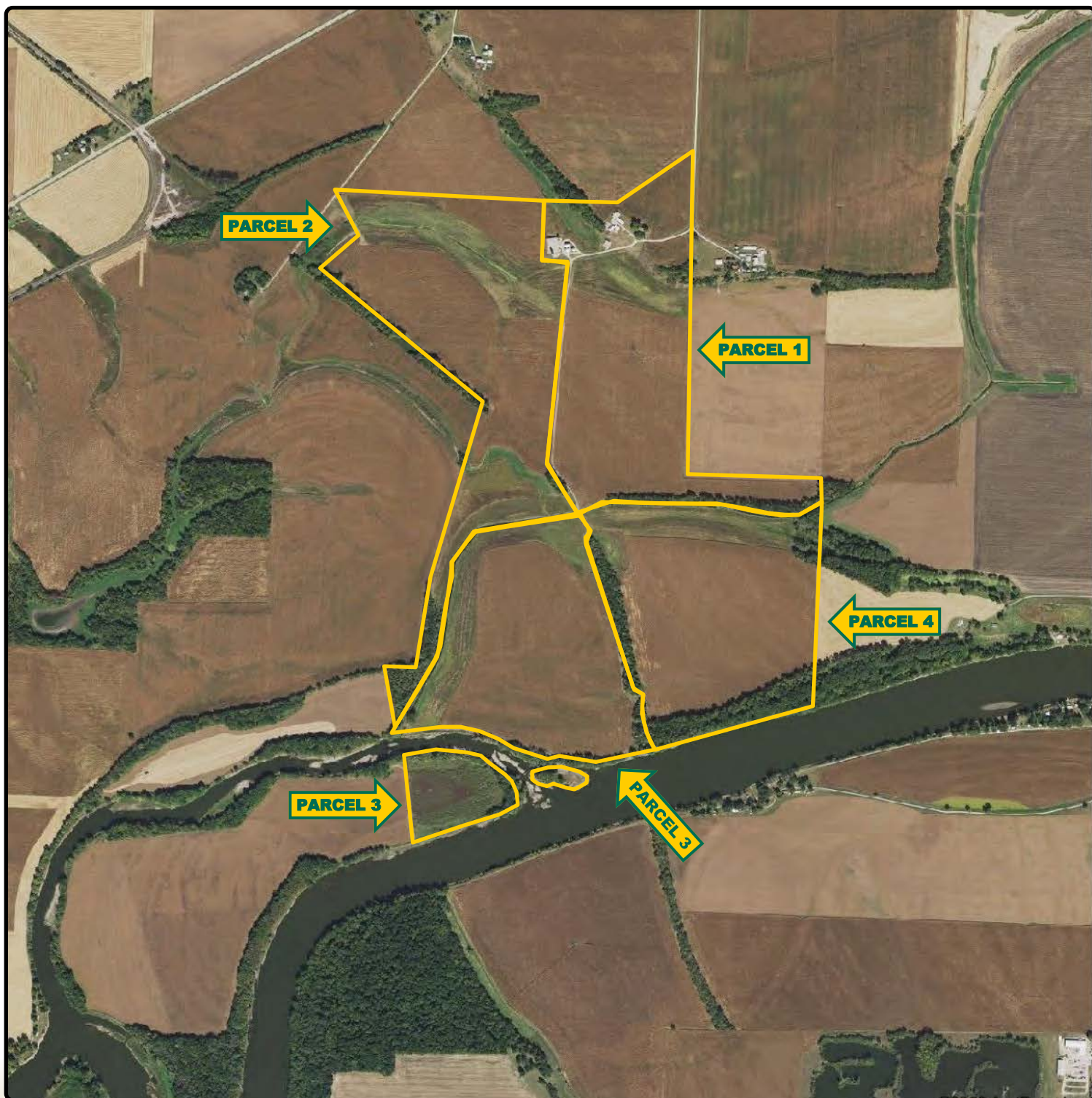
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Parcel 1

FSA/Eff. Crop Acres: 67.88*
CRP Acres: 11.77*
Corn Base Acres: 67.88*
Soil Productivity: 128.90 PI

**Acres are estimated*

Total Living SF: 2,168
Bedrooms: 4
Bathrooms: 1
Year Built: 1900

ADDRESS:
7971 Ogden Rd.
Lyndon, IL 61262

Parcel 1 Property Information 96.18 Acres, m/l

Location

From Lyndon: go west on IL-78/Moline Rd. for 1.3 miles, then south on Ogden Rd. for ½ mile. Property is located on the north and south side of the road.

