



Busse Trust Farm

AUCTION

Virtual Online-Only

Tuesday

December 9, 2025

10:00 a.m., CST

bid.hertz.ag

213.481 Acres, m/I

2 Parcels

Tazewell County, IL



ERIC WILKINSON, AFM, ALC

Designated Managing Broker in IL

217.552.3777

EricW@Hertz.ag



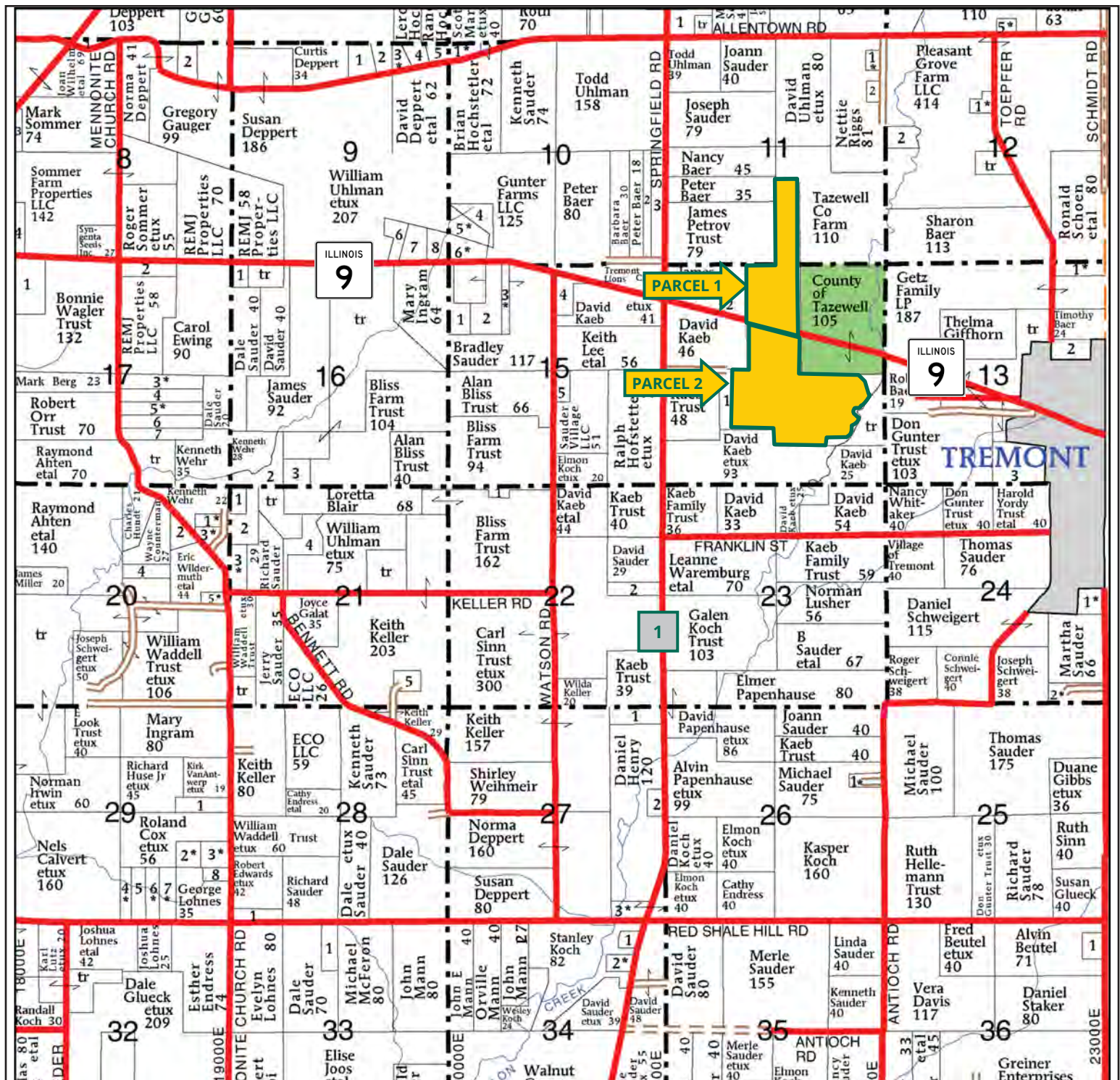
BRIAN MASSEY, AFM, CCA

Designated Managing Broker in IL

Licensed Broker in IN

217.519.1543

BrianM@Hertz.ag

