



Quality Iroquois County Farmland

AUCTION

Virtual-Online Only

Tuesday

August 19, 2025

10:00 a.m., CDT

bid.hertz.ag

112.00 Acres, m/l

Single Parcel

Iroquois County, IL



MELISSA HALPIN, ARA

*Licensed Broker in IL / Designated
Managing Broker in IN*

815.228.0575

MelissaH@Hertz.ag

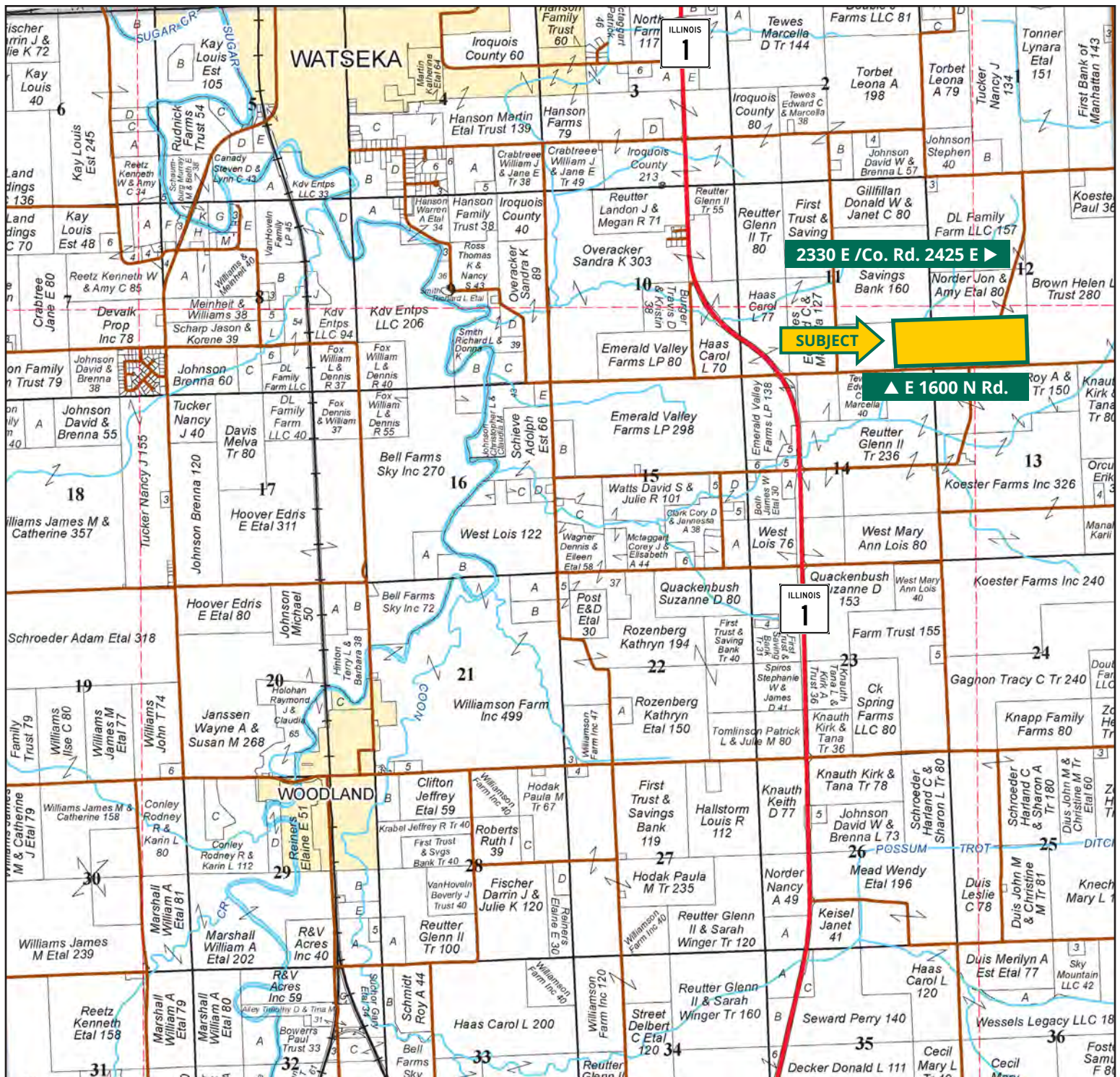


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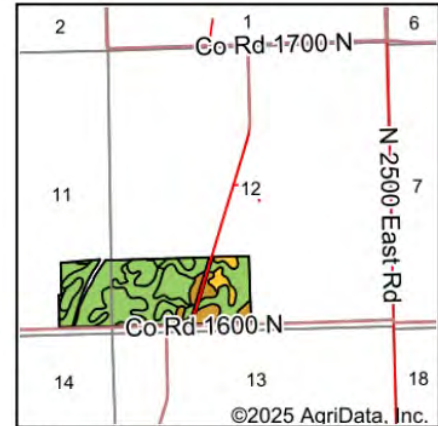
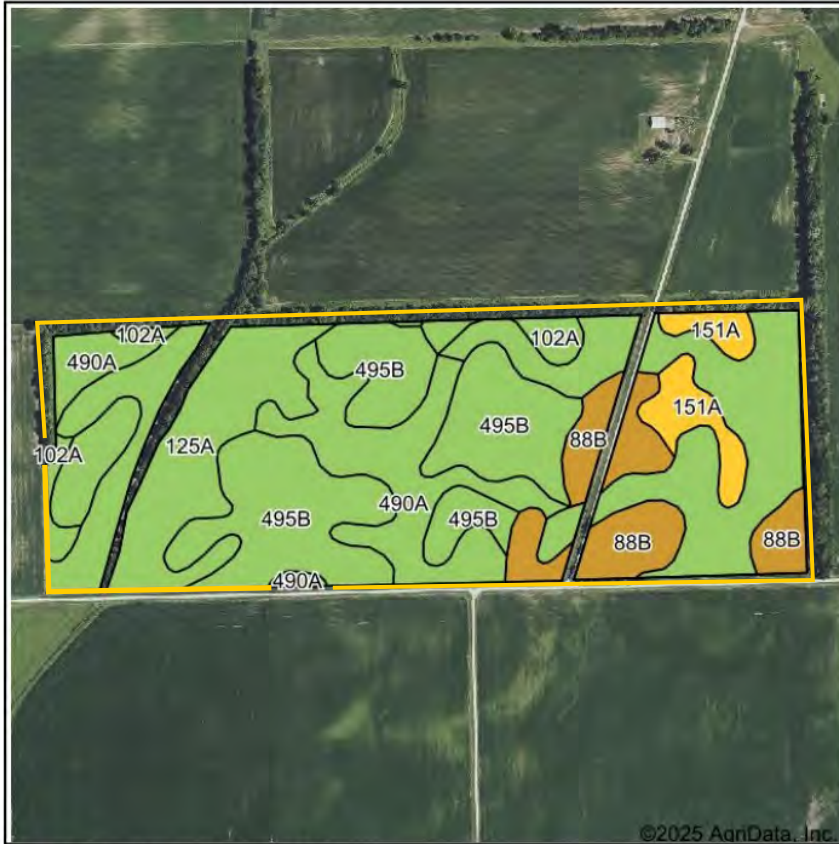
FSA/Eff. Crop Acres: 100.70 | CRP Acres: 5.00 | Soil Productivity: 121.10 PI



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State: Illinois
 County: Iroquois
 Location: 12-26N-12W
 Township: Belmont
 Acres: 100.7
 Date: 7/3/2025



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 18					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**125A	Selma loam, 0 to 2 percent slopes	37.51	37.3%		**129
**495B	Corwin loam, 2 to 5 percent slopes	26.43	26.2%		**119
490A	Odell silt loam, 0 to 2 percent slopes	15.17	15.1%		129
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	10.88	10.8%		**90
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	4.75	4.7%		**114
**440B	Jasper loam, 2 to 5 percent slopes	3.01	3.0%		**126
**102A	La Hogue loam, 0 to 2 percent slopes	2.95	2.9%		**121
Weighted Average					121.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>
 ** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Location

From Watseka: go south on IL Route 1 for 2 miles, then east on E 1600 N Rd. for $\frac{3}{4}$ mile. The farm is on the north side of the road.

