



ONE-CHANCE SEALED BID SALE



Betty J. Blackert Family Trust & Vernon L. Blackert Jr. Estate



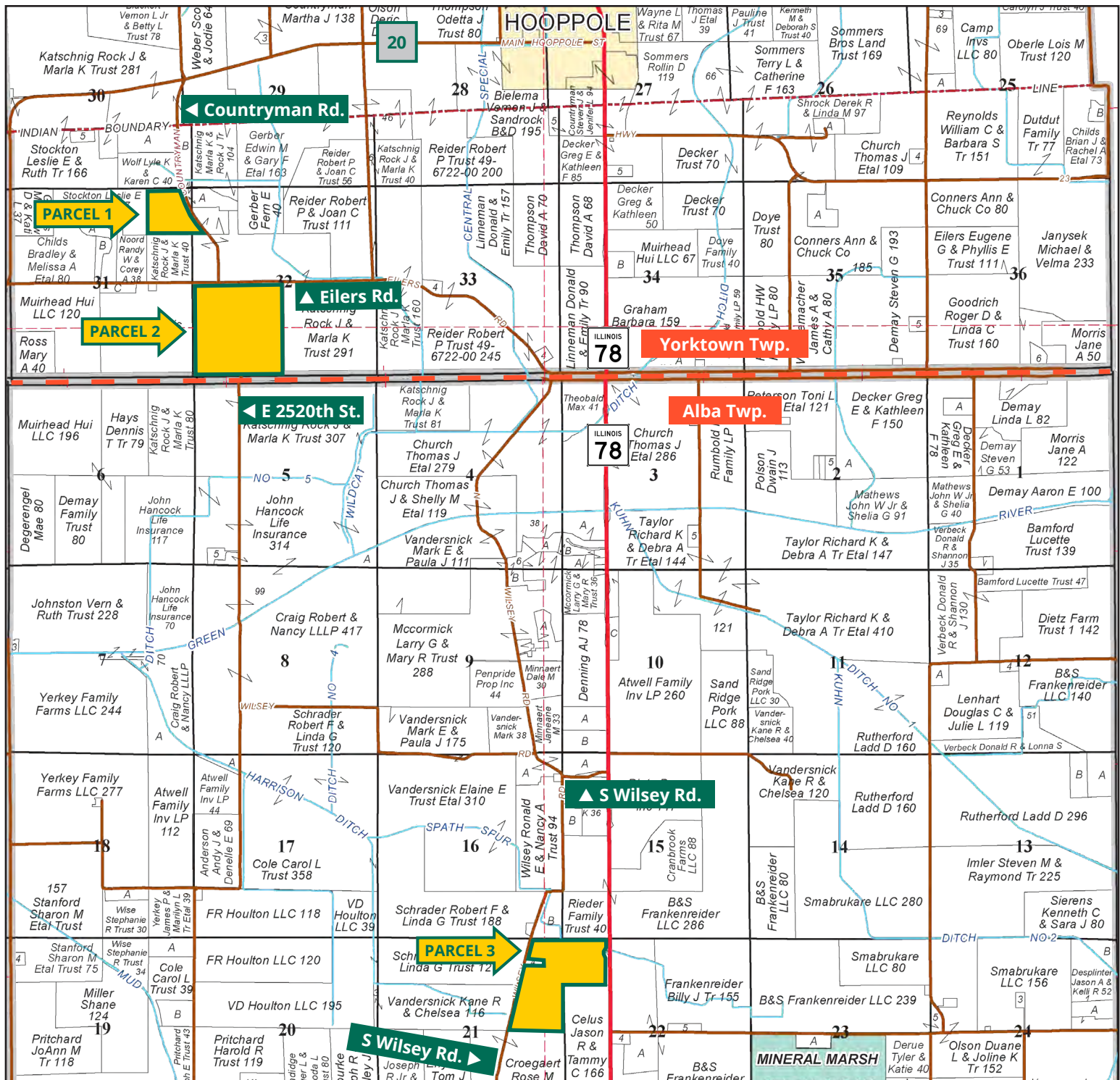
CHAD KIES, AFM
Managing Broker in IL
309.944.7838
ChadK@Hertz.ag



JOHN RAHN
Licensed Broker in IL
815.535.8399
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Bid Deadline:
Tuesday, October 14, 2025
12:00 Noon, CDT

