

# Land For Sale

## Knox County, Illinois

*Exceptional Farmland - Productive Soils - Natural Drainage*



*South Tract Pictured*

**North Tract: 81.25 Tax Acres**

**South Tract: 102.40 Tax Acres**



**Logan A. Frye**

*Broker, 475.159674*

2341 West White Oaks Dr., Suite A  
Springfield, IL 62704

**(217) 619-6473**

**Don Eugene Hedrick Trust**

**183.65 +/- tax acres**

*Galesburg & Cedar TWP*

*Knox County, IL*

**Offered as Two Tracts**  
**Survey in Progress**



**FIELD LEVEL**  
— AGRICULTURE, INC. —  
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

**WWW.FIELDLEVELAG.COM**

# General Terms

## Asking Price

**North Tract:** 81.25 Tax Acres offered at \$13,650 per acre for a total of \$1,109,063 (*Subject to Survey*)

**South Tract:** 102.40 Tax Acres offered at \$16,000 per acre for a total of \$1,638,400 (*Subject to Survey*)

## Procedure of Sale

This property is being offered as two separate tracts. The "North Tract" is comprised of 81.25 tax acres in Section 21 of Galesburg Township and is accessible via Knox Rd. 1400N along the southern property line. The "South Tract" consists of 102.40 tax acres in Section 4 of Cedar Township and is accessible via IL-41 which runs along the western property line. Potential buyer's can offer on either tract, or both properties.

## Offers

Contact Broker to make a formal offer on either of these properties.

## Down Payment

Upon acceptance of written offer, the buyer shall be required to enter into a written purchase agreement and submit 10% earnest money by personal check, cashier's check or bank wire. Your offer is not conditional upon financing. Please secure all financing arrangements prior to entering into a written contract to purchase.

## Closing

The closing will be scheduled within forty-five (45) days after the execution of the purchase agreement. Closing will be held at the Blake Law Office 56 N. Prairie St., Galesburg, IL 61401. (*Title Work completed by Blake Law Office*)

## Real Estate Taxes

Buyer will receive a credit at closing for the 2024 real estate taxes payable in 2025, based on most recent ascertainable figures. The buyer shall then be responsible for payment of said taxes.

## Income for Present Crop Year

Seller will be retaining the 2024 crop income and paying for the landowner's share of the 2024 crop expenses, if any.

## Possession

Possession will be granted at closing, subject to the rights of the tenant in possession. Seller & Tenant retain the right to enter the premises for the purpose of harvesting and the removal of the 2024 crops, and Buyer will not interfere with the same. The property sells with open tenancy for the 2025 crop year.

## Minerals

The owner's interest in any mineral rights, if any, will be included with the sale of the property.

## Survey

The Seller(s) will be providing a boundary survey to the Buyer prior to the closing of the transaction(s). Upon completion, Seller will be conveying surveyed acres - contract will reflect surveyed acreage.

## Easements

This property sells subject to any and all easements of record and they will be conveyed with the property.

## Reimbursements Due

Reimbursements due, if any, will be outlined in the purchase agreement. If sold prior to fall fieldwork, no reimbursements will be due.

## Representing Attorney

Molly E. Palmer of the James Kelly Law Firm is representing the estate of Don (Gene) Hedrick.

## Knox County, Illinois: Land For Sale

## Disclaimer

The information in this brochure is considered to be accurate, however, the information is subject to verification. No liability for errors or omissions is assumed. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Field Level Agriculture, Inc. The information contained in the supporting literature is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Field Level Agriculture, Inc. Each potential buyer is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and do so at their own risk. Neither the Seller nor Field Level Agriculture, Inc. are warranting and specific zoning classification, location of utilities, nor warranting or representing as to fitness for a particular use access, or physical or environmental condition. Diagrams and dimensions in the marketing literature are approximate. All information contained in any related materials are subject to the terms and conditions of sale outlined in the purchase contract. *Announcements made over website on this transaction take precedence over all printed material.*

## Agency

Field Level Agriculture, Inc., its brokers and representatives, are the agent of the Seller(s) only.

