

# Land Auction

**ACREAGE:**

**315.47 Acres, m/l**

In 4 parcels

Macon County, IL

**DATE:**

Wednesday

**March 20, 2024**

**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**

Maroa, IL &  
[bid.hertz.ag](https://bid.hertz.ag)



## Property Key Features

- Investor Grade Farmland with Nearly 100% Tillable Acres
- Close Proximity to Strong Grain Markets
- Open Lease for 2024 Crop Year

**Spencer Smith, AFM, ALC**

Licensed Broker in IL & IN

Licensed Salesperson in IA

**309-826-7736**

**[SpencerS@Hertz.ag](mailto:SpencerS@Hertz.ag)**

**217-762-9881**

700 W. Bridge St./P.O. Box 467

Monticello, IL 61856

**[www.Hertz.ag](http://www.Hertz.ag)**

**Brian Massey, AFM, CCA**

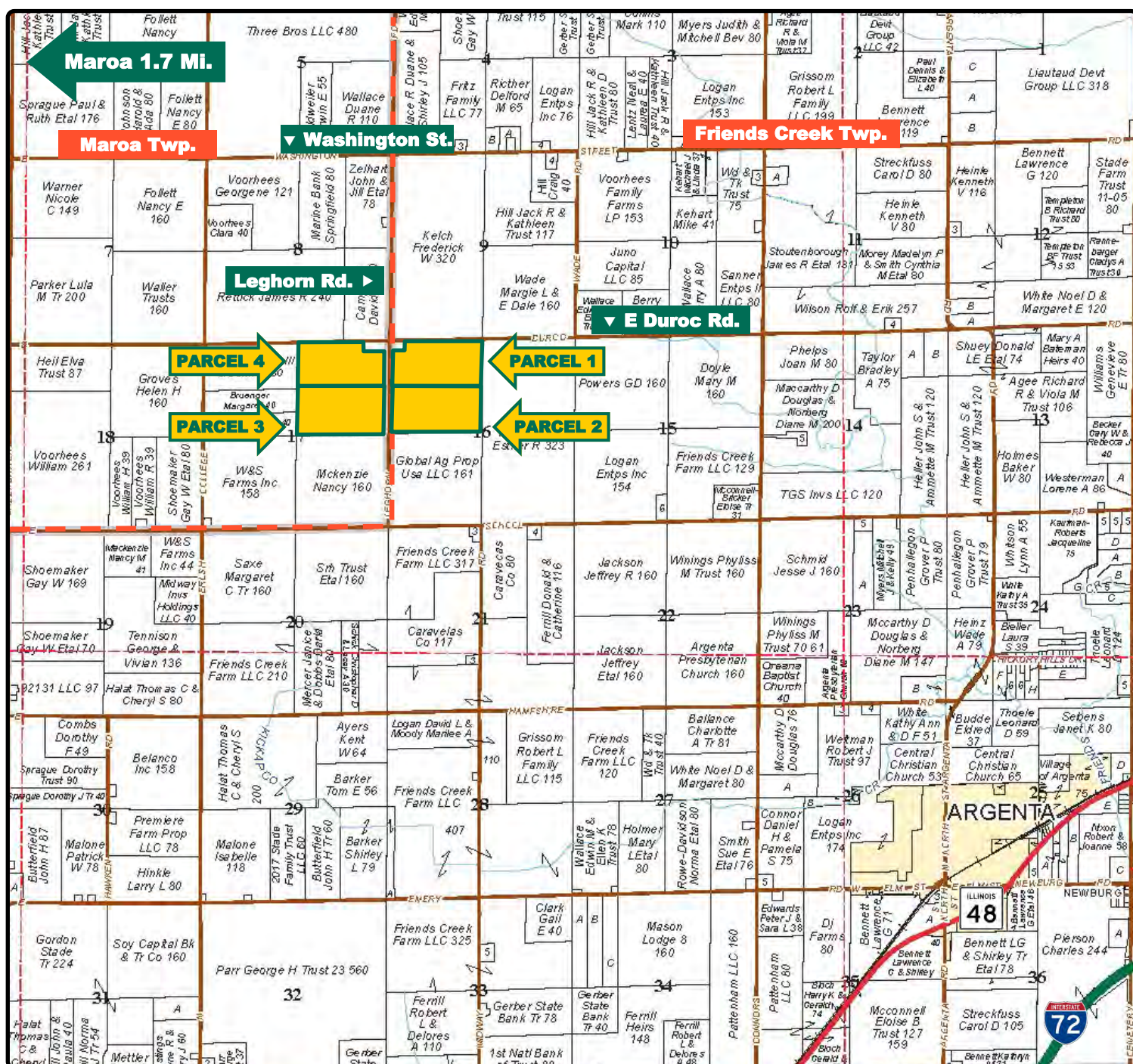
Designated Managing Broker in IL

Licensed Broker in IN

**217-519-1543**

**[BrianM@Hertz.ag](mailto:BrianM@Hertz.ag)**

REID: 030-0483



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## Parcel 1

**FSA/Eff. Crop Acres:** 77.79\*  
**Corn Base Acres:** 48.68\*  
**Bean Base Acres:** 29.09\*  
**Soil Productivity:** 141.90 P.I.

*\*Acres are estimated.*

## Parcel 1 Property Information 78.86 Acres, m/l

### Location

From Maroa: Go east on E Washington St. for 3.7 miles, then south on Leghorn Rd. for 1 mile, then east on E Duroc Rd. for 0.2 miles. Property is on the south side of the road.

### Legal Description

N½ of the NW¼, excluding the building site in the northwest corner, Section 16, Township 18 North, Range 3 East of the 3rd P.M., Macon Co., IL.

### Real Estate Tax

2022 Taxes Payable 2023: \$4,161.16\*  
 Taxable Acres: 78.86\*

Tax per Taxable Acre: \$52.77\*  
 Tax Parcel ID#: Part of 05-03-16-100-006  
*\*Taxes estimated pending tax parcel split. Macon County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Farm Number 318, Part of Tract 6783  
 FSA/Eff. Crop Acres: 77.79\*  
 Corn Base Acres: 48.68\*  
 Corn PLC Yield: 150 Bu.  
 Bean Base Acres: 29.09\*  
 Bean PLC Yield: 48 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Macon County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil type is Sable. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 141.90. 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.

### Drainage

Some tile. Contact agent for tile maps.

### Buildings/Improvements

None.