316.61 Acres, m/I
3 Parcels
Henry County, IL

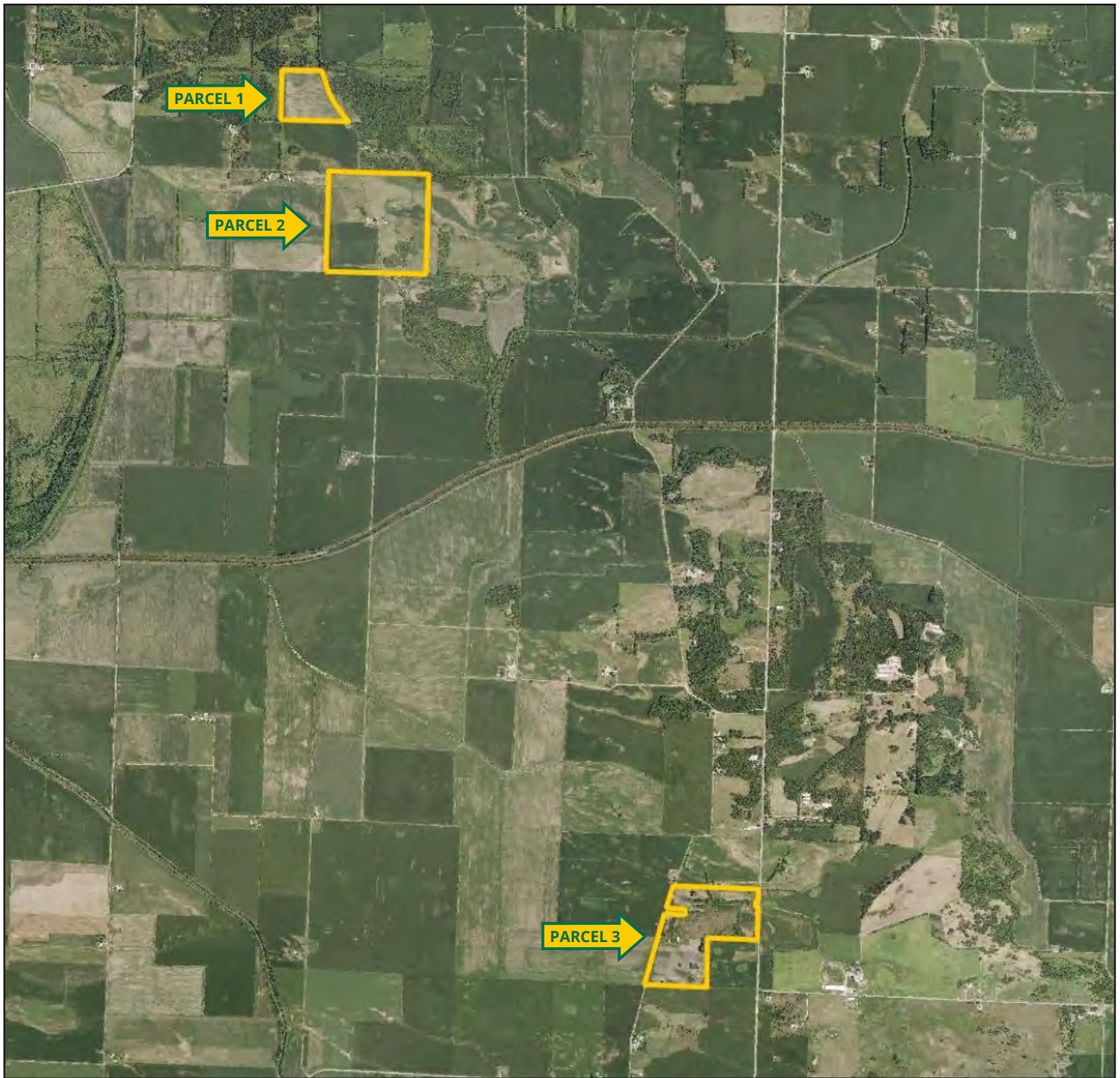


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Est. FSA/Eff. Crop Acres: 39.67 | Soil Productivity: 123.90 PI



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Soils data provided by USDA and NRCS.



State: Illinois
County: Henry
Location: 31-18N-5E
Township: Yorktown
Acres: 39.67
Date: 8/29/2025



Maps Provided By:



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Area Symbol: IL073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
564A	Waukegan silt loam, 0 to 2 percent slopes	14.06	35.3%		119
206A	Thorp silt loam, 0 to 2 percent slopes	12.68	32.0%		126
149A	Brenton silt loam, 0 to 2 percent slopes	8.08	20.4%		141
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	2.45	6.2%		**89
**564B	Waukegan silt loam 2 to 5 percent slopes	2.02	5.1%		**118
487A	Joyce silt loam, 0 to 2 percent slopes	0.27	0.7%		132
**200A	Orio loam, 0 to 2 percent slopes	0.11	0.3%		**115
Weighted Average					123.9

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 Hooppole: Go west on Co. Rd. 20 for 1.7 miles and then south on Countryman Rd. for 0.7 miles. Property is located on the west side of the road.