Simple Legal

S $\frac{1}{2}$ SW $\frac{1}{4}$, Section 12, Township 26 North, Range 12 West of the 2nd P.M. AND East 32 acres of SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 11, Township 26 North, Range 12 West of the 2nd P.M. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$3,694.44
Taxable Acres: 112.00
Tax per Taxable Acre: \$32.99

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 1006, Tract 4137
FSA/Eff. Crop Acres: 100.70
CRP Acres: 5.00
Corn Base Acres: 97.14
Corn PLC Yield: 153 Bu.
Bean Base Acres: 3.56
Bean PLC Yield: 46 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a farmable wetland.

CRP Contracts

There are 5.00 acres enrolled in a CP-42 contract that pays \$1,485.00 annually and expires 9/30/27.

Soil Types/Productivity

Main soil types are Selma and Corwin. Productivity Index (PI) on the FSA/Eff. crop acres is 121.10. 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 to gently sloping.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

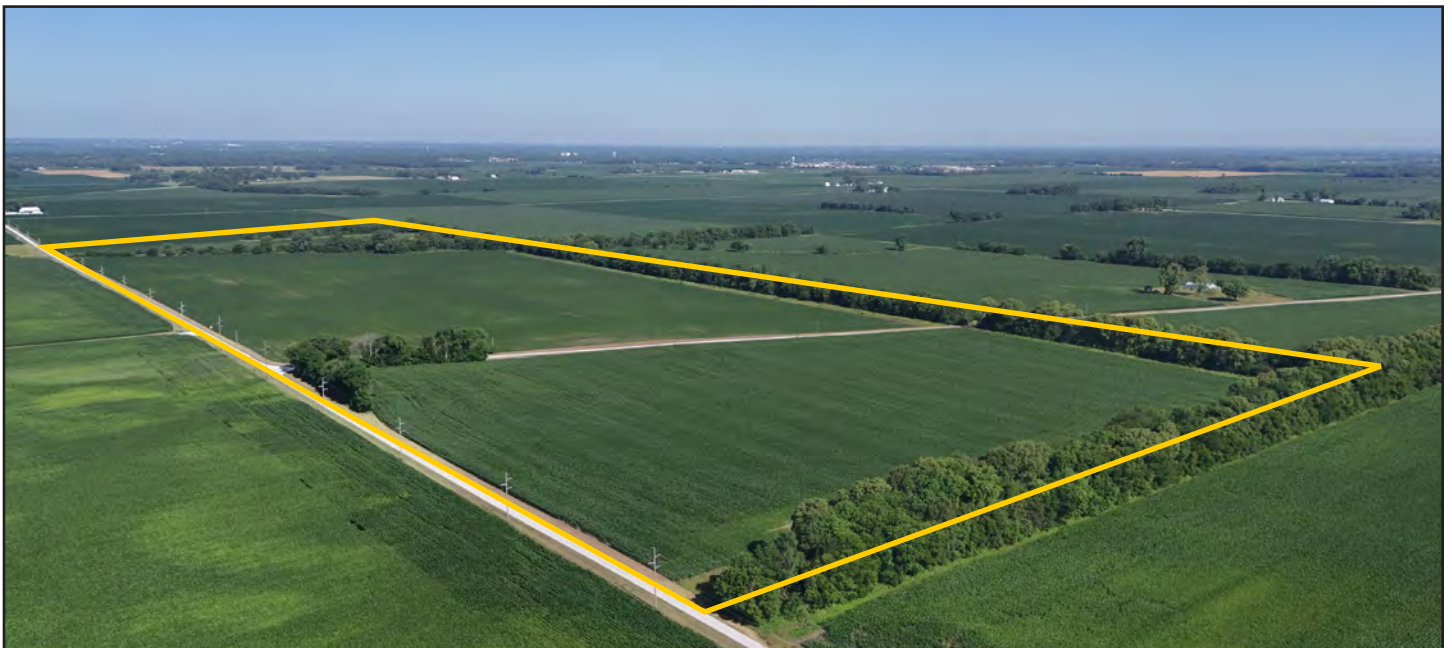
None.

Water & Well Information

None.

Easement

There is an easement on the property to Ameren Illinois for a 150-foot strip of land along the southern border of the property to allow for the upgrade of existing Ameren power line. Contact 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.

Southwest Corner Looking Northeast



Northeast Corner Looking Southwest



Date: Tues., August 19, 2025

Time: 10:00 a.m., CDT

Site: Virtual Live Auction
Online Only
bid.hertz.ag

Online Bidding Information

- To bid on this property, 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, Melissa Halpin at 815-228-0575 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Marcia Eden and Debra Rakers.