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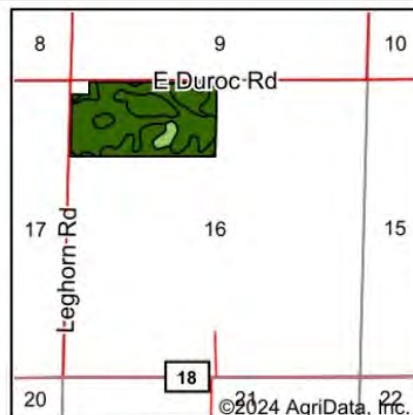
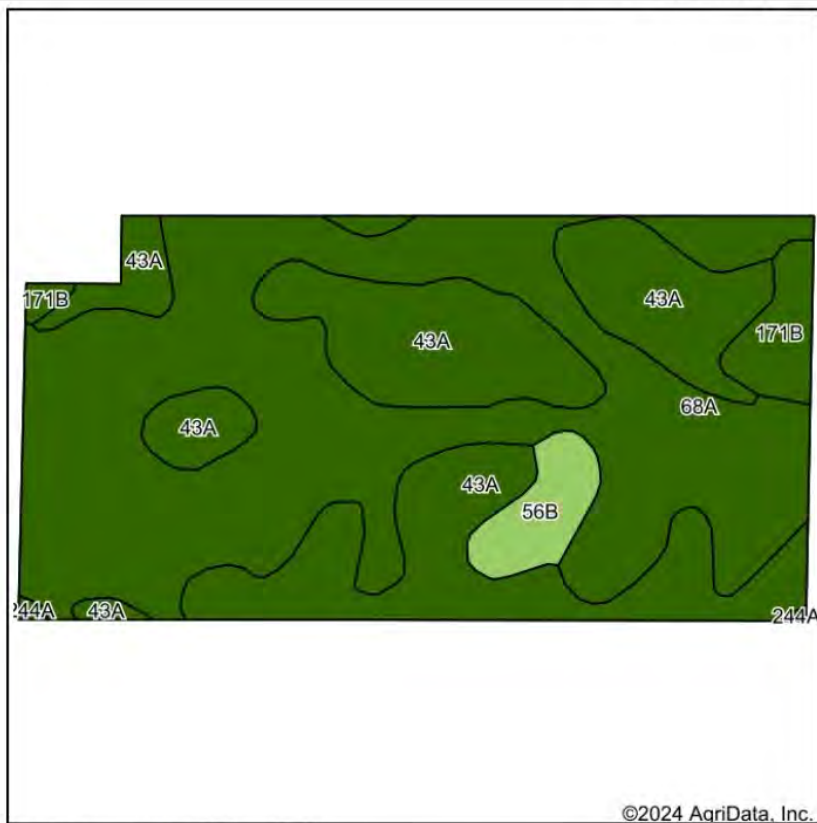
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State: **Illinois**  
County: **Macon**  
Location: **16-18N-3E**  
Township: **Friends Creek**  
Acres: **77.79**  
Date: **2/12/2024**



Area Symbol: IL115, Soil Area Version: 20

| Code             | Soil Description                                 | Acres | Percent of field | Il. State Productivity Index Legend | Crop productivity index for optimum management |
|------------------|--------------------------------------------------|-------|------------------|-------------------------------------|------------------------------------------------|
| **68A            | Sable silty clay loam, 0 to 2 percent slopes     | 42.91 | 55.2%            |                                     | **143                                          |
| 43A              | Ipava silt loam, 0 to 2 percent slopes           | 29.31 | 37.7%            |                                     | 142                                            |
| **56B            | Dana silt loam, 2 to 5 percent slopes            | 2.73  | 3.5%             |                                     | **130                                          |
| **171B           | Catlin silt loam, 2 to 5 percent slopes          | 2.66  | 3.4%             |                                     | **137                                          |
| **244A           | Hartsburg silty clay loam, 0 to 2 percent slopes | 0.18  | 0.2%             |                                     | **134                                          |
| Weighted Average |                                                  |       |                  |                                     | 141.9                                          |

## Water & Well Information

None.

## Survey

If Parcels 1 and 2 sell to different Buyers, a survey will be completed at the Seller's expense and final sale price will be adjusted up or down based on final surveyed acres.

## Comments

Excellent quality farm in a strong area.

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## Parcel 2

**FSA/Eff. Crop Acres:** 80.00\*  
**Corn Base Acres:** 50.08\*  
**Bean Base Acres:** 29.93\*  
**Soil Productivity:** 135.50 P.I.

*\*Acres are estimated.*

## Parcel 2 Property Information 80.00 Acres, m/l

### Location

From Maroa: Go east on E Washington St. for 3.7 miles and then south on Leghorn Rd. for 1.4 miles. Property is on the east side of the road.

### Legal Description

S½ of the NW¼, Section 16, Township 18 North, Range 3 East of the 3rd P.M., Macon Co., IL.

### Real Estate Tax

2022 Taxes Payable 2023: \$4,220.00\*  
 Taxable Acres: 80.00\*  
 Tax per Taxable Acre: \$52.75\*  
 Tax Parcel ID#: Part of 05-03-16-100-006  
*\*Taxes estimated pending tax parcel split.*

*Macon County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Farm Number 318, Part of Tract 6783  
 FSA/Eff. Crop Acres: 80.00\*  
 Corn Base Acres: 50.08\*  
 Corn PLC Yield: 150 Bu.  
 Bean Base Acres: 29.93\*  
 Bean PLC Yield: 48 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Macon County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil type is Hartsburg. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 135.50. 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.