Simple Legal

Part of the NE¼ of NE¼ of Section 31 and part of NW¼ of the NW¼ of Section 32, all in Township 18 North, Range 5 East of the 4th P.M., Henry Co., IL. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$1,682.65*

Taxable Acres: 41.16*

Tax per Taxable Acre: \$40.88*

**Taxes estimated pending tax parcel split and survey of property. Henry County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 2529, Tract 478

FSA/Eff. Crop Acres: 39.67*

Corn Base Acres: 20.90*

Corn PLC Yield: 116 Bu.

Bean Base Acres: 6.85*

Bean PLC Yield: 32 Bu.

Oats Base Acres: 0.95*

Oats PLC Yield: 62 Bu.

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

Soil Types/Productivity

Soil types are Waukegan, Thorp and Brenton. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 123.90. See soil map for details.

Land Description

Nearly level.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At Seller's expense parcel will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.



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.

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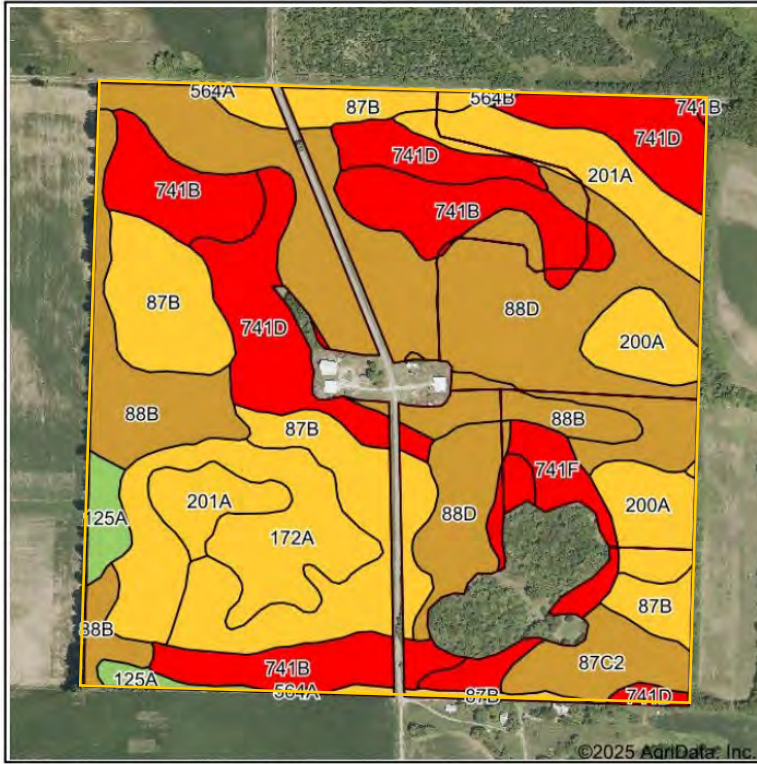
FSA/Eff. Crop Acres: 146.22 | Soil Productivity: 92.40 PI



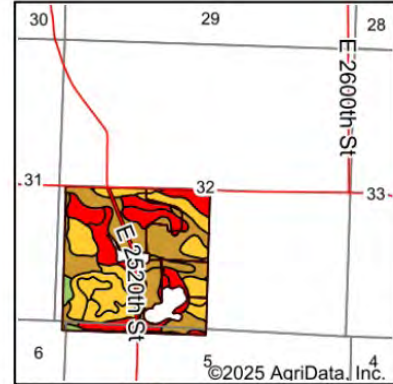
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Henry**
Location: **32-18N-5E**
Township: **Yorktown**
Acres: **146.22**
Date: **8/29/2025**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**88D	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes	34.78	23.9%		**87
**87B	Dickinson sandy loam, 2 to 5 percent slopes	23.72	16.2%		**102
**741B	Oakville fine sand, 1 to 7 percent slopes	17.97	12.3%		**79
**741D	Oakville fine sand, 7 to 15 percent slopes	16.52	11.3%		**76
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	12.34	8.4%		**89
**172A	Hoopeston sandy loam, 0 to 2 percent slopes	12.13	8.3%		**109
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	9.55	6.5%		**109
**200A	Orio loam, 0 to 2 percent slopes	7.49	5.1%		**115
**87C2	Dickinson sandy loam, 5 to 10 percent slopes, eroded	4.56	3.1%		**96
**741F	Oakville fine sand, 20 to 30 percent slopes	4.30	2.9%		**62
**125A	Selma loam, 0 to 2 percent slopes	2.61	1.8%		**129
**564B	Waukegan silt loam 2 to 5 percent slopes	0.14	0.1%		**118
564A	Waukegan silt loam, 0 to 2 percent slopes	0.11	0.1%		119
Weighted Average					92.4

Location

From Hooppole: Go west on Co. Rd. 20 for 1.7 miles, then south on Countryman Rd. for 1.1 miles, and continue on E 2520th St. for 0.3 miles. Property is located on the east and west sides of the road.