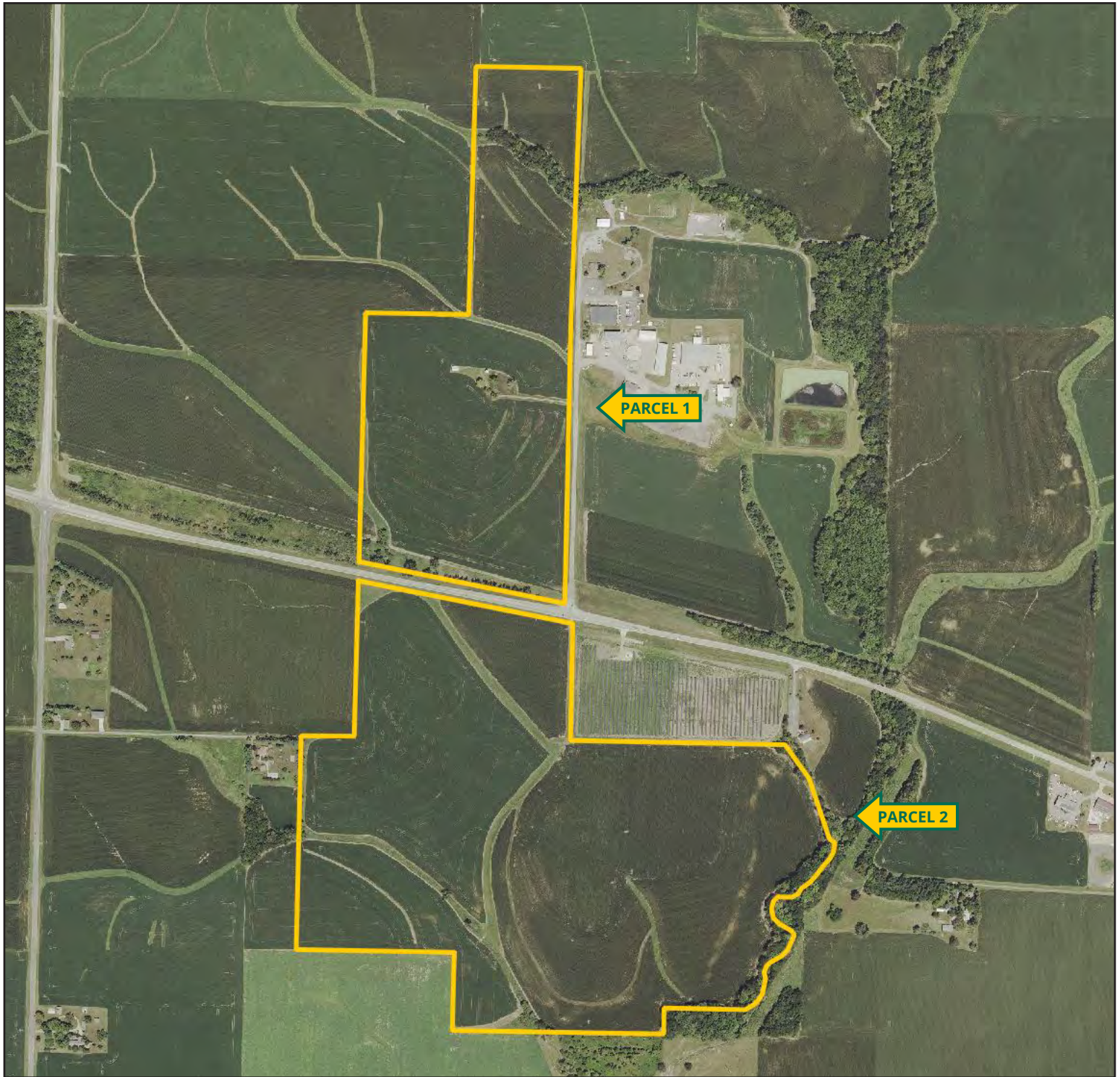


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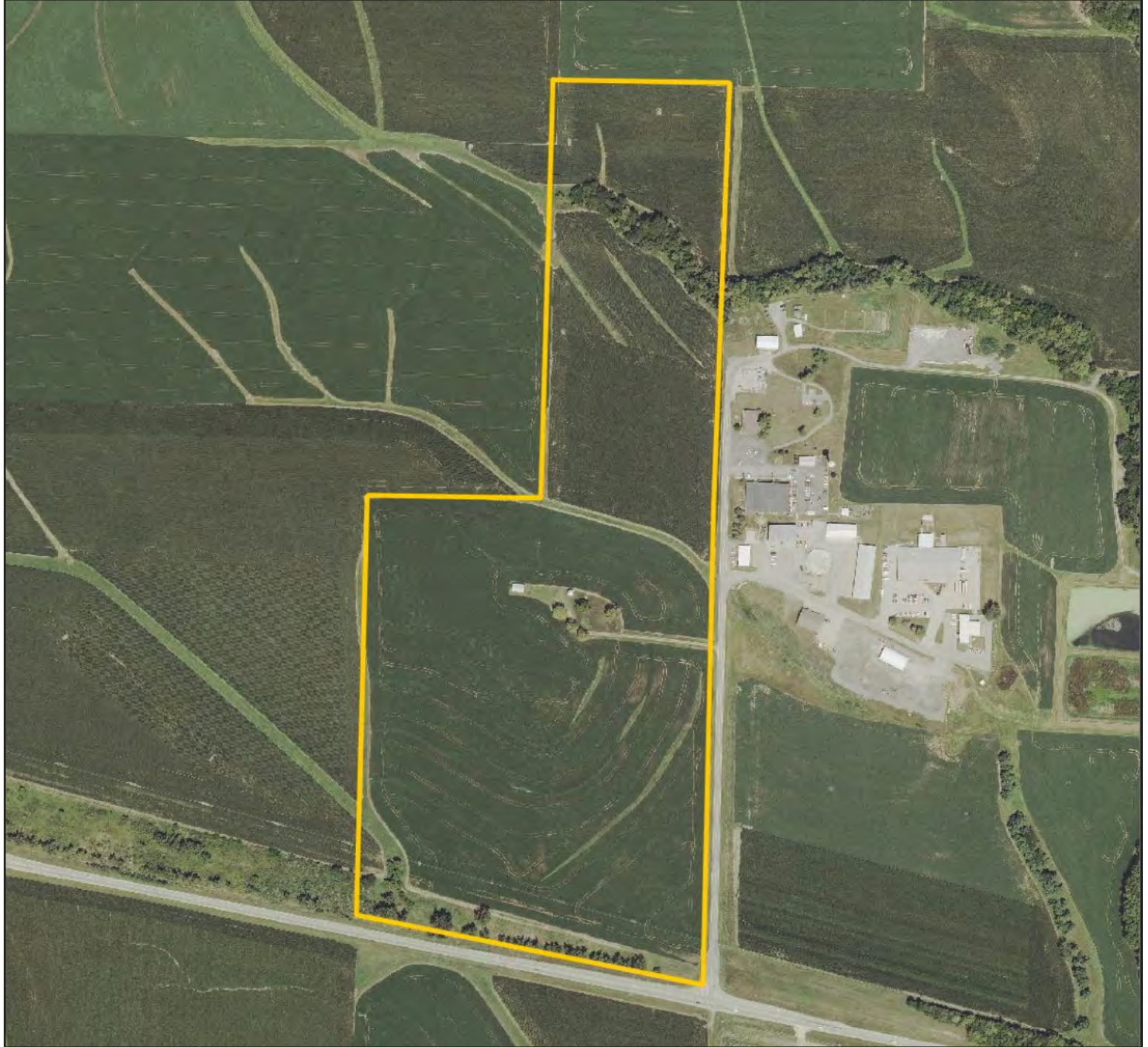
815.935.9878 | 200 E Court, Ste. 600 | Kankakee, IL 60901 | www.Hertz.ag