Broker: Logan A. Frye  
475.159674

Managing Broker: Seth M. Baker  
471.018462

# Sale Property - General Information

## Real Estate Tax Data

The Hedrick Trust Farms are being sold via Surveyed Acres. Below are the Knox County Treasurer's Office real estate tax information on the sale properties:

| Tract No.   | PIN No.       | Acres  | Taxes       | Taxes Per Acre |
|-------------|---------------|--------|-------------|----------------|
| North Tract | 99-21-100-004 | 81.25  | \$ 3,859.10 | \$ 47.50       |
|             | 09-21-300-011 |        |             |                |
| South Tract | 13-04-300-003 | 102.40 | \$ 5,468.54 | \$ 53.40       |

## Tract Information

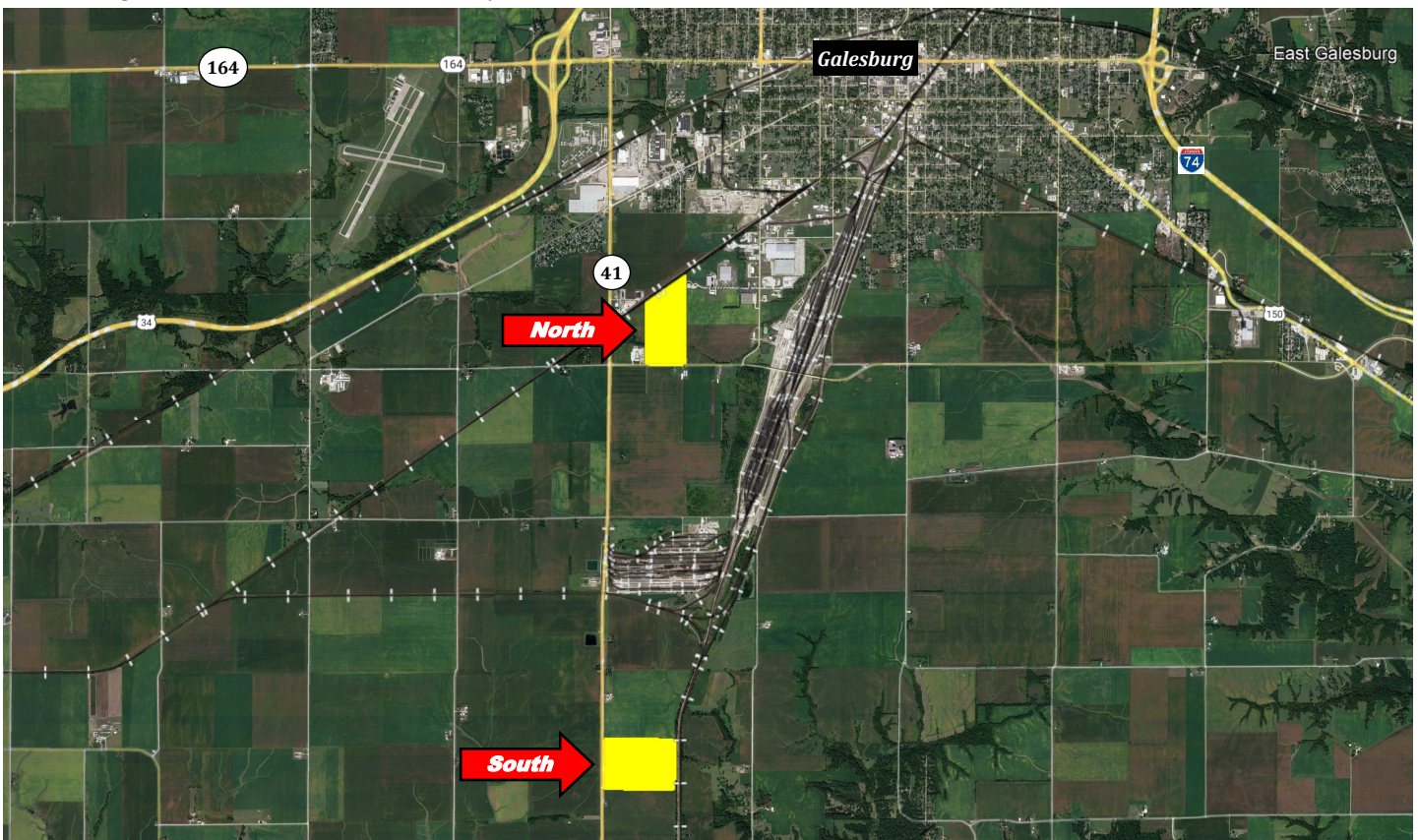
Tillable Acreage Estimates with Tillable PI Rating