Simple Legal

SW¼ of Section 32, Township 18 North, Range 5 East of the 4th P.M., Henry Co., IL. Final abstract/title documents to govern legal description.

Address

24261 E 2520 St.
Prophetstown, IL 61277

Real Estate Tax

2024 Taxes Payable 2025: \$5,907.90
Taxable Acres: 160.00

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 2529, Tract 479
FSA/Eff. Crop Acres: 146.22
Corn Base Acres: 74.20
Corn PLC Yield: 116 Bu.
Bean Base Acres: 24.20
Bean PLC Yield: 32 Bu.
Oats Base Acres: 3.50
Oats PLC Yield: 62 Bu.
Henry County FSA office is reporting 146.22 FSA/Eff. crop acres; however, there are currently 40.00 acres in corn production and the remaining 106.22 acres are currently in a combination of grass, hay, and pasture acres. Contact agent for details.

Soil Types/Productivity

Soil types are Sparta and Dickinson.
Productivity Index (PI) on the FSA/Eff. crop acres is 92.40. See soil map for details.

Land Description

Nearly level to moderately sloping.

Drainage

Natural.

Dwelling

There is a one and a half story home built in 1922, featuring three-bedrooms, one-bathroom, and 1,056 sq. ft. of living space with an unfinished basement.

Buildings/Improvements

- 56' x 58' Flat Barn
- 15' x 30' Hen House
- 30' x 20' Grain Bin
- 44' x 50' Machine Shed
- 17' x 15' Grain Bin
- 44' x 60' Machine Shed

Water & Well Information

There is a well located north of the house.



