



Minnick Farm

AUCTION

Virtual-Online Only

Wednesday

October 29, 2025

10:00 a.m. CDT

bid.hertz.ag

181.09 Acres, m/l

2 Parcels

Henry County, IL

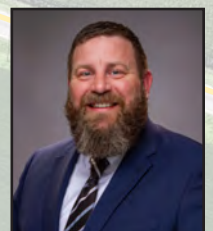


JOHN RAHN

Licensed Broker in IL

815.535.8399

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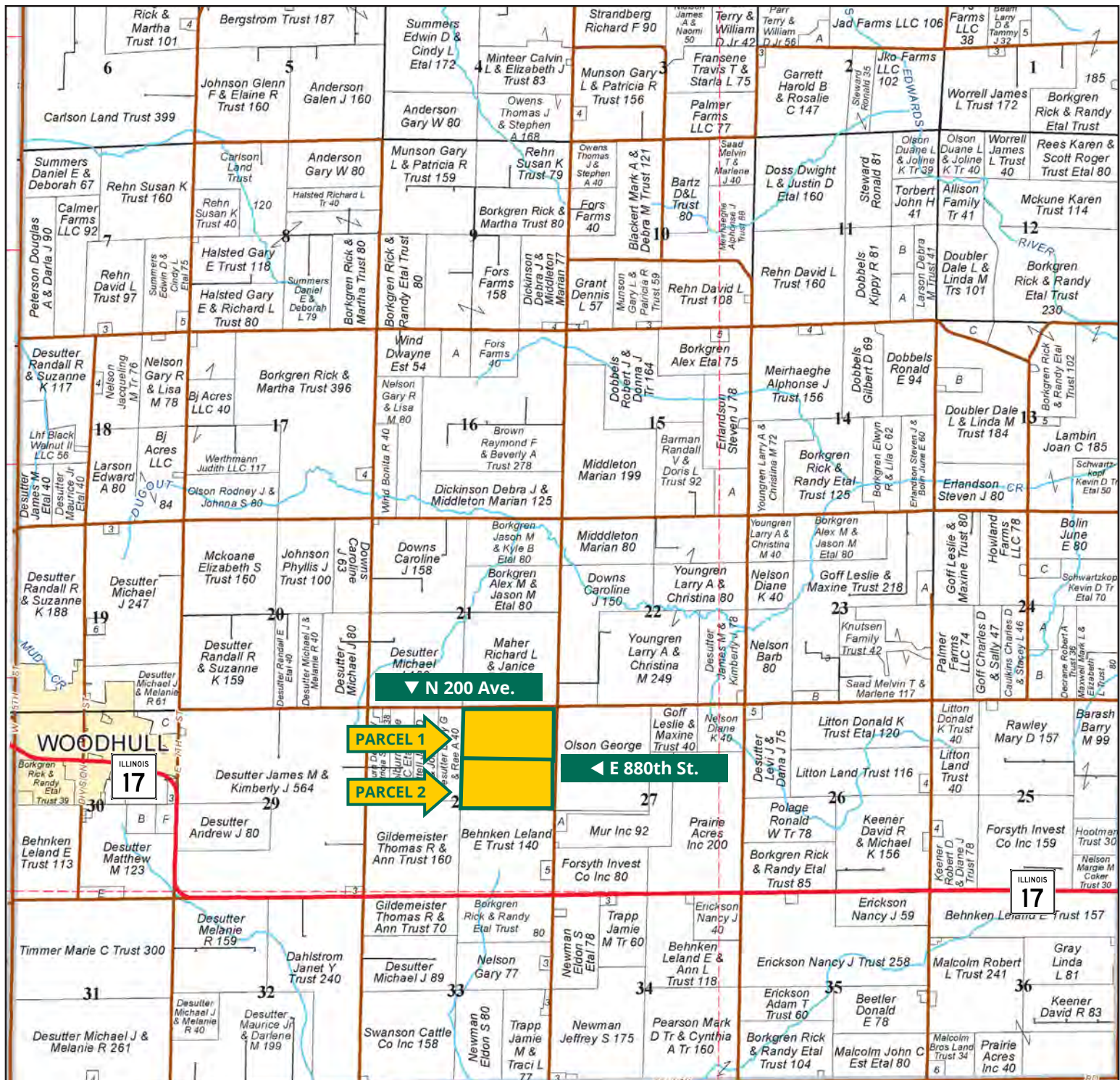