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217.552.3777
EricW@Hertz.ag

BRIAN MASSEY, AFM, CCA
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FSA/Eff. Crop Acres: 62.10 | Soil Productivity: 139.10 PI



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State: **Illinois**
County: **Tazewell**
Location: **11-24N-4W**
Township: **Elm Grove**
Acres: **62.1**
Date: **11/7/2025**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL 179, Soil Area Version: 19					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	22.94	36.9%		**138
43A	Ipava silt loam, 0 to 2 percent slopes	15.70	25.3%		142
**705B	Buckhart silt loam, 2 to 5 percent slopes	9.02	14.5%		**141
**68A	Sable silty clay loam, 0 to 2 percent slopes	8.01	12.9%		**143
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	6.43	10.4%		**128
Weighted Average					139.1

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: 02-08-2023

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 Tremont: go west on IL-9 for 1 mile. The property is located on the north side of the road.

Simple Legal

Pt of NW¼ SE¼; Pt of SE¼ SW¼; Pt of SW¼ SE¼ of Section 11, AND Pt of NE¼ NW¼; Pt of NW¼ NE; Pt of SE¼ NW¼; Pt of SW¼ NE¼ of Section 14, all in Township 24 North, Range 4 West of the 5th P.M., Tazewell Co., IL. *Final survey to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$3,639.04*

Surveyed Acres: 70.748

Taxable Acres: 74.47*

**Taxes estimated due to recent survey of property. Tazewell County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 438, Part of Tract 1439

FSA/Eff. Crop Acres: 62.10

Corn Base Acres: 30.67*

Corn PLC Yield: 164 Bu.

Bean Base Acres: 30.70*

Bean PLC Yield: 53 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

HEL: Highly Erodible Land.

Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Osco, Ipava and Buckhart. Productivity Index (PI) on the FSA/Eff. crop acres is 139.10. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

Year	Corn	Beans
2024	300	81
2023	242	85
2022	265	81
2021	236	84
2020	242	69

Yield information is reported by Crop Insurance records. *Yields are for both Parcels 1 & 2 combined.*

Land Description

Level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

There is a post frame shed and a 21' grain bin on the property.

Water & Well Information

None.

Easement

There is an existing Ameren electrical transmission easement on the property. An additional easement is being proposed in parallel. 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.