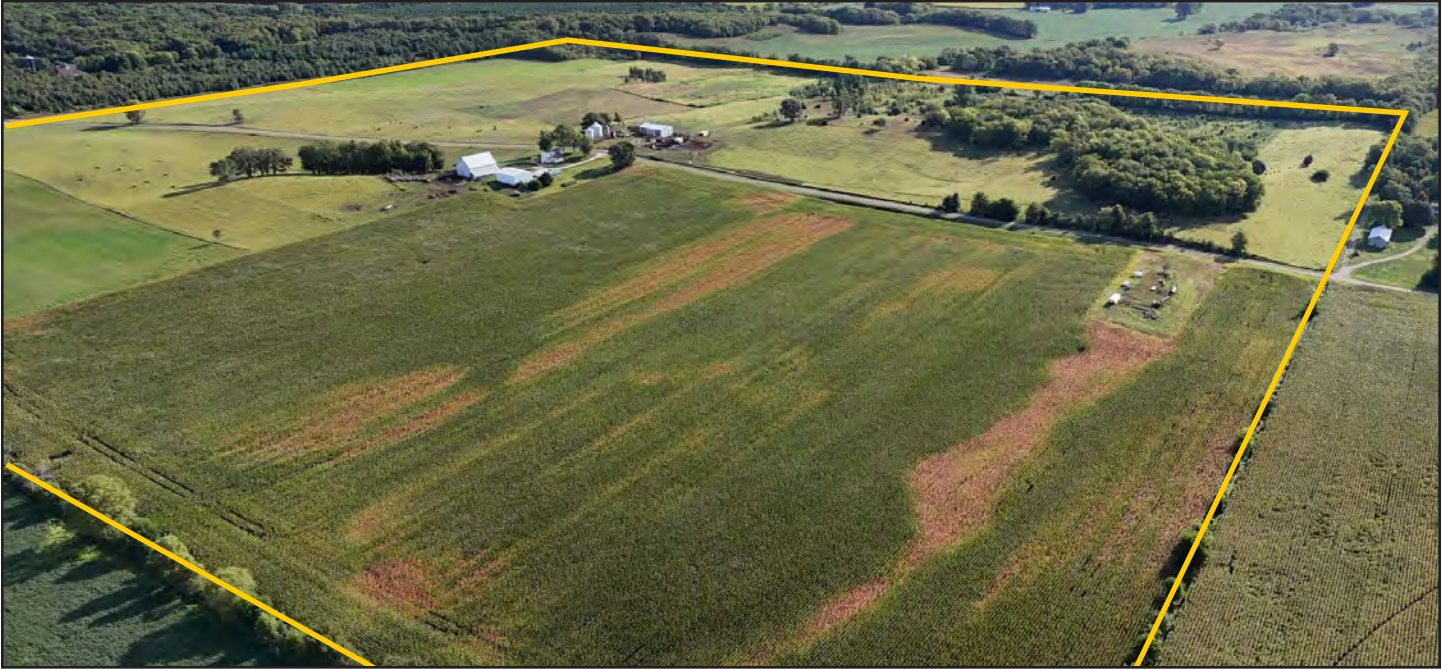
House and Outbuildings



House and Outbuildings



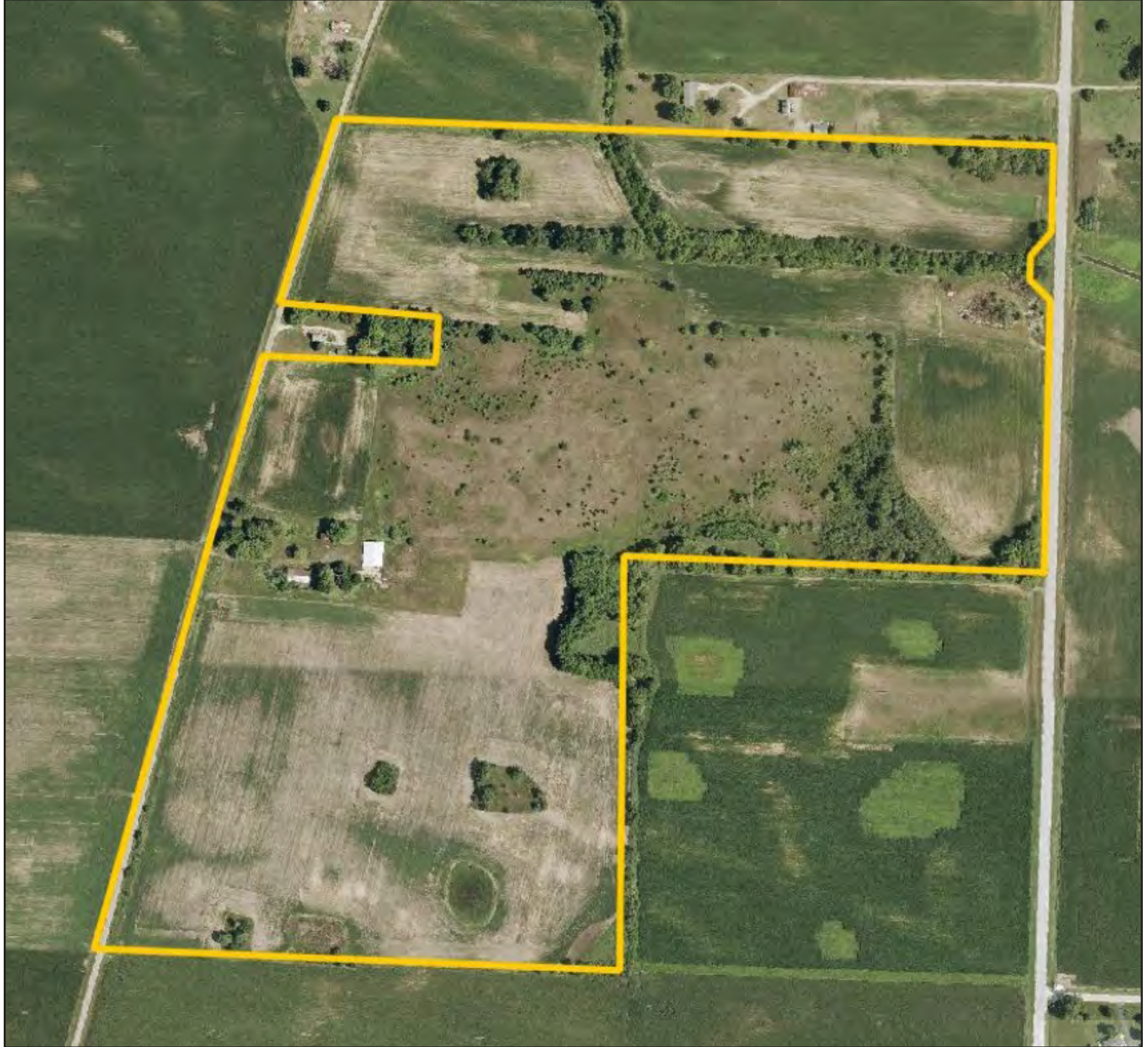
Southwest looking Northeast



Northeast looking Southwest



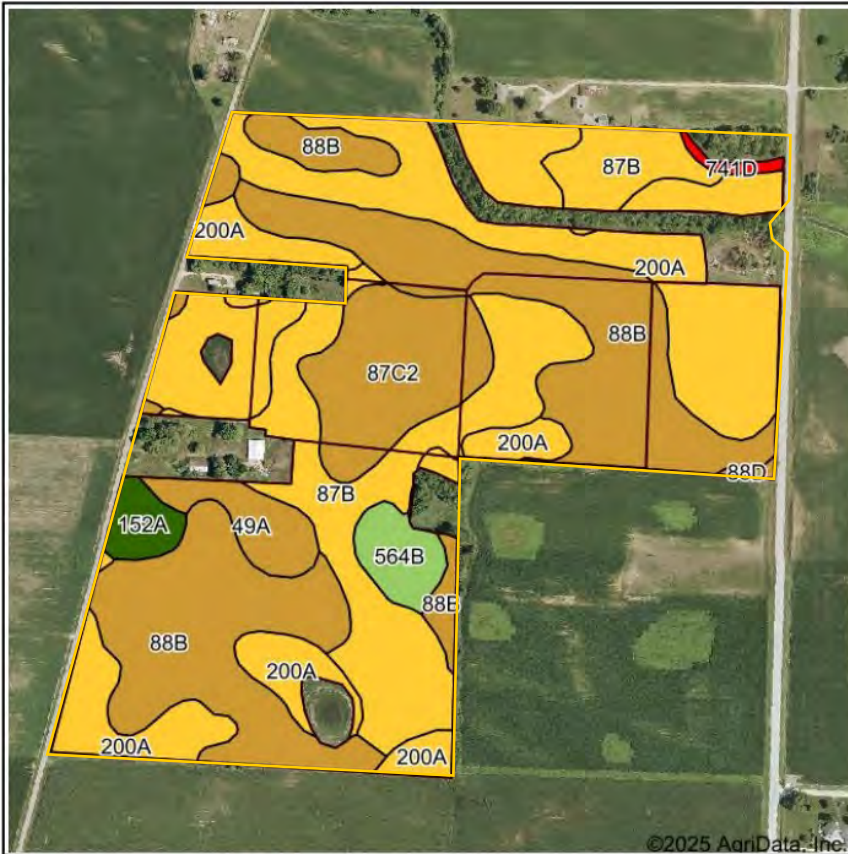
FSA/Eff. Crop Acres: 105.39 | Soil Productivity: 102.20 PI



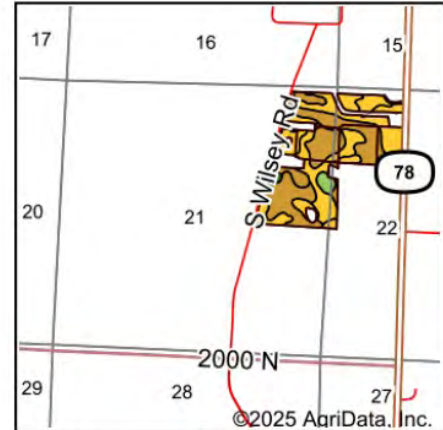
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Soils data provided by USDA and NRCS.



State: Illinois
County: Henry
Location: 21-17N-5E
Township: Alba
Acres: 105.39
Date: 8/29/2025



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Area Symbol: IL073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**200A	Orio loam, 0 to 2 percent slopes	34.32	32.5%		**115
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	33.81	32.1%		**89
**87B	Dickinson sandy loam, 2 to 5 percent slopes	19.80	18.8%		**102
**87C2	Dickinson sandy loam, 5 to 10 percent slopes, eroded	8.97	8.5%		**96
**49A	Watseka loamy fine sand, 0 to 2 percent slopes	3.57	3.4%		**92
**564B	Waukegan silt loam 2 to 5 percent slopes	2.51	2.4%		**118
**152A	Drummer silty clay loam, 0 to 2 percent slopes	1.75	1.7%		**144
**741D	Oakville fine sand, 7 to 15 percent slopes	0.45	0.4%		**76
**88D	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes	0.21	0.2%		**87
Weighted Average					102.2

Location

From Hooppole: Go south on IL-78 for 3.9 miles, then west on S Wilsey Rd. for 0.3 miles, and then continue south on S Wilsey Rd for 1.2 miles. Property is located on the east side of the road.