### Drainage

Some tile. Contact agent for tile maps.

### Buildings/Improvements

None.

### Water & Well Information

None.

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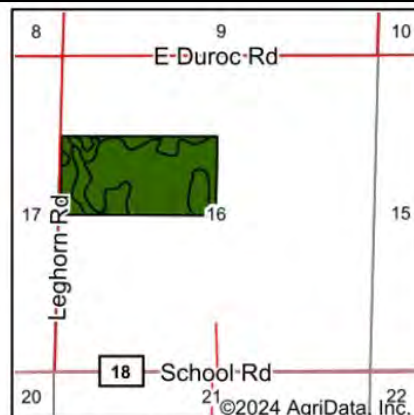
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Macon**  
Location: **16-18N-3E**  
Township: **Friends Creek**  
Acres: **80**  
Date: **2/12/2024**



Maps Provided By:



Area Symbol: IL115, Soil Area Version: 20

| Code             | Soil Description                                 | Acres | Percent of field | Il. State Productivity Index Legend | Crop productivity index for optimum management |
|------------------|--------------------------------------------------|-------|------------------|-------------------------------------|------------------------------------------------|
| **244A           | Hartsburg silty clay loam, 0 to 2 percent slopes | 55.37 | 69.2%            |                                     | **134                                          |
| **67A            | Harpster silty clay loam, 0 to 2 percent slopes  | 9.29  | 11.6%            |                                     | **133                                          |
| **68A            | Sable silty clay loam, 0 to 2 percent slopes     | 8.05  | 10.1%            |                                     | **143                                          |
| 43A              | Ipava silt loam, 0 to 2 percent slopes           | 7.29  | 9.1%             |                                     | 142                                            |
| Weighted Average |                                                  |       |                  |                                     | 135.5                                          |

## Survey

If Parcels 1 and 2 sell to different Buyers, a survey will be completed at the Seller's expense and final sale price will be adjusted up or down based on final surveyed acres.

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## Parcel 3

|                      |             |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 79.52       |
| Corn Base Acres:     | 49.77       |
| Bean Base Acres:     | 29.75       |
| Soil Productivity:   | 138.10 P.I. |

### Parcel 3 Property Information 80.00 Acres, m/l

#### Location

From Maroa: Go east on E Washington St. for 3.7 miles and then south on Leghorn Rd. for 1.4 miles. Property is on the west side of the road.

#### Legal Description

S½ of the NE¼, Section 17, Township 18 North, Range 3 East of the 3rd P.M., Macon Co., IL.

#### Real Estate Tax

2022 Taxes Payable 2023: \$3,760.52  
Taxable Acres: 80.00  
Tax per Taxable Acre: \$47.01  
Tax Parcel ID #: 10-03-17-200-002

#### FSA Data

Farm Number 318, Tract 6784  
FSA/Eff. Crop Acres: 79.52  
Corn Base Acres: 49.77  
Corn PLC Yield: 150 Bu.  
Bean Base Acres: 29.75  
Bean PLC Yield: 48 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Hartsburg, Ipava, and Sable. Productivity Index (PI) on the FSA/Eff. Crop acres is 138.10. 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

Level.

#### Drainage

Some tile. Contact agent for tile maps.

#### Buildings/Improvements

None.

#### Water & Well Information

None.