| Tract No.   | Acres  | Tillable Acres | % Tillable | Soil PI Rating |
|-------------|--------|----------------|------------|----------------|
| North Tract | 81.25  | 77.52          | 95.4%      | 130.6          |
| South Tract | 102.40 | 94.56          | 92.3%      | 138.8          |

*\*Tillable acreage is estimated based off of online mapping.*

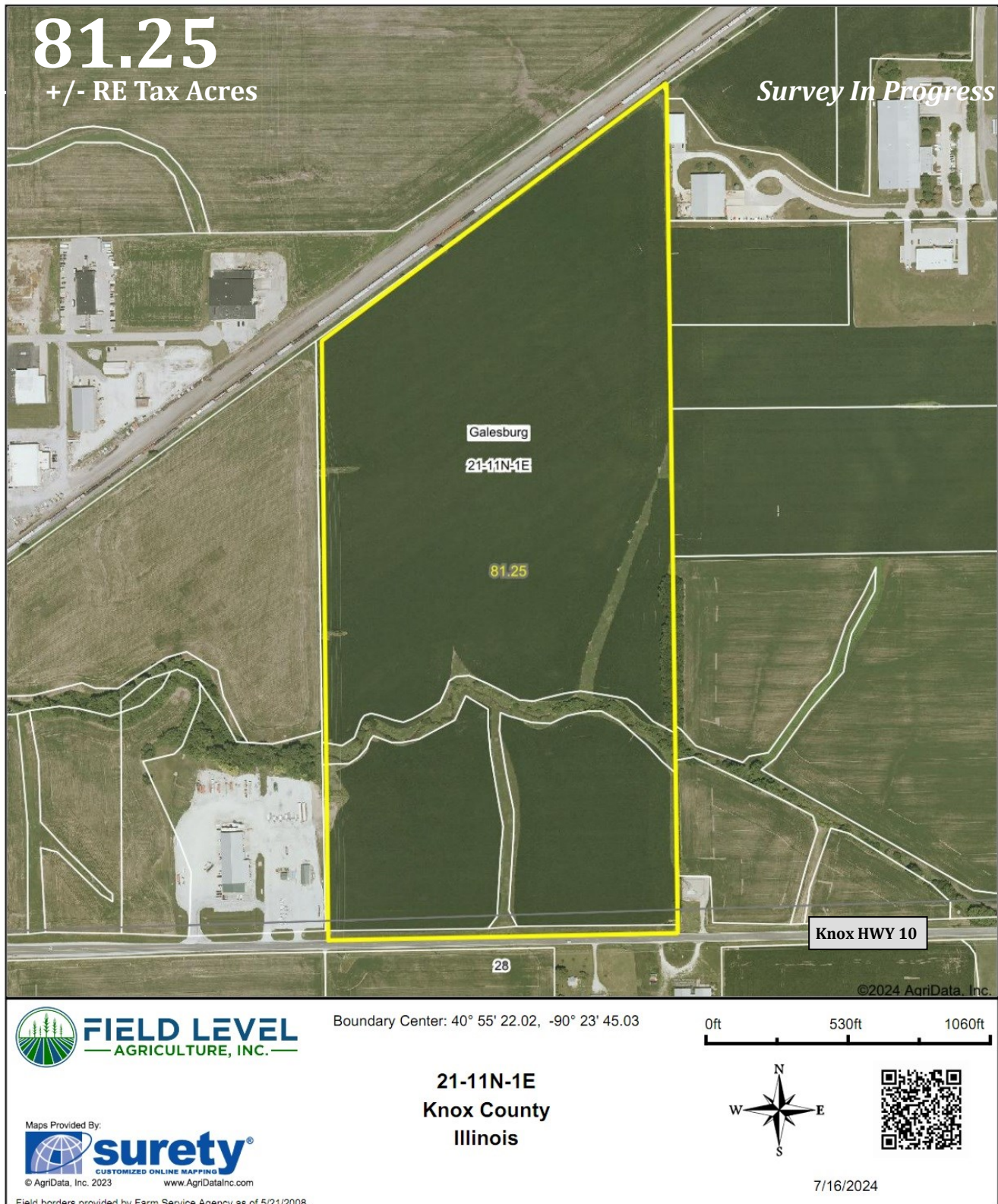
## Aerial of Sale Property

Galesburg & Cedar TWP, Knox County, IL