Simple Legal

Part of NE $\frac{1}{4}$ of NE $\frac{1}{4}$; part of SW $\frac{1}{4}$ of NE $\frac{1}{4}$; SE $\frac{1}{4}$ of NE $\frac{1}{4}$; part of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21 and NW $\frac{1}{4}$ of NW $\frac{1}{4}$; part of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, and part of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 22, all in Township 17 North, Range 5 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Address

20566 S Wilsey Rd.
Annawan, IL 61234

Real Estate Tax

2024 Taxes Payable 2025: \$2,917.60
Taxable Acres: 115.45

Lease Status

Open lease for the 2026 crop year. There is a small portion of the property along Route 78 that is currently leased to the Green River Drainage District for concrete stockpiling. Contact agent for details.

FSA Data

Farm Number 2529, Tract 480
FSA/Eff. Crop Acres: 105.39
Corn Base Acres: 54.90
Corn PLC Yield: 116 Bu.
Bean Base Acres: 17.90
Bean PLC Yield: 32 Bu.
Oats Base Acres: 2.60
Oats PLC Yield: 62 Bu.
Henry County FSA office is reporting 105.39 FSA/Eff. crop acres; however, there are currently 40.81 acres in corn production and 39.53 acres currently in soybean production. The remaining 25.05 acres are currently in pasture acres. Contact agent for details.

Soil Types/Productivity

Main soil types are Orio, Sparta, and Dickinson. Productivity Index (PI) on the FSA/Eff. crop acres is 102.20. See soil map for details.

Land Description

Gently to moderately sloping.

Drainage

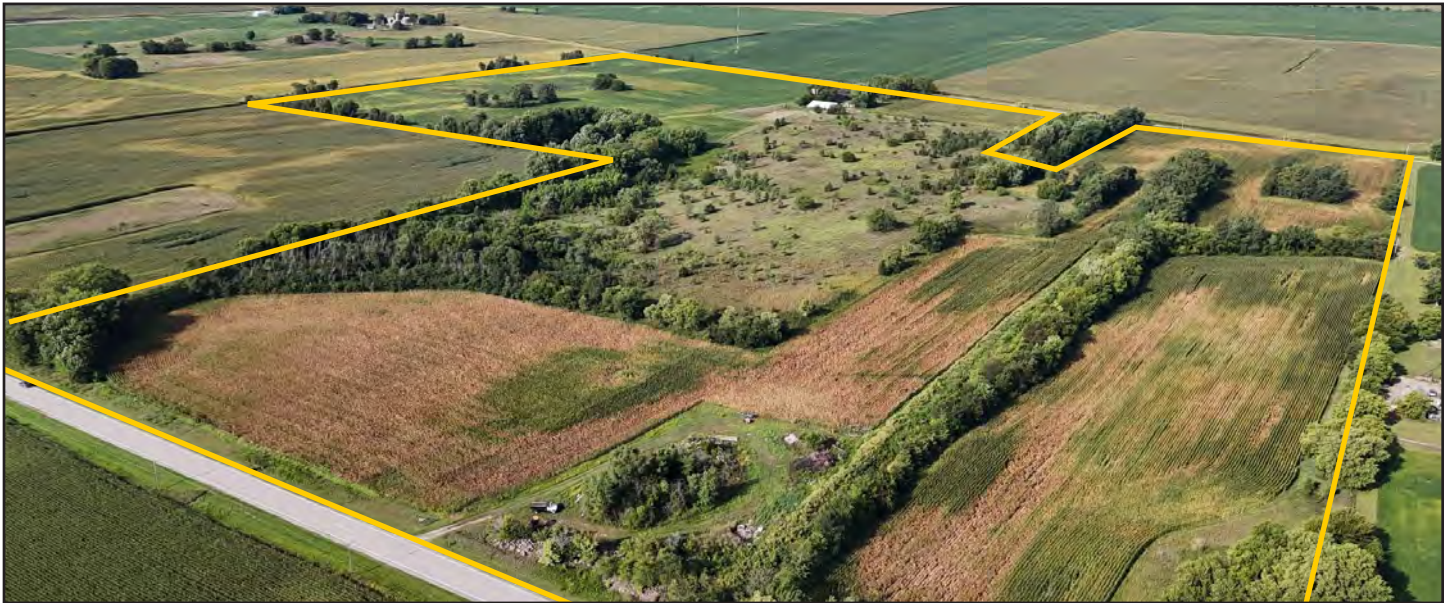
Some tile. No tile maps available.

Buildings/Improvements

- 24' x 17' Grain Bin
- 60' x 50' Feed Barn
- 27' x 48' Crib
- 56' x 24' Machine Shed
- 68' x 38' Cattle Shed
- 18' x 35' Tile Silo
- 19' x 40' Concrete Silo
- 12' x 12' Butler Bin

Water & Well Information

There is a sandpoint well located southeast of the cattle shed.