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

Attorney

Kay Johnson, J.D.
Johnson & Devine

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.

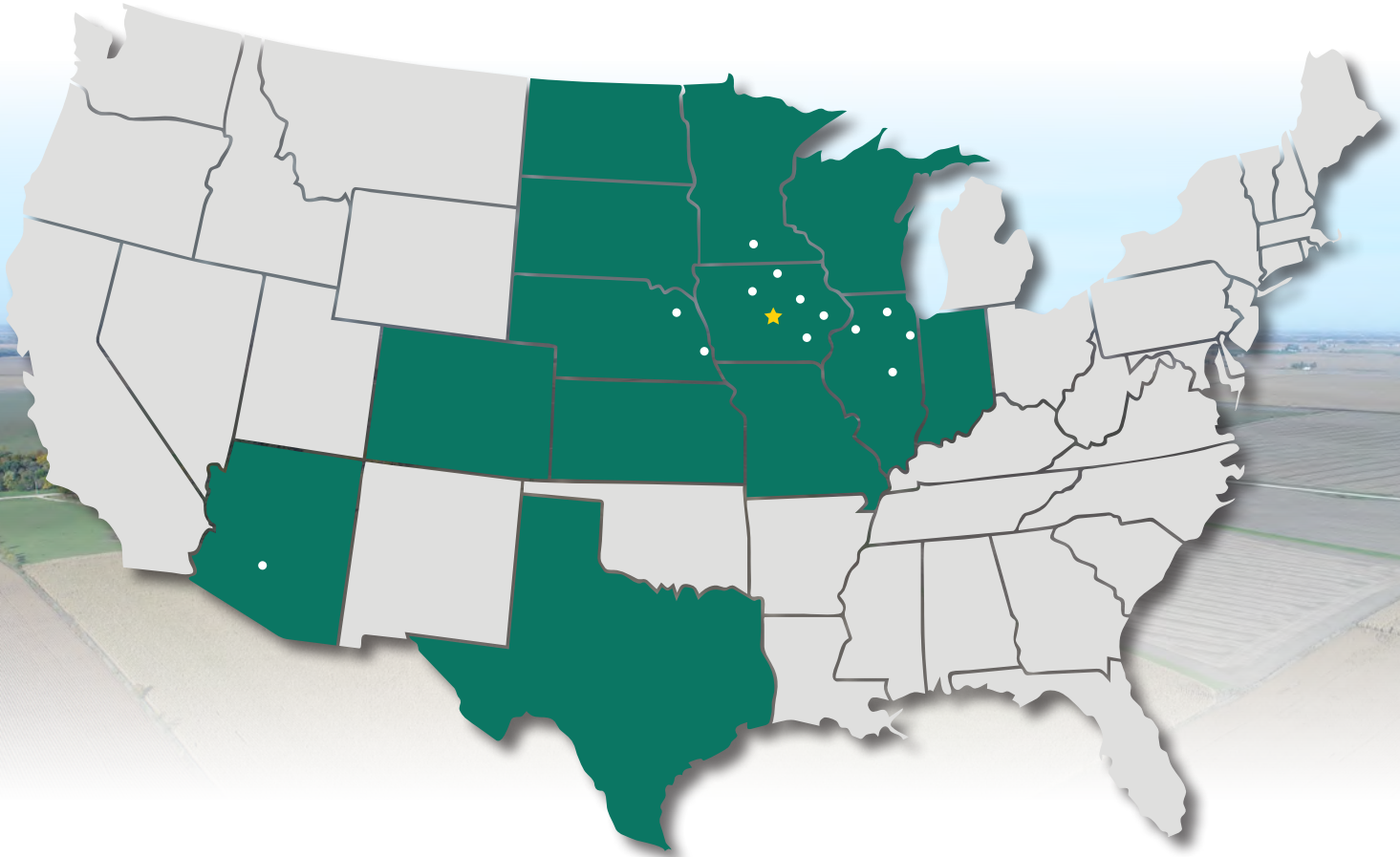
Terms of Possession

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 September 23, 2025, 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, 2026. The Seller will credit the successful bidder at closing for the 2025 real estate taxes, payable in 2026.

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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