Legal Description

Lot 4 in the SE¼ of Section 19, part of the SW¼ of Section 29, part of the NE¼ and SE¼ of Section 30, all in Township 20 North, Range East of the 4th P.M., Whiteside Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$5,314.67*
Surveyed Acres: 96.18

Taxable Acres: 94.33*
Tax Parcel ID #: 15-19-400-005, part of 15-29-300-001, part of 15-30-200-001, part of 15-30-200-004 & part of 15-30-400-005

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

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 1242, Part of Tract 1352
FSA/Eff. Crop Acres: 67.88*
CRP Acres: 11.77*
Corn Base Acres: 67.88*
Corn PLC Yield: 171 Bu.

**Acres are estimated pending reconstitution of farm by the Whiteside*

County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

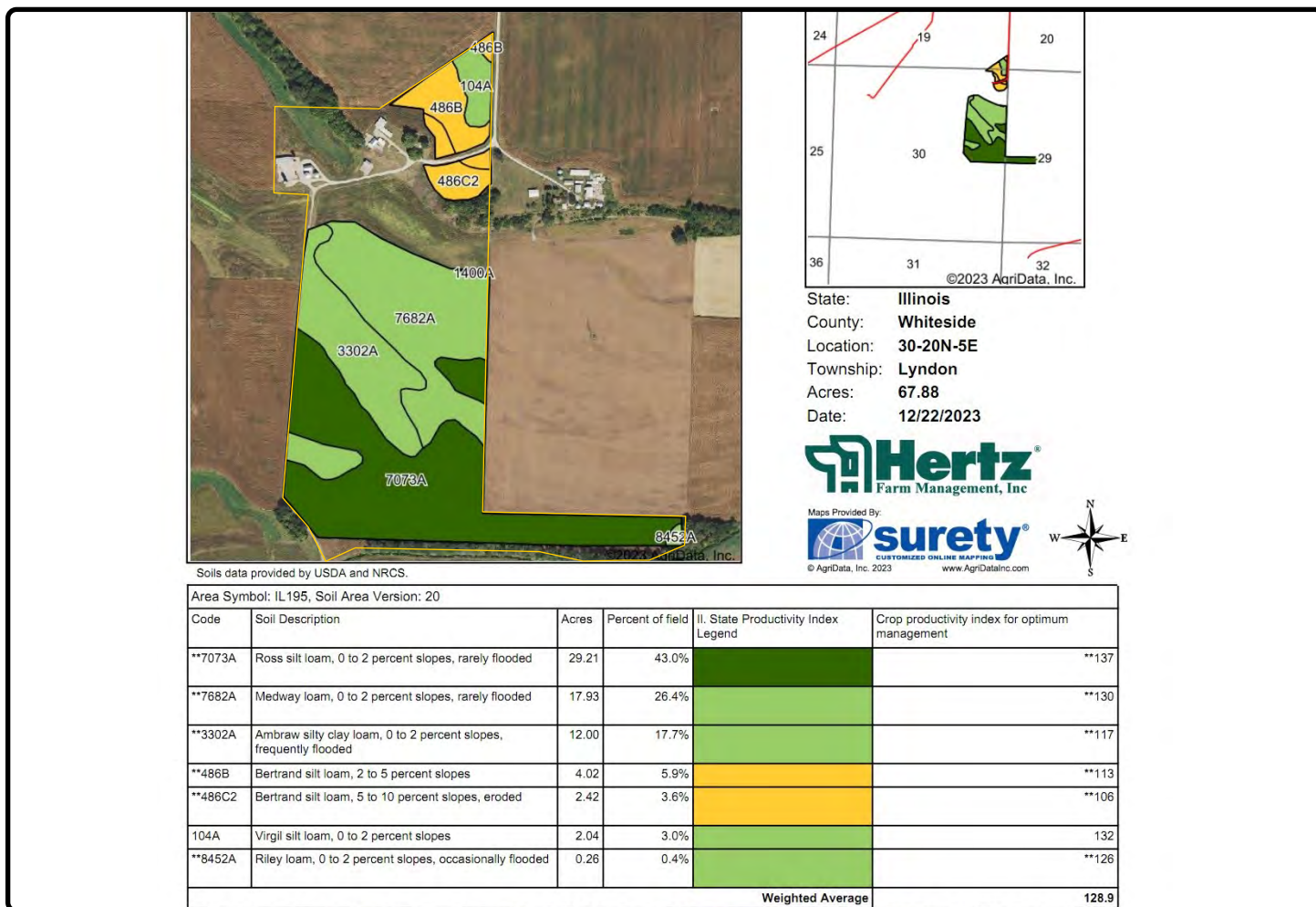
There are 11.77 acres enrolled in a CP-23 contract that pays \$180.16/acre - or \$2,120.48 annually - and expires 9/30/2034. *Acres and payments estimated pending reconstitution of CRP contract.*