Bid Deadline: Tues., Oct. 14, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Chad Kies
P.O. Box 9
Geneseo, IL 61254

Sellers

Betty J. Blackert Family Trust &
Vernon L. Blackert, Jr. Estate

Agency

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

Attorney

Michael English
Russell, English, Scoma & Benke, P.C.

Method of Sale

- These parcels will be offered individually and will not be 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, Chad Kies at 309-944-2184.

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 Tuesday, October 14, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on Thursday, October 16, 2025, and all bidders will be notified shortly thereafter.

Terms of Possession

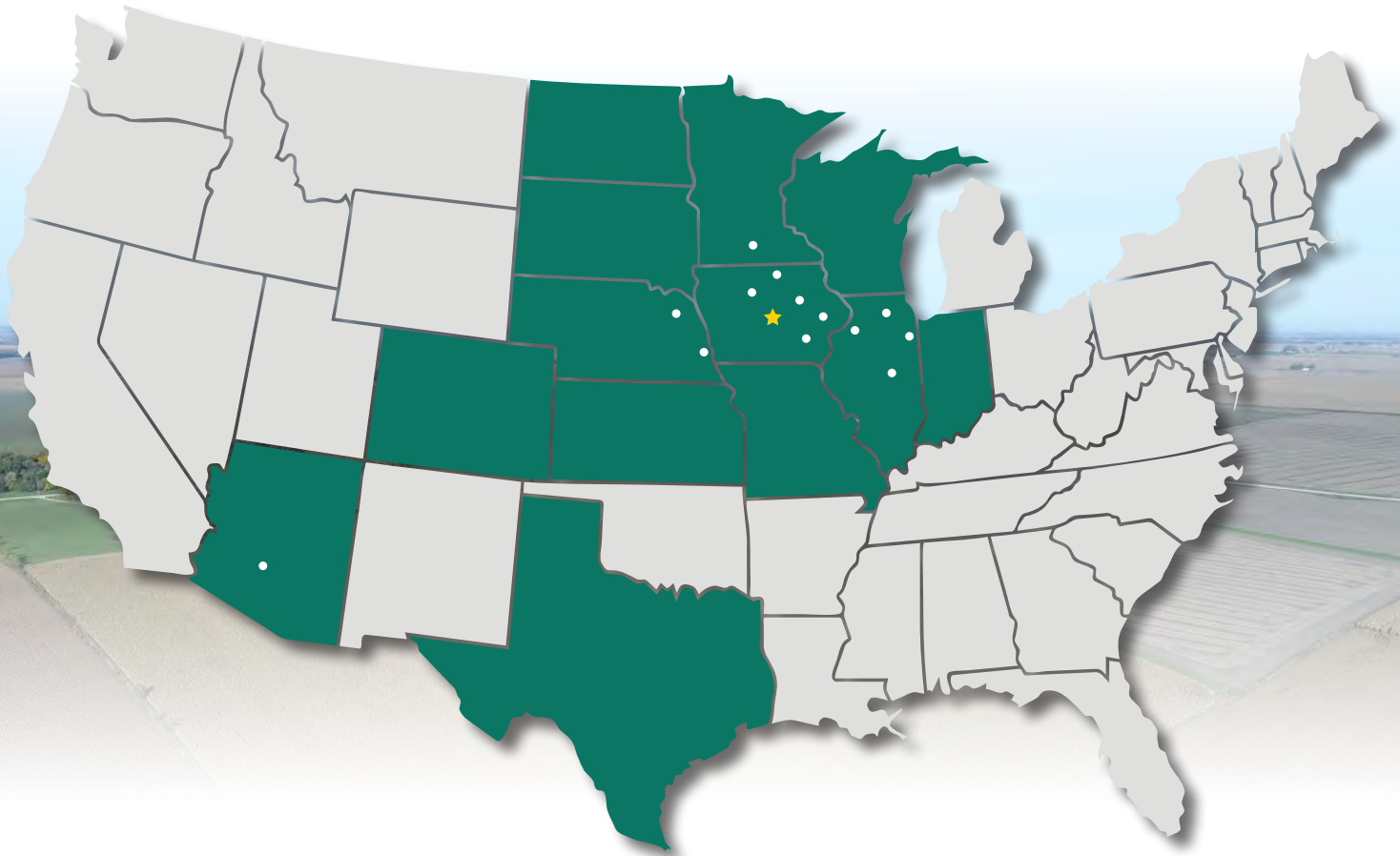
The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 14, 2025, or as soon thereafter as closing documents are available. 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(s) at closing for the 2025 real estate taxes, payable in 2026.

Survey

At Seller's expense parcel 1 will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.

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.



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