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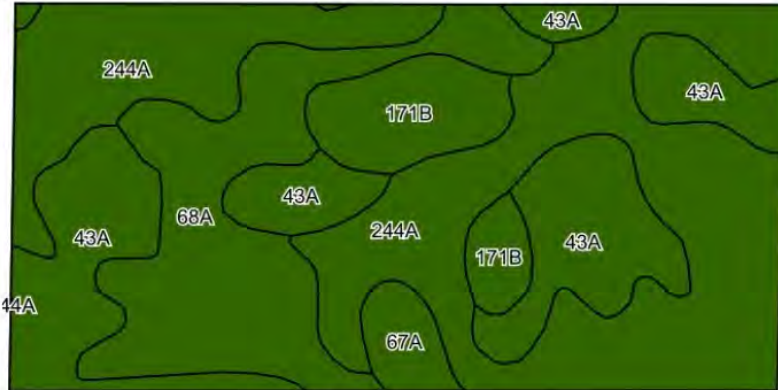
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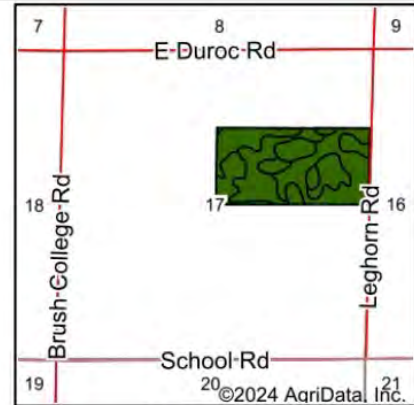
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Macon**  
Location: **17-18N-3E**  
Township: **Maroa**  
Acres: **79.52**  
Date:



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL115, Soil Area Version: 20

| Code             | Soil Description                                 | Acres | Percent of field | Il. State Productivity Index Legend | Crop productivity index for optimum management |
|------------------|--------------------------------------------------|-------|------------------|-------------------------------------|------------------------------------------------|
| **244A           | Hartsburg silty clay loam, 0 to 2 percent slopes | 34.62 | 43.5%            |                                     | **134                                          |
| 43A              | Ipava silt loam, 0 to 2 percent slopes           | 20.54 | 25.8%            |                                     | 142                                            |
| **68A            | Sable silty clay loam, 0 to 2 percent slopes     | 15.87 | 20.0%            |                                     | **143                                          |
| **171B           | Catlin silt loam, 2 to 5 percent slopes          | 6.44  | 8.1%             |                                     | **137                                          |
| **67A            | Harpster silty clay loam, 0 to 2 percent slopes  | 2.05  | 2.6%             |                                     | **133                                          |
| Weighted Average |                                                  |       |                  |                                     | 138.1                                          |

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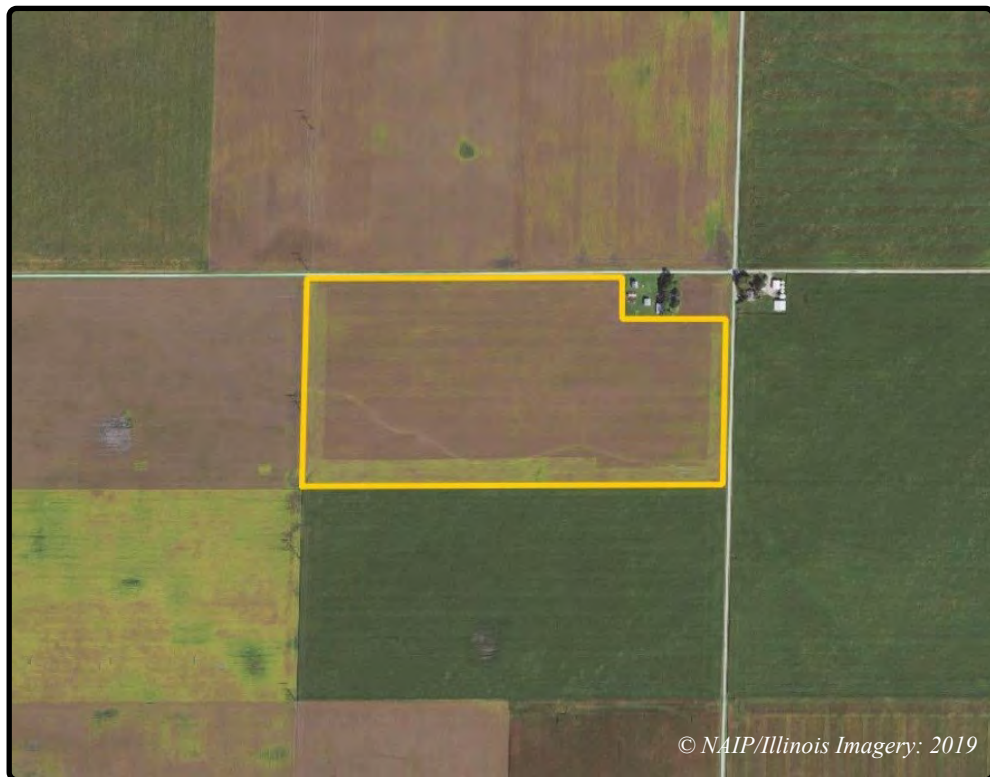
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## Parcel 4

