



Bonnie Jean Klemit Wright Trust

AUCTION

Virtual-Online Only

Wednesday

December 10, 2025

10:00 a.m. CST

bid.hertz.ag

153.00 Acres, m/l

3 Parcels

Iroquois County, IL



DAKOTA SCHAUMBURG, AFM

Licensed Broker in IL & IN

815.768.6783

DakotaS@Hertz.ag

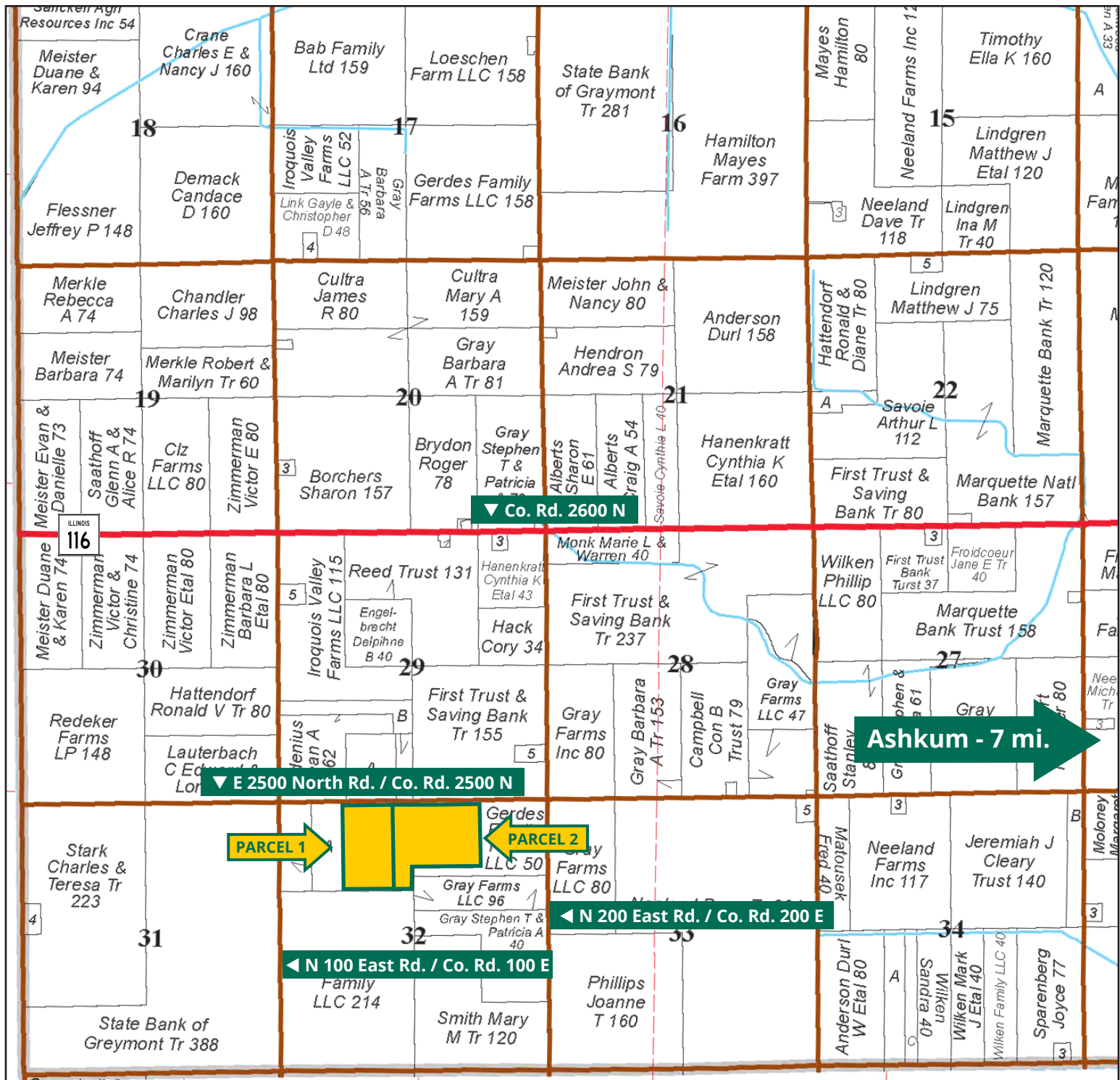


ERIC WILKINSON, AFM, ALC

Designated Managing Broker in IL

217.552.3777

EricW@Hertz.ag

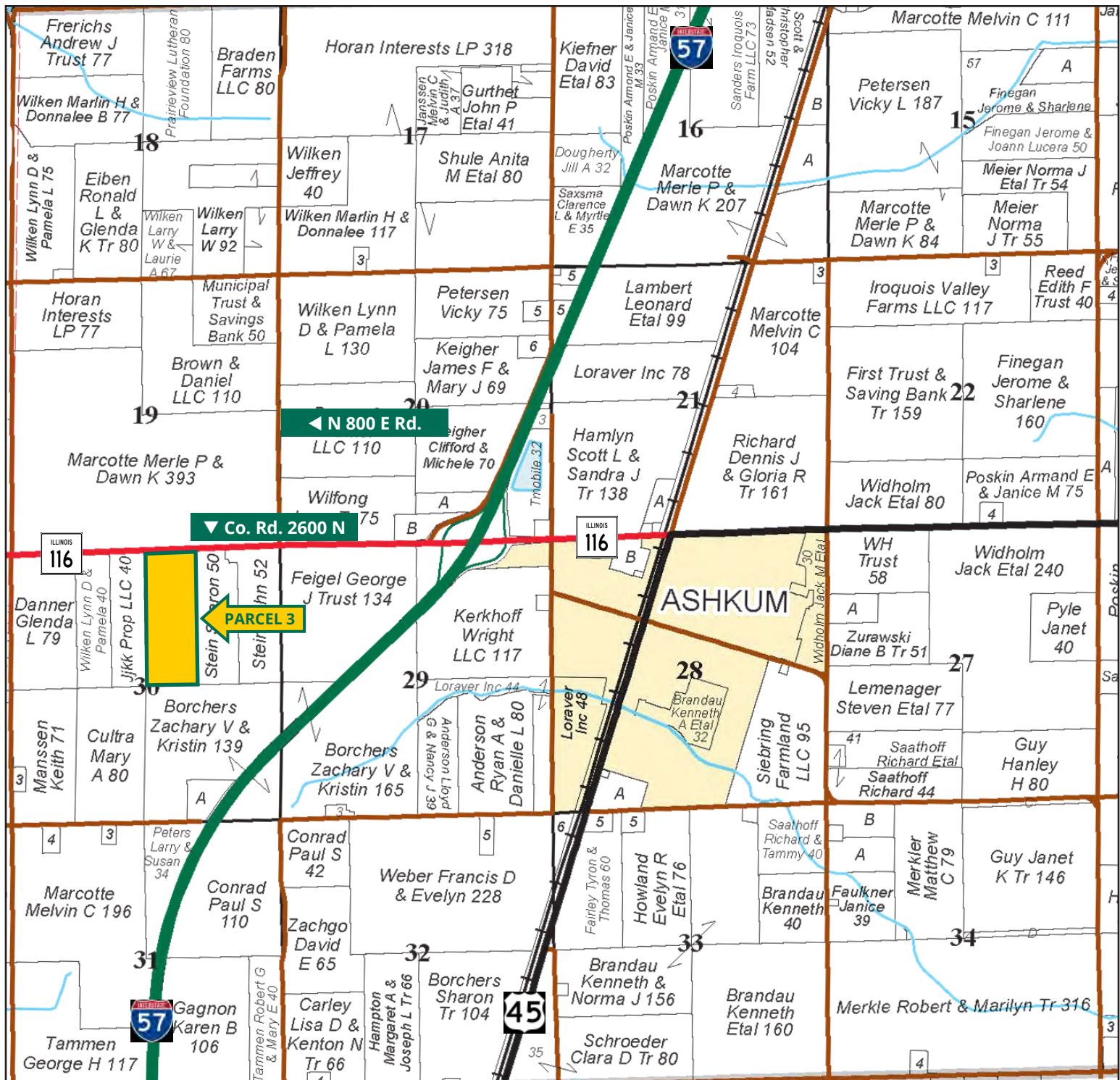


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