Soil Types/Productivity

Main soil types are Ross and Medway. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 128.90. See soil map for details.

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Mineral Rights

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

Land Description

Level to gently rolling.

Drainage

Some tile. Contact agent for tile maps.

Dwelling

Built in 1900, there is a 2,168 sq. ft., home with 4 bedrooms, 1 bathroom and a two-stall attached garage on the property. The

home has newer windows, a new furnace in 2014, and a new water heater in 2011. Contact agent for additional photos or to schedule a tour of the property.

Buildings/Improvements

- 45' x 75' machine shed
- 30' x 50' barn
- 26' x 38' pole building
- 30' x 60' pole building
- 24' x 46' pole building
- 62' x 44' pole building
- 26' x 78' pole building
- One, 20,000 bu. bin

- One, 15,000 bu. bin
- One, 18,000 bu. shelled corn silo

Septic

A new septic system with a drain field was installed in 2018.

Water & Well Information

There is a well located west of the house.

Easement

Property has a 30 foot easement to allow access to Parcels 2, 3, and 4. Contact agent for details.

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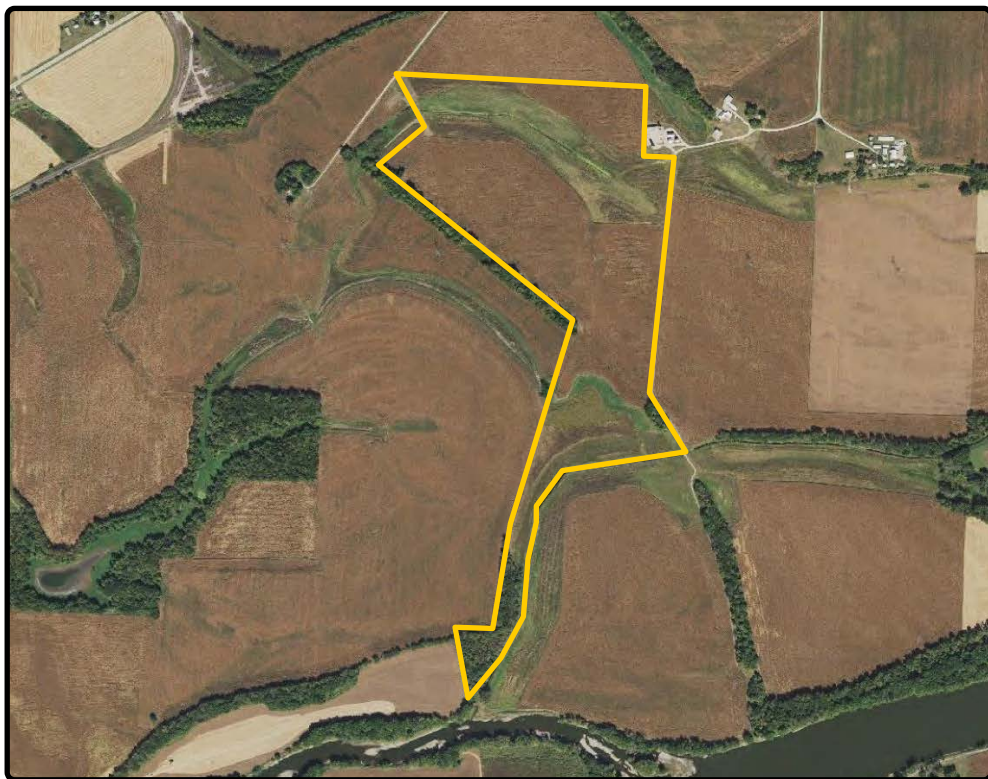
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Parcel 2