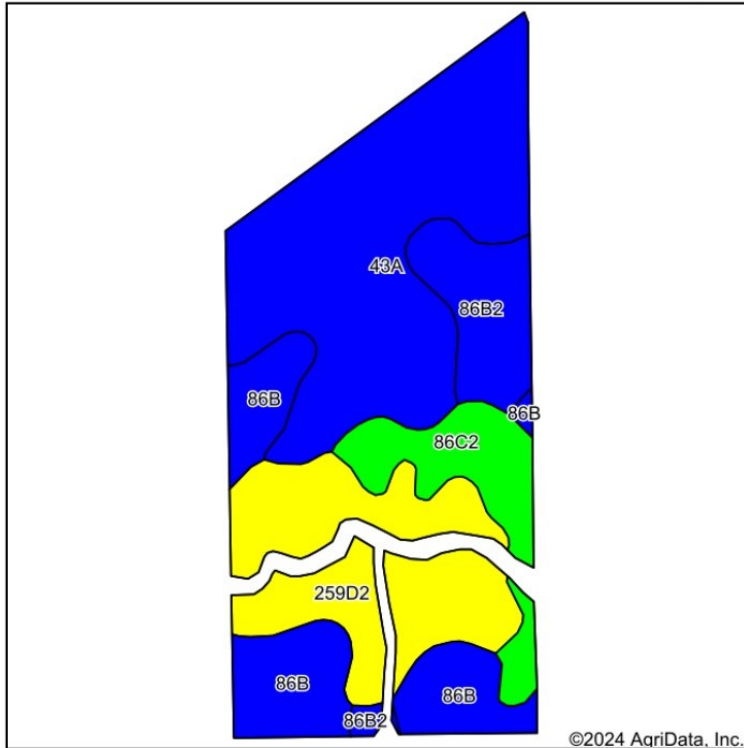
*Property Lines are Approximate*

# North Tract - Aerial Map

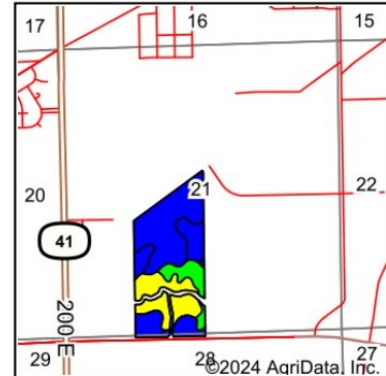


*Property Lines are Approximate*

# North Tract - Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Knox**  
 Location: **21-11N-1E**  
 Township: **Galesburg**  
 Acres: **77.52**  
 Date: **7/16/2024**



**FIELD LEVEL**  
 — AGRICULTURE, INC. —

Maps Provided By:



| Area Symbol: IL095, Soil Area Version: 18 |   |       |                  |                                     |                          |           |               |  |
|---|---|-------|------------------|-------------------------------------|--------------------------|-----------|---------------|--|
| Code                                      | Soil Description                                      | Acres | Percent of field | Il. State Productivity Index Legend | Subsoil rooting <i>a</i> | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
| 43A                                       | Ipava silt loam, 0 to 2 percent slopes                | 31.23 | 40.2%            |                                     | FAV                      | 191       | 62            | 142  |
| **259D2                                   | Assumption silt loam, 10 to 18 percent slopes, eroded | 17.96 | 23.2%            |                                     | FAV                      | **142     | **45          | **104  |
| **86B                                     | Osco silt loam, 2 to 5 percent slopes                 | 13.25 | 17.1%            |                                     | FAV                      | **187     | **59          | **138  |
| **86C2                                    | Osco silt loam, 5 to 10 percent slopes, eroded        | 7.90  | 10.2%            |                                     | FAV                      | **178     | **56          | **131  |
| **86B2                                    | Osco silt loam, 2 to 5 percent slopes, eroded         | 7.18  | 9.3%             |                                     | FAV                      | **180     | **56          | **133  |
| Weighted Average                          |   |       |                  |                                     |                          | 176.6     | 56.4          | 130.6  |



**77.52**  
 +/- Tillable Acres

**130.6**  
 Tillable Soil PI Rating

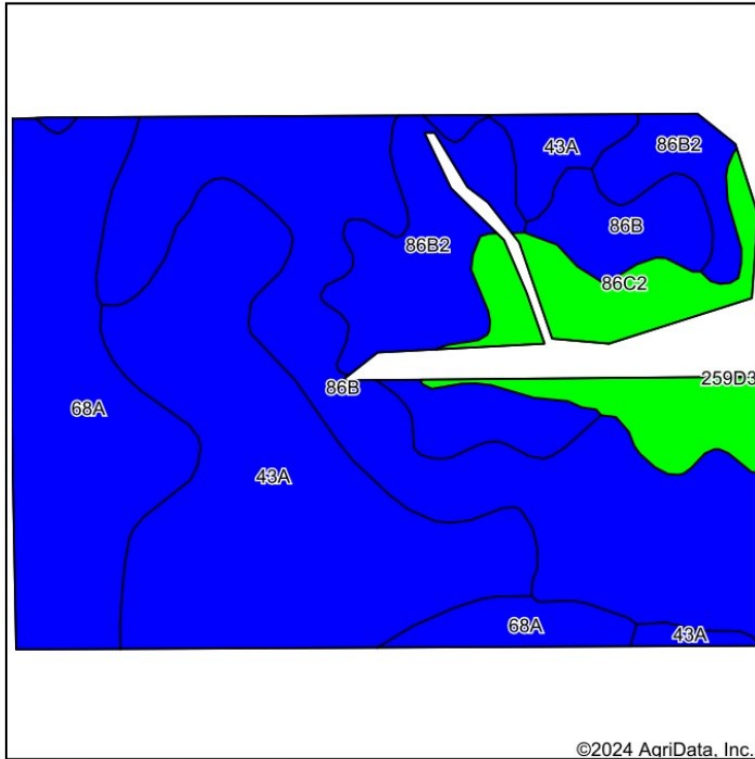
Land for Sale - Knox County

# South Tract - Aerial Map

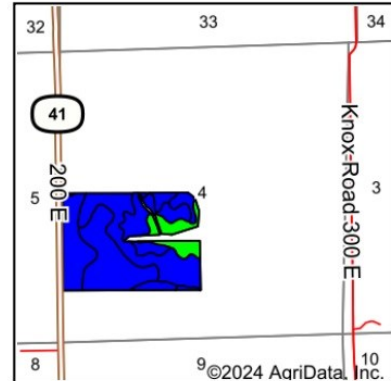


Property Lines are Approximate

# South Tract - Soil Map



Soils data provided by USDA and NRCS.



State: Illinois  
County: Knox  
Location: 4-10N-1E  
Township: Cedar  
Acres: 94.56  
Date: 7/16/2024