**FSA/Eff. Crop Acres:** 76.61\*

**Corn Base Acres:** 76.61\*

**Soil Productivity:** 141.10 P.I.

*\*Acres are estimated.*

## Parcel 4 Property Information 76.61 Acres, m/l

### Location

From Maroa: Go east on E Washington St. for 3.7 miles, then south on Leghorn Rd. for 1 mile, then west on E Duroc Rd. for 0.3 miles. Property is on the south side of the road.

### Legal Description

Part of the N½ of the NE¼, excluding building site, Section 17, Township 18 North, Range 3 East of the 3rd P.M., Macon Co., IL. Survey legal to govern.

### Real Estate Tax

2022 Taxes Payable 2023: \$3,973.68\*

Surveyed Acres: 76.61

Taxable Acres: 73.97\*

Tax per Taxable Acre: \$53.72\*

Tax Parcel ID #: 10-03-17-200-005

*\*Taxes estimated due to recent survey.*

*Macon County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Farm Number 7689, Tract 6868

FSA/Eff. Crop Acres: 76.61\*

Corn Base Acres: 76.61\*

Corn PLC Yield: 153 Bu.

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

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Sable and Ipava. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 141.10. 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

Level.

### Drainage

Some tile. Contact agent for tile maps.

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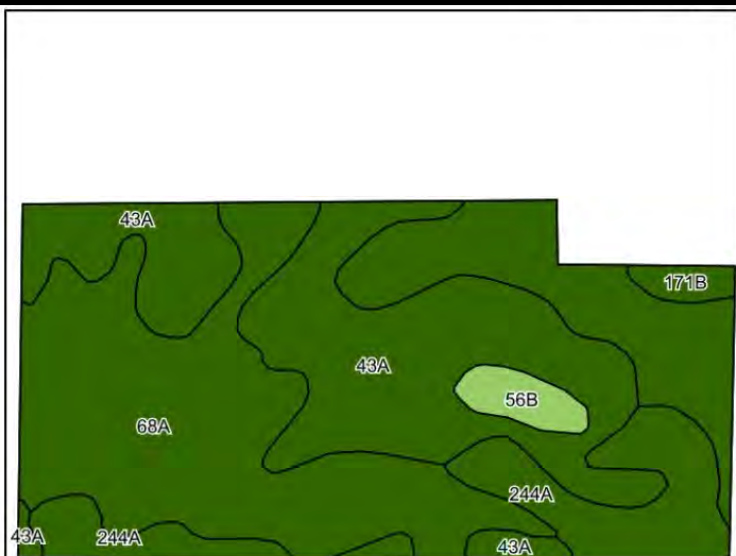
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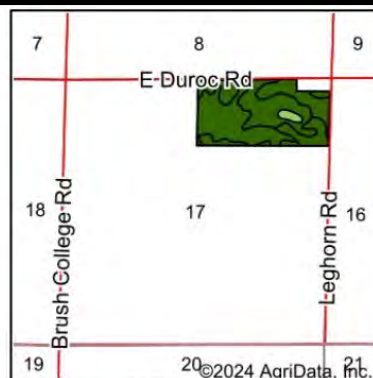
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Macon**  
Location: **17-18N-3E**  
Township: **Maroa**  
Acres: **76.61**  
Date: **2/12/2024**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL115, Soil Area Version: 20