FSA/Eff. Crop Acres: 53.94*
CRP Acres: 40.53*
Corn Base Acres: 53.94*
Soil Productivity: 132.40 PI

**Acres are estimated*

Parcel 2 Property Information 108.67 Acres, m/l

Location

From Lyndon: go west on IL-78/Moline Rd. for 1.3 miles, then south on Ogden Rd. for ½ mile. Property is located on the west side of the road.

Legal Description

Lot 1 and 2 in the NW¼ of Section 30, part of the NE¼ SW¼ and SE¼ of Section 30, all in Township 20 North, Range 5 East of the 4th P.M., Whiteside Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$3,412.64*
 Surveyed Acres: 108.67

Taxable Acres: 109.42*
 Tax per Taxable Acre: \$31.19*
 Tax Parcel ID #: 15-30-100-003, 15-30-200-003, part of 15-30-200-004, part of 15-30-300-006, part of 15-30-200-001, 15-30-400-003 & part of 15-30-400-006
**Taxes estimated due to recent survey of property. Whiteside County Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 1242, Part of Tract 1352
 FSA/Eff. Crop Acres: 53.94*
 CRP Acres: 40.53*
 Corn Base Acres: 53.94*
 Corn PLC Yield: 171 Bu.
**Acres are estimated pending*

reconstitution of farm by the Whiteside County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

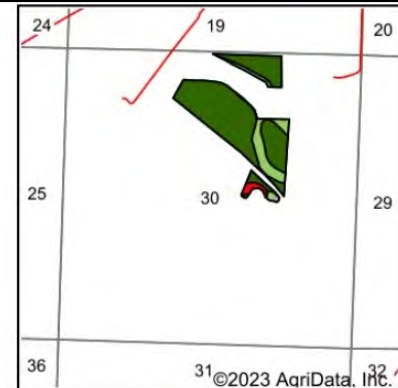
There are 40.53 acres enrolled in a CP-23 contract that pays \$180.16/acre - or \$7,301.88 annually - and expires 9/30/2034. Acres and payments estimated pending reconstitution of CRP contract.

Soil Types/Productivity

Main soil type is Ross. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 132.40. See soil map for details.



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Whiteside**
Location: **30-20N-5E**
Township: **Lyndon**
Acres: **53.94**
Date: **12/22/2023**



Maps Provided By:

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Area Symbol: IL195, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	44.26	82.1%		**137
**3302A	Ambraw silty clay loam, 0 to 2 percent slopes, frequently flooded	7.59	14.1%		**117
**1400A	Calco silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	1.26	2.3%		**68
3321A	Du Page silt loam, 0 to 2 percent slopes, frequently flooded	0.83	1.5%		125
Weighted Average					132.4

Mineral Rights

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

Land Description

Level to gently rolling.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

Property will be accessible from a 30 foot easement on the east side of the property. Contact agent for details.