Area Symbol: IL095, Soil Area Version: 18

| Code             | Soil Description                               | Acres | Percent of field | Il. State Productivity Index Legend | Subsoil rooting <sup>a</sup> | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|--|-------|------------------|-------------------------------------|------------------------------|-----------|---------------|--|
| **86B            | Osco silt loam, 2 to 5 percent slopes          | 28.20 | 29.8%            |                                     | FAV                          | **187     | **59          | **138  |
| 43A              | Ipava silt loam, 0 to 2 percent slopes         | 26.76 | 28.3%            |                                     | FAV                          | 191       | 62            | 142  |
| **68A            | Sable silty clay loam, 0 to 2 percent slopes   | 18.06 | 19.1%            |                                     | FAV                          | **192     | **63          | **143  |
| **86B2           | Osco silt loam, 2 to 5 percent slopes, eroded  | 12.57 | 13.3%            |                                     | FAV                          | **180     | **56          | **133  |
| **86C2           | Osco silt loam, 5 to 10 percent slopes, eroded | 8.97  | 9.5%             |                                     | FAV                          | **178     | **56          | **131  |
| Weighted Average |  |       |                  |                                     |                              | 187.3     | 59.9          | 138.8  |



**94.56**  
+/- Tillable Acres

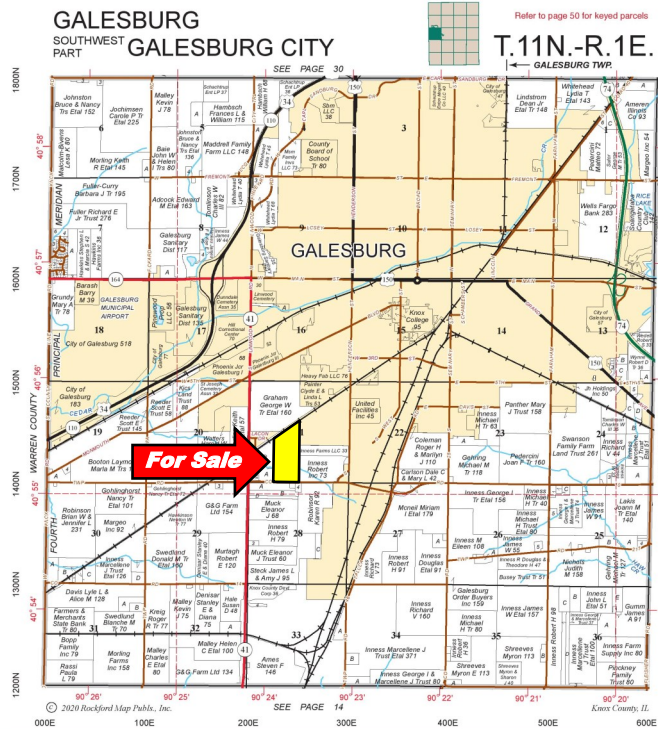
**138.8**  
Tillable Soil PI Rating

Land for Sale - Knox County

# Farm Information: North Tract

## County Plat Map of Sale Property

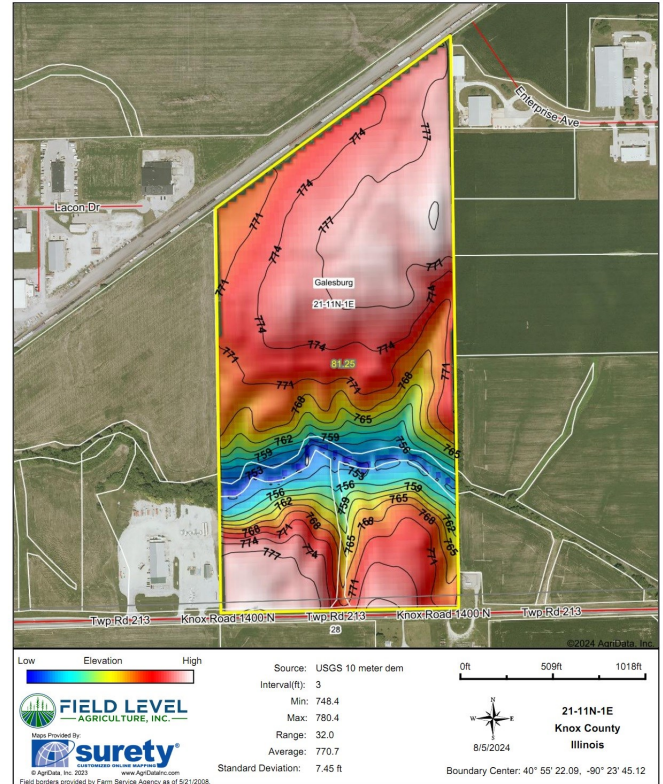
Galesburg Township, Knox County, IL  
North Tract Sec. 21, TWP 11N, R 1E