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309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | www.Hertz.ag

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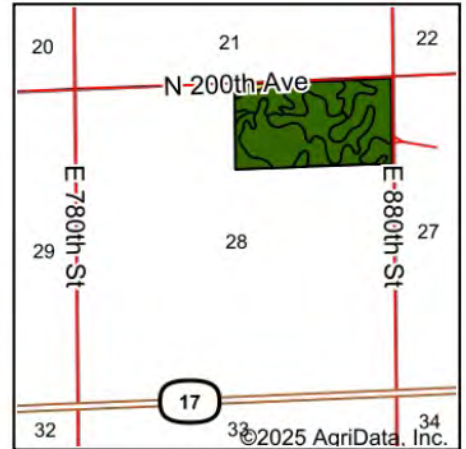
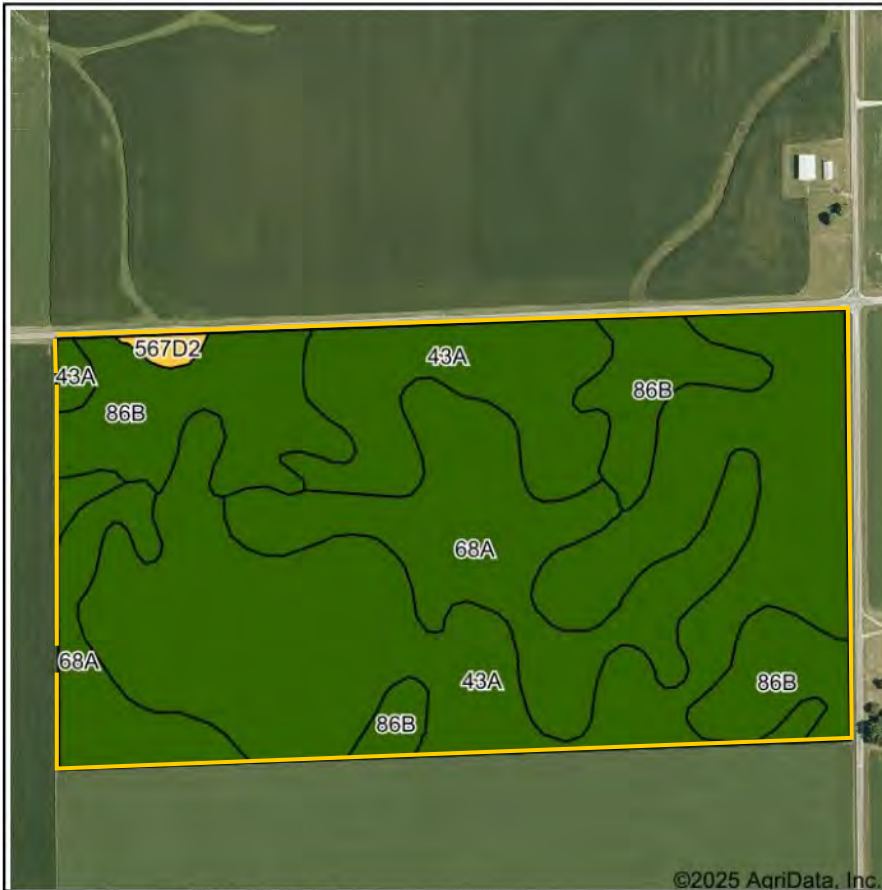
Est. FSA/Eff. Crop Acres: 87.87 | Soil Productivity: 141.30 PI



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State: **Illinois**
County: **Henry**
Location: **28-14N-2E**
Township: **Clover**
Acres: **87.87**
Date: **9/23/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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
43A	Ipava silt loam, 0 to 2 percent slopes	49.34	56.2%		142
**68A	Sable silty clay loam, 0 to 2 percent slopes	20.93	23.8%		**143
**86B	Osco silt loam, 2 to 5 percent slopes	17.08	19.4%		**138
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	0.52	0.6%		**109
Weighted Average					141.3

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 Woodhull: go east on Rt 17 for 3½ miles, then north on E 880th St. for a ½ mile. The property is on the west side of the road.