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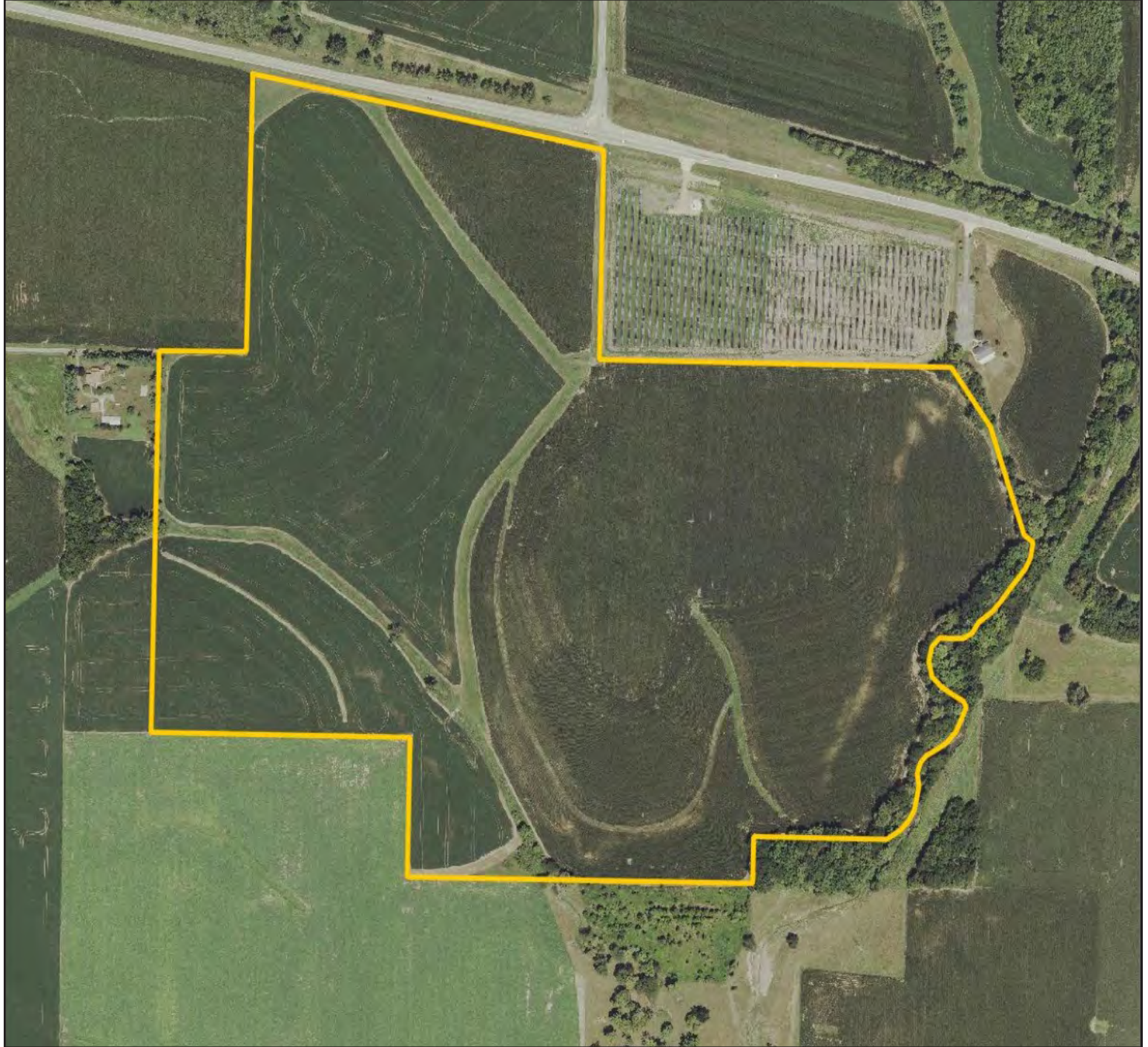
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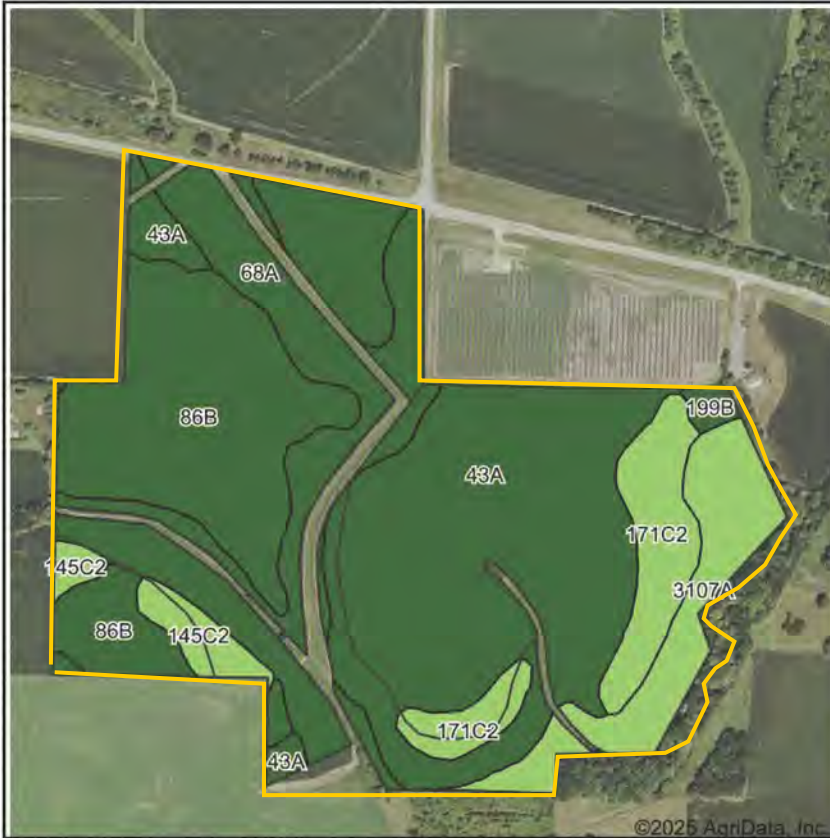
FSA/Eff. Crop Acres: 132.50 | Soil Productivity: 138.20 PI