Reprinted with permission from Rockford Maps

## Topography Map of Sale Property

Galesburg Township, Knox County, IL  
North Tract Sec. 21, TWP 11N, R 1E



## Knox County FSA Info

Provided by the Knox County Farm Service Agency

| Tract No. | FSA Tract No. | Cropland | Corn Base/Yield | Soy Base/Yield | CRP  |
|-----------|---------------|----------|-----------------|----------------|------|
| North     | 497           | 77.52    | 48.17ac / 187bu | 27.19ac / 53bu | None |

## Farm Yield Information

Provided records on file. \*Tract's co-mingled grain.

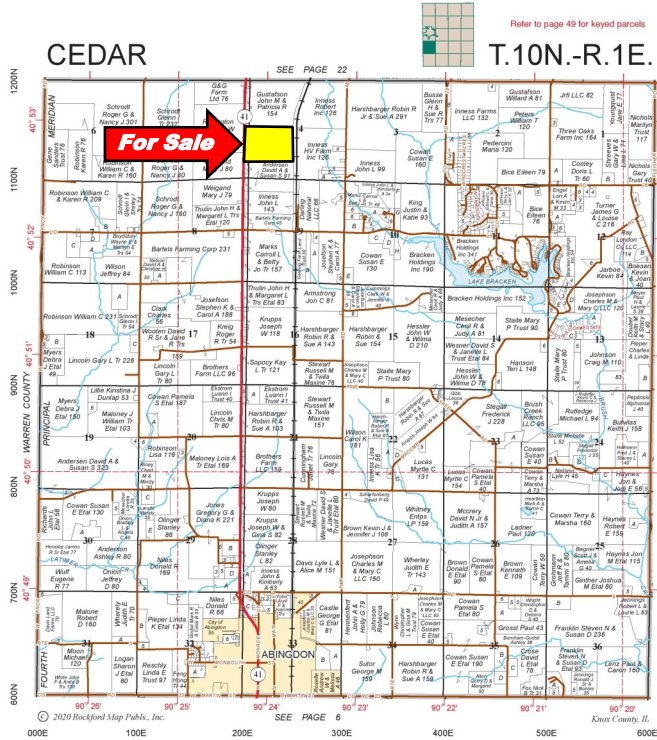
| Year | Corn Yield | Soy Yield |
|------|------------|-----------|
| 2023 | 259.5*     | ---       |
| 2022 | ---        | 58.2      |
| 2021 | 206.9      | ---       |



# Farm Information: South Tract

## County Plat Map of Sale Property

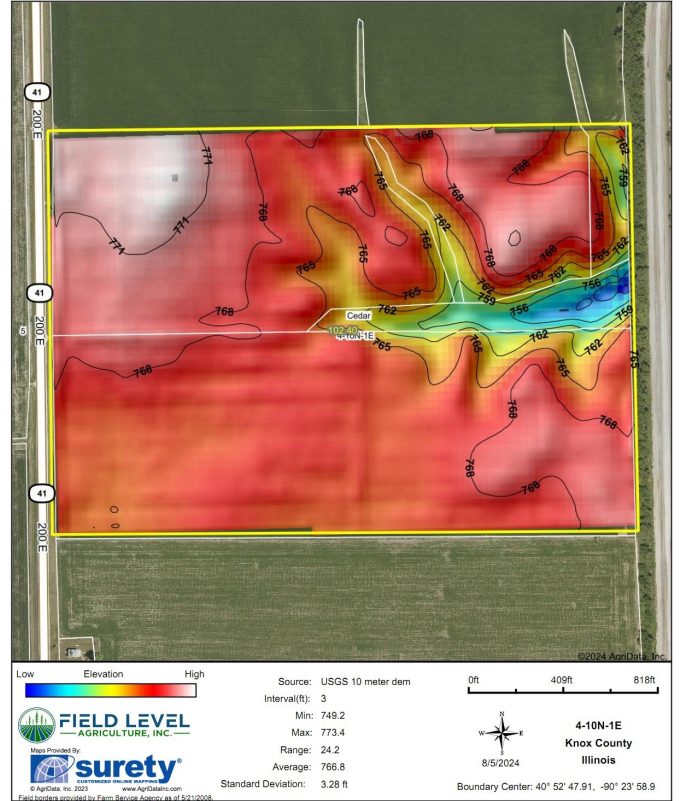
Cedar Township, Knox County, IL  
South Tract Sec. 4, TWP 10N, R 1E