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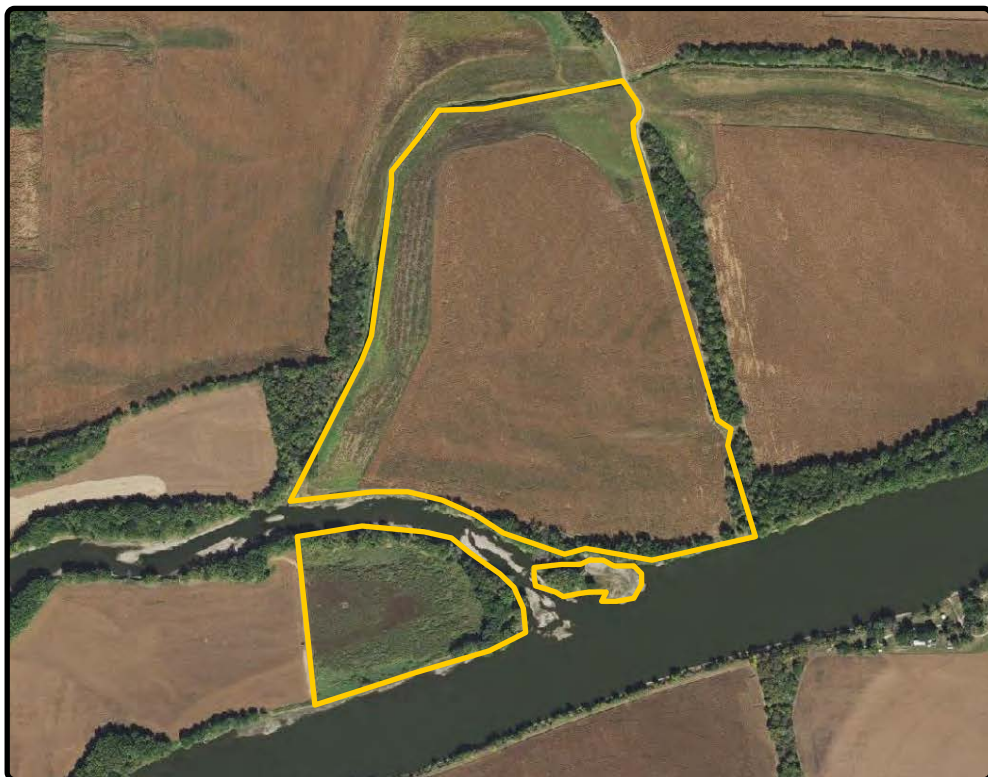
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Parcel 3

FSA/Eff. Crop Acres: 58.02*
CRP Acres: 32.50*
Corn Base Acres: 58.02*
Soil Productivity: 121.00 PI

**Acres are estimated*

Parcel 3 Property Information 101.42 Acres, m/l

Location

From Lyndon: go west on IL-78/Moline Rd. for 1.3 miles, then south on Ogden Rd. for ½ mile. Property is located on the south side of Ogden Ave. and requires the use of an easement to access it.

Legal Description

A part of the SE¼ of Section 30, Township 20 North, Range 5 East of the 4th P.M., Whiteside Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$2,249.90*
 Surveyed Acres: 101.42
 Taxable Acres: 104.21*

Tax per Taxable Acre: \$21.59*
 Tax Parcel ID #: 15-31-200-001 & part of 15-30-400-003

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

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 1242, Part of Tract 1352

FSA/Eff. Crop Acres: 58.02*

CRP Acres: 22.20*

Corn Base Acres: 58.02*

Corn PLC Yield: 171 Bu.

Farm Number 8305, Tract 5094

CRP Acres: 10.30*

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 32.50 acres enrolled in two CRP contracts.

- There are 22.20 acres enrolled in a CP-23 contract that pays \$180.16/acre - or \$3,999.55 annually - and expires 9/30/2034.
- There are 10.30 acres enrolled in a CP-23 contract that pays \$327.60/acre - or \$3,374.28 annually - and expires 9/30/2034. *Acres and payments estimated pending reconstitution of CRP contract.*

Soil Types/Productivity

Main soil type is Du Page. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 121.00. See soil map for details.