Simple Legal

Part of NE¼ N½, Section 28, Township 14 North, Range 2 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$4,884.65*

Surveyed Acres: 90.55

Taxable Acres: 87.75*

Tax per Taxable Acre: \$55.67*

**Taxes are estimated due to tax parcel split. Henry County Assessor/Treasurer will determine final tax figures.*

Lease Status

Leased through the 2025 crop year.

Open lease for the 2026 crop year.

FSA Data

Farm Number 644, Tract 3055

FSA/Eff. Crop Acres: 87.87*

Corn Base Acres: 55.67*

Corn PLC Yield: 167 Bu.

Bean Base Acres: 31.89*

Bean PLC Yield: 54 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Ipava and Sable.

Productivity Index (PI) on the estimated FSA/Eff. crop acres is 141.30. 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

Gently sloping.

Drainage

Farm is well-tiled. Extensive tile installed in 2015. See Tile Map.

Buildings/Improvements

None.

Water & Well Information

None.



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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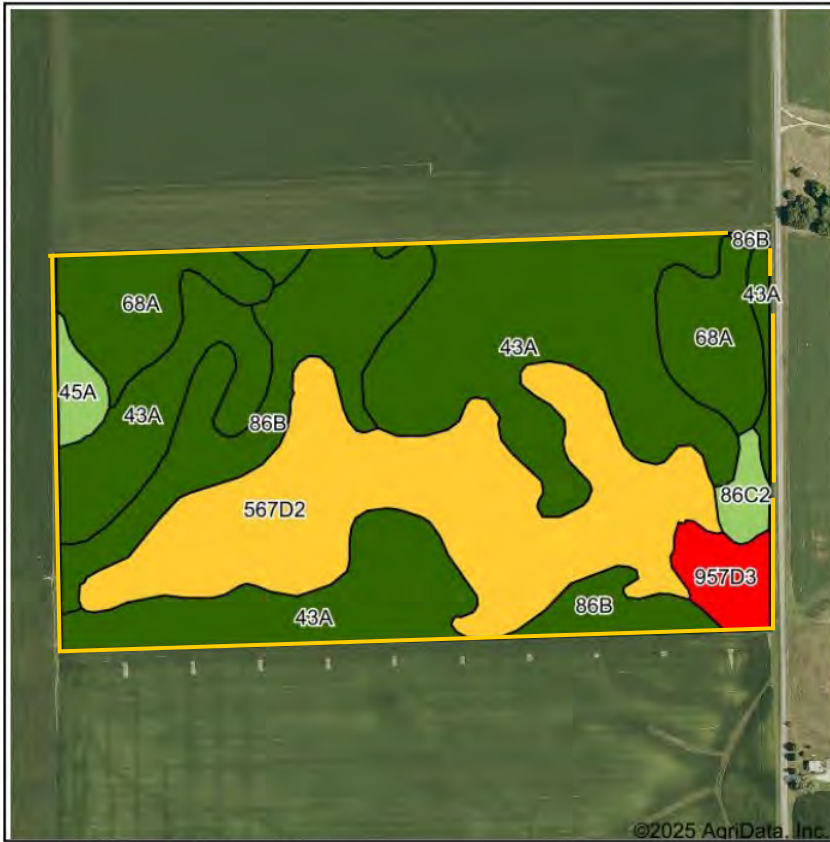
Est. FSA/Eff. Crop Acres: 88.78 | Soil Productivity: 129.60 PI



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Soils data provided by USDA and NRCS.



State: Illinois
County: Henry
Location: 28-14N-2E
Township: Clover
Acres: 88.78
Date: 9/23/2025



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
43A	Ipava silt loam, 0 to 2 percent slopes	35.45	39.9%		142
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	25.38	28.6%		**109
**86B	Osco silt loam, 2 to 5 percent slopes	12.98	14.6%		**138
**68A	Sable silty clay loam, 0 to 2 percent slopes	9.79	11.0%		**143
**957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	2.55	2.9%		**75
45A	Denny silt loam, 0 to 2 percent slopes	1.33	1.5%		118
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.30	1.5%		**131
Weighted Average					129.6