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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Tazewell**
Location: **14-24N-4W**
Township: **Elm Grove**
Acres: **132.50**
Date: **11/7/2025**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL179, Soil Area Version: 19

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	52.61	39.6%		142
**86B	Osco silt loam, 2 to 5 percent slopes	30.42	22.8%		**138
**68A	Sable silty clay loam, 0 to 2 percent slopes	23.62	17.9%		**143
**3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	10.98	8.3%		**125
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	10.37	7.9%		**128
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3.63	2.8%		**123
**199B	Plano silt loam, 2 to 5 percent slopes	0.87	0.7%		**141
Weighted Average					138.2

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: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Location

From Tremont: go west on IL-9 for 1 mile. The property is located on the south side of the road.

Simple Legal

Pt of Section 14, Township 24 North, Range 4 West of the 5th P.M., Tazewell Co., IL. Final survey to govern legal description.

Real Estate Tax

2024 Taxes Payable 2025: \$7,329.72*

Surveyed Acres: 142.733

Taxable Acres: 142.15*

Tax per Taxable Acre: \$51.56*

**Taxes estimated due to recent survey of property. Tazewell County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 438, Pt of Tract 1439

FSA/Eff. Crop Acres: 132.50

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Corn PLC Yield: 164 Bu.

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Main soil types are Ipava, Osco and Sable. Productivity Index (PI) on the FSA/Eff. crop acres is 138.20. See soil map for details.

Mineral Rights

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Yield History (Bu./Ac.)