| Code                    | Soil Description                                 | Acres | Percent of field | Il. State Productivity Index Legend | Crop productivity index for optimum management |
|-------------------------|--------------------------------------------------|-------|------------------|-------------------------------------|------------------------------------------------|
| **68A                   | Sable silty clay loam, 0 to 2 percent slopes     | 37.32 | 48.7%            |                                     | **143                                          |
| 43A                     | Ipava silt loam, 0 to 2 percent slopes           | 26.16 | 34.1%            |                                     | 142                                            |
| **244A                  | Hartsburg silty clay loam, 0 to 2 percent slopes | 10.24 | 13.4%            |                                     | **134                                          |
| **56B                   | Dana silt loam, 2 to 5 percent slopes            | 1.82  | 2.4%             |                                     | **130                                          |
| **171B                  | Catlin silt loam, 2 to 5 percent slopes          | 1.07  | 1.4%             |                                     | **137                                          |
| <b>Weighted Average</b> |                                                  |       |                  |                                     | <b>141.1</b>                                   |

## Water & Well Information

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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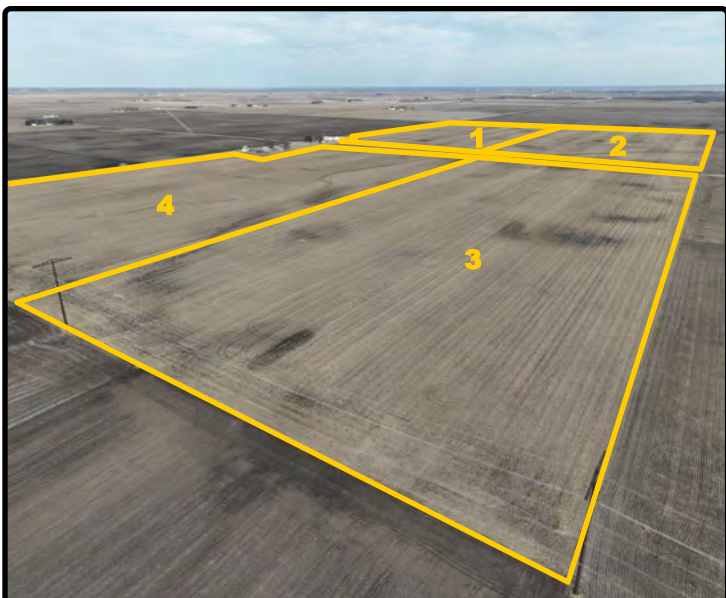
**Parcel 1** - Northwest Corner looking Southeast



**Parcel 2** - Southeast Corner looking Northwest



**Parcel 3** - Southwest Corner looking Northeast



**Parcel 4** - Northeast Corner looking Southwest



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Date: **Wed., March 20, 2024**

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

Site: **City of Maroa Gym  
120 South Locust St.  
Maroa, IL 61756**

Online: **bid.hertz.ag**

### Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team 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. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Spencer Smith at 309-826-7736 or Brian Massey at 217-519-1543 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.

### Sellers

WHA Farm, LLC & John Agee

### Agency

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

### Auctioneer

Spencer Smith, AFM, ALC  
License No: 441.002375

### Attorney

James Ayers  
Shonkwiler & Ayers

### 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 May 8, 2024, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will credit Buyer at closing for the 2023 real estate taxes, payable in 2024.

### Survey

If Parcels 1 and 2 sell to different Buyers, a survey will be completed at the Seller's expense and final sale price will be adjusted up or down based on 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.

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## Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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