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

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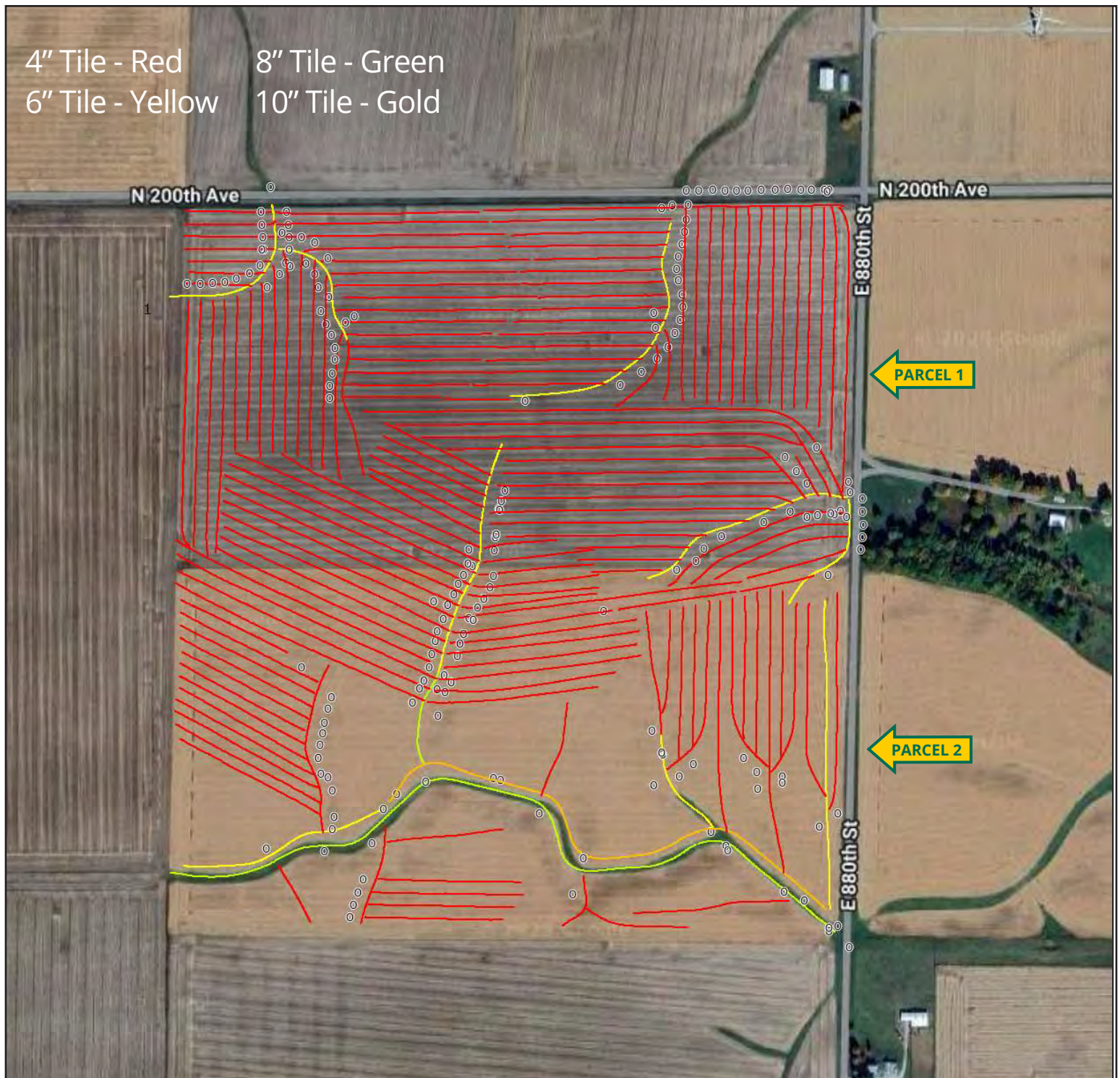


Parcel 1 - Northwest Looking Southeast



Parcel 2 - Northwest Looking Southeast





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Date: Wed., October 29, 2025

Time: 10:00 a.m.

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

Online Bidding Information

- To bid on these properties, 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 Managers, Brandon Yaklich at 309-883-9490 or John Rahn at 815-535-8399 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 one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Mary Lynne James, Christopher Minnick Nelson and Dr. Elizabeth Ann Nelson.