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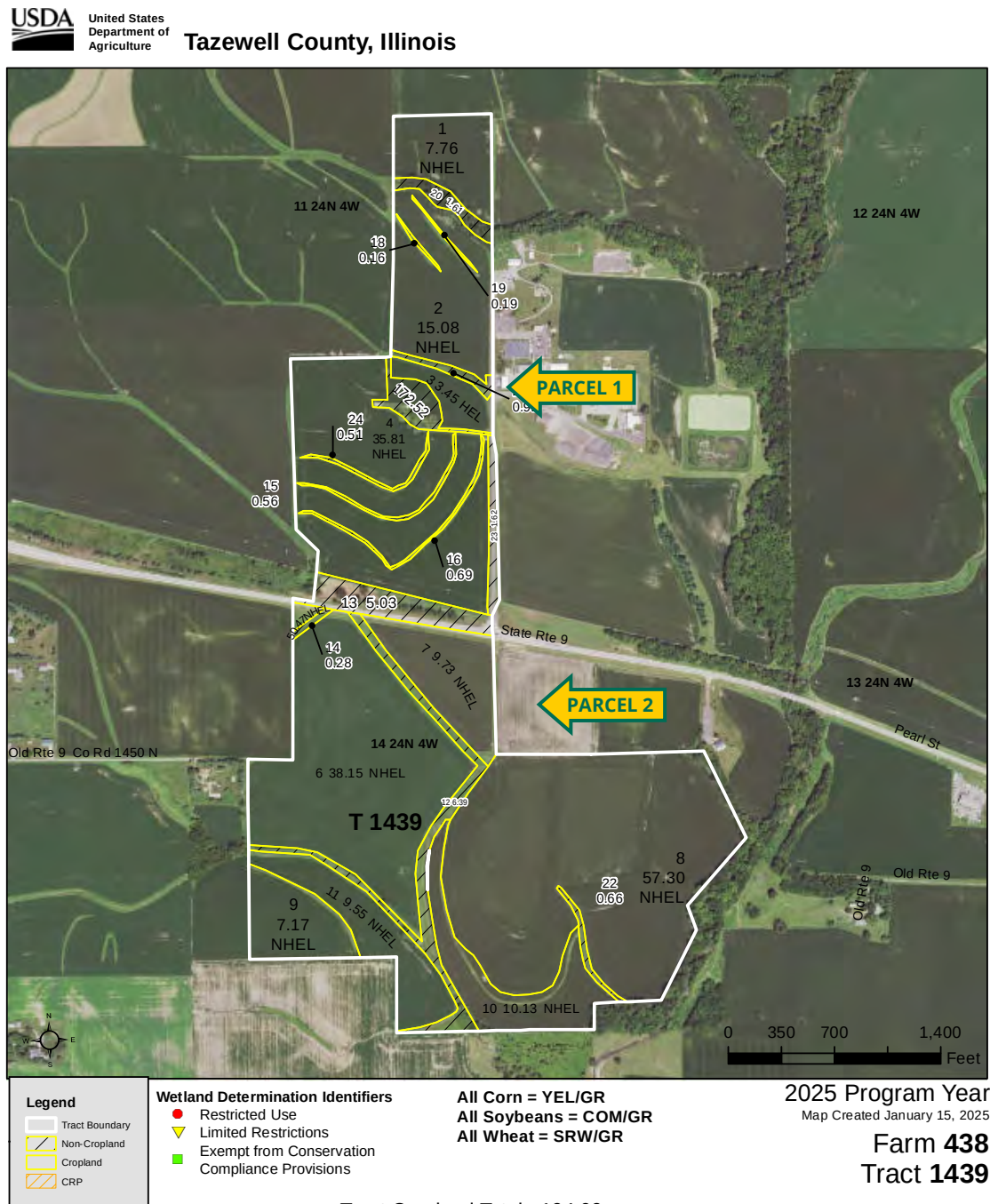
Buildings/Improvements

None.

Water & Well Information

None.

Parcel 1 - 62.10 FSA/Eff. Crop Acres
Parcel 2 - 132.50 FSA/Eff. Crop Acres



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Parcel 1 - South Looking North



Parcel 2 - Northeast Looking Southwest



Date: Tues., December 9, 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 the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Eric Wilkinson at 217-552-3777 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 one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Busse Trust, Et Al

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

Attorney

Jason W. Proehl
Kuhfuss & Proehl, P.C.