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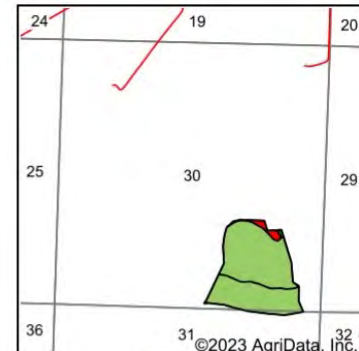
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Whiteside**
Location: **30-20N-5E**
Township: **Lyndon**
Acres: **58**
Date: **12/22/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL195, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
8321A	Du Page silt loam, 0 to 2 percent slopes, occasionally flooded	33.59	57.9%		125
3321A	Du Page silt loam, 0 to 2 percent slopes, frequently flooded	22.28	38.4%		125
**7349B	Zumbro sandy loam, 1 to 4 percent slopes, rarely flooded	1.88	3.2%		**0
**3400A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	0.25	0.4%		**137
Weighted Average					121

Mineral Rights

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

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

Parcel is located along the Rock River.

Easement

Property will be accessible from a 30 foot easement on the east side of the property. Contact agent for details.

Comments

An opportunity to own an island on the Rock River.

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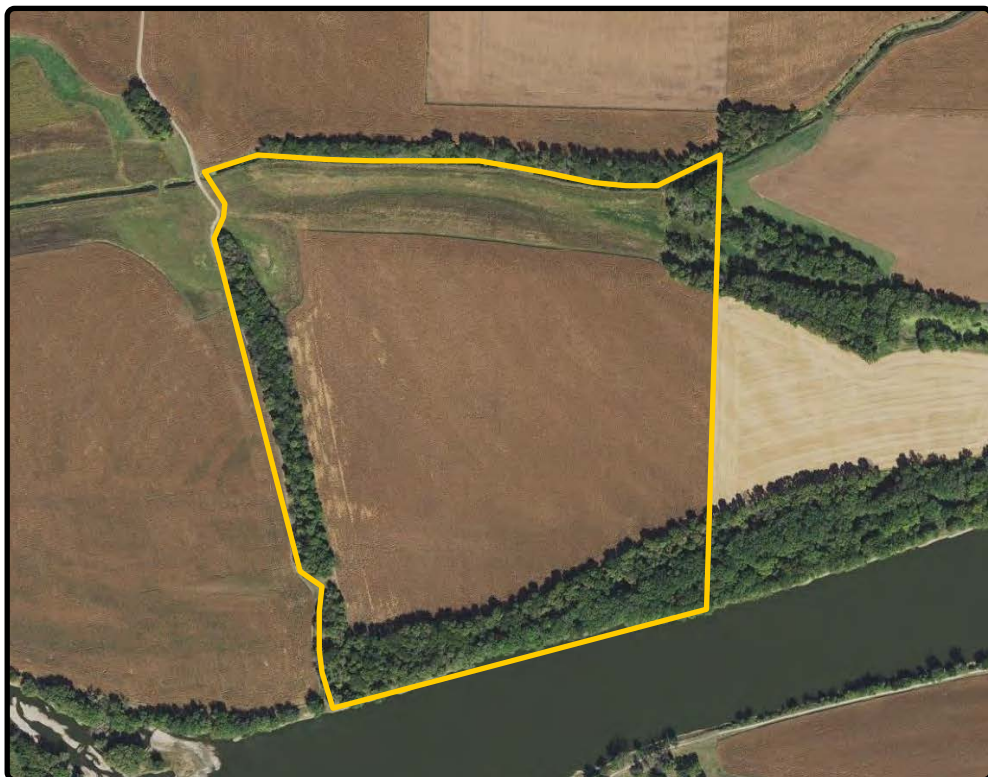
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Parcel 4

FSA/Eff. Crop Acres:	60.59*
CRP Acres:	17.20*
Corn Base Acres:	60.59*
Soil Productivity:	125.10 PI

**Acres are estimated*

Parcel 4 Property Information 96.44 Acres, m/l

Location

From Lyndon: go west on IL-78/Moline Rd. for 1.3 miles, then south on Ogden Rd. for ½ mile. Property is located on the south side of Ogden Ave. and requires the use of an easement to access it.