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## Topography Map of Sale Property

Cedar Township, Knox County, IL  
South Tract Sec. 4, TWP 10N, R 1E



## Knox County FSA Info

Provided by the Knox County Farm Service Agency

| Tract No. | FSA Tract No. | Cropland | Corn Base/Yield | Soy Base/Yield | CRP  |
|-----------|---------------|----------|-----------------|----------------|------|
| South     | 592           | 97.45    | 60.56ac / 187bu | 34.18ac / 53bu | None |

## Farm Yield Information

Provided records on file. \*Tract's co-mingled grain.

| Year | Corn Yield | Soy Yield |
|------|------------|-----------|
| 2023 | 259.5*     | ---       |
| 2022 | 238.7      | ---       |
| 2021 | ---        | 64.9      |



Land for Sale - Knox County

# Aerial Photography of Sale Property

**North Tract: 81.25 +/- Acres**



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**North Tract: 81.25 +/- Acres**



**North Tract: 81.25 +/- Acres**



**South Tract: 102.40 +/- Acres**



**South Tract: 102.40 +/- Acres**



**South Tract: 102.40 +/- Acres**



**South Tract: 102.40 +/- Acres**



# Land for Sale



## Don Eugene Hedrick Trust - Land for Sale

183.65 +/- Tax Acres, in Two Tracts

Field Level Agriculture, Inc. is pleased to bring to market two very distinct tracts of Knox County land. These properties are well-located just southwest of Galesburg, and have been outstanding row crop producers for several years. Each tract has been diligently cared for and would make an outstanding addition to any sized farming operation or land investment portfolio.

**81.25 +/- Acres in Galesburg TWP**

**102.40 +/- Acres in Cedar TWP**

A formal survey is in progress to confirm property lines and total acreage. These tracts are priced for the market, and ready for new ownership. Thanks again for your interest on this exceptional opportunity.

**Logan A. Frye, AFM**

*Listing Broker*

**Field Level Agriculture, Inc.**

Logan.Frye@fieldlevelag.com

(217) 619-6473

For additional information on the Hedrick Trust offering, please visit us at [FieldLevelAg.com](http://FieldLevelAg.com)

## Licensed Agents – *Field Level Agriculture, Inc.*



**Seth Baker**, *Managing Broker*  
Mt. Zion Office  
(217) 329-4048



**Tom Courson**, *Broker*  
Mt. Zion Office  
(217) 855-3026



**Josh Peak**, *Broker*  
Jacksonville Office  
(217) 473-1399



**Nick Suess**, *Broker*  
Greenville Office  
(618) 267-1236



**Logan Frye**, *Broker*  
Springfield Office  
(217) 619-6473



**Chris Dorsey**, *Broker*  
Jacksonville Office  
(217) 370-7622



**Ryan Reifschneider**, *Broker*  
Belleville Office  
(618) 539-8613



**Debra Reifschneider**, *Broker*  
Belleville Office  
(618) 539-8613



**Alex Head**, *Broker*  
Mt. Zion Office  
(217) 519-4299



**Kinser Wargel**, *Broker*  
Springfield Office  
(217) 619-3673

Land for Sale - Knox County



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— AGRICULTURE, INC. —  
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT  
2341 West White Oaks Dr., Suite A  
Springfield, IL 62704

# 183.65 Tax Acres Offered in Two Tracts

(217) 619-6473

Broker: Logan A. Frye

475.159674

## Land for Sale Knox County, IL

**North Tract: 81.25 +/- Acres**



**South Tract: 102.40 +/- Acres**



**The Hedrick Trust Farm**



**FIELD LEVEL**  
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FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

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