Announcements

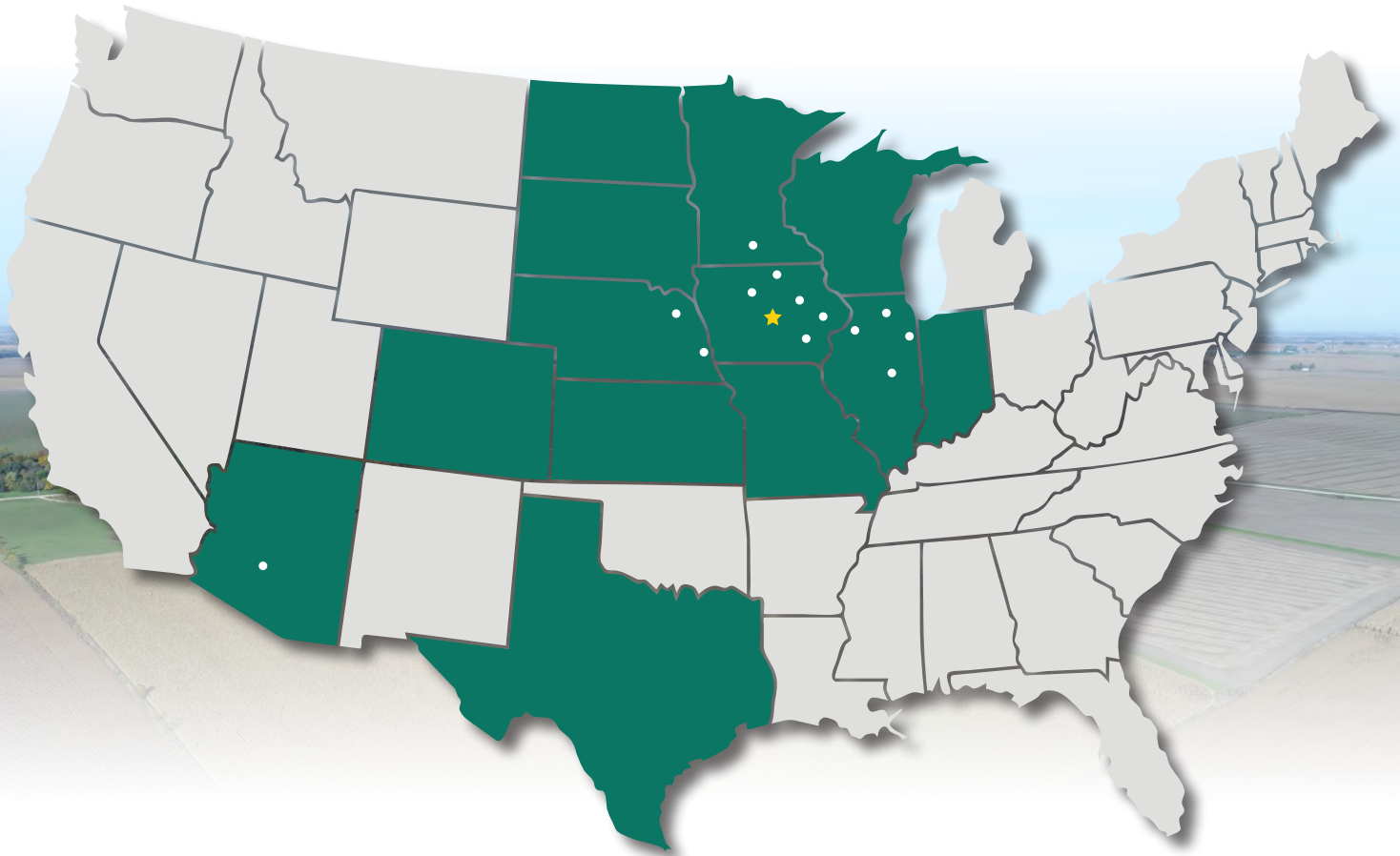
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 January 29, 2026, 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. Seller will pay the real estate taxes due and payable in 2025; Buyer will pay the real estate taxes due and payable in 2026 and beyond.

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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