Legal Description

A part of the SW¼ of Section 29, a part of the SE¼ of Section 30, all in Township 20 North, Range 5 East of the 4th P.M., Whiteside Co., IL. Survey legal to govern.

Real Estate Tax

2022 Taxes Payable 2023: \$2,384.49*
Surveyed Acres: 96.44
Taxable Acres: 95.20*

Tax per Taxable Acre: \$25.05*
Tax Parcel ID #: Part of 15-30-400-005, part of 15-29-300-001 & part of 15-30-400-006

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

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 1242, Part of Tract 1352
FSA/Eff. Crop Acres: 60.59*
CRP Acres: 17.20*
Corn Base Acres: 60.59*
Corn PLC Yield: 171 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 17.20 acres enrolled in a CP-23 contract that pays \$180.16/acre - or \$3,098.75 annually - and expires 9/30/2034. Acres and payments estimated pending reconstitution of CRP contract.

Soil Types/Productivity

Primary soil type is Du Page. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 125.10. See soil map for details.

Mineral Rights

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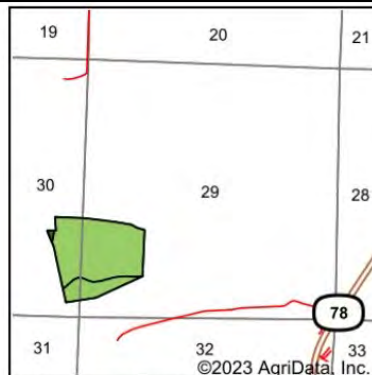
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Whiteside**
Location: **29-20N-5E**
Township: **Lyndon**
Acres: **60.59**
Date: **12/22/2023**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL195, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
8321A	Du Page silt loam, 0 to 2 percent slopes, occasionally flooded	50.08	82.7%		125
3321A	Du Page silt loam, 0 to 2 percent slopes, frequently flooded	10.09	16.7%		125
**3400A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	0.42	0.7%		**137
Weighted Average					125.1

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

Parcel is located along the Rock River.

Easement

Property will be accessible from a 30 foot easement on the west side of the property. Contact agent for details.

Comments

Opportunity to own timber and cropland along the Rock River.

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 - House



Parcel 1 - Northeast looking Southwest



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Parcel 2 - Northeast looking Southwest



Parcel 2 - Northwest looking Southeast



Parcel 2 - Southeast looking Northwest



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Parcel 3 - Southwest looking Northeast



Parcel 3 - Southeast looking Northwest



Parcel 3 - Northeast looking Southwest



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Parcel 4 - Southwest looking Northeast



Parcel 4 - Northeast looking Southwest



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Bid Deadline: **Wed., Jan. 31, 2024**

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

Mail To:

**Hertz Real Estate Services
Attn: Brandon Yaklich, AFM
P.O. Box 9
Geneseo, IL 61254**

Seller

Martin Estate

Agency

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

Attorneys

Justin Raver
Barash & Everett, LLC

Matthew Cole
Ward, Murray, Pace & Johnson, P.C.

Method of Sale

- Parcels will be offered individually, and not combined in any way.
- 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, Brandon Yaklich at 309-883-9490.

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, January 31, 2024, by 12:00 P.M., CST. The Seller will accept or reject all bids by 12:00 P.M., CST on February 2, 2024, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) 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 February 29, 2024, or as soon thereafter as closing documents are available. Final settlement will require a wire transfer. Possession will be given at settlement. The Seller will credit the successful bidder at closing for the estimated 2023 real estate taxes, payable in 2024.

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.