Agency

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

Auctioneer

Eric Wilkinson,
License No. 441.002361

Attorney

Curtis J. Ford
Nash, Bean, Ford & Brown LLP

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.

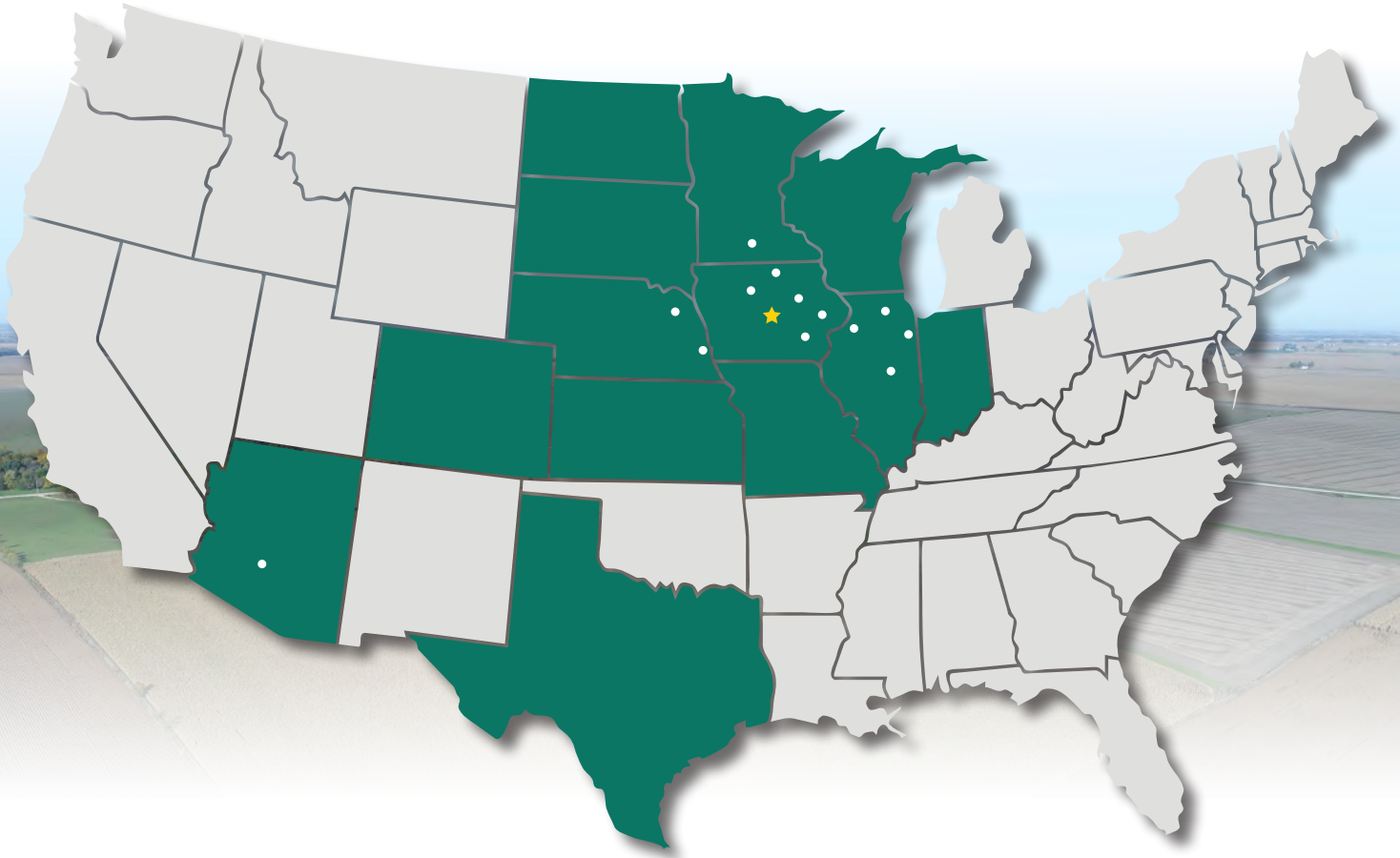
Terms of Possession

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 December 3, 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 December 31, 2025. 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Professional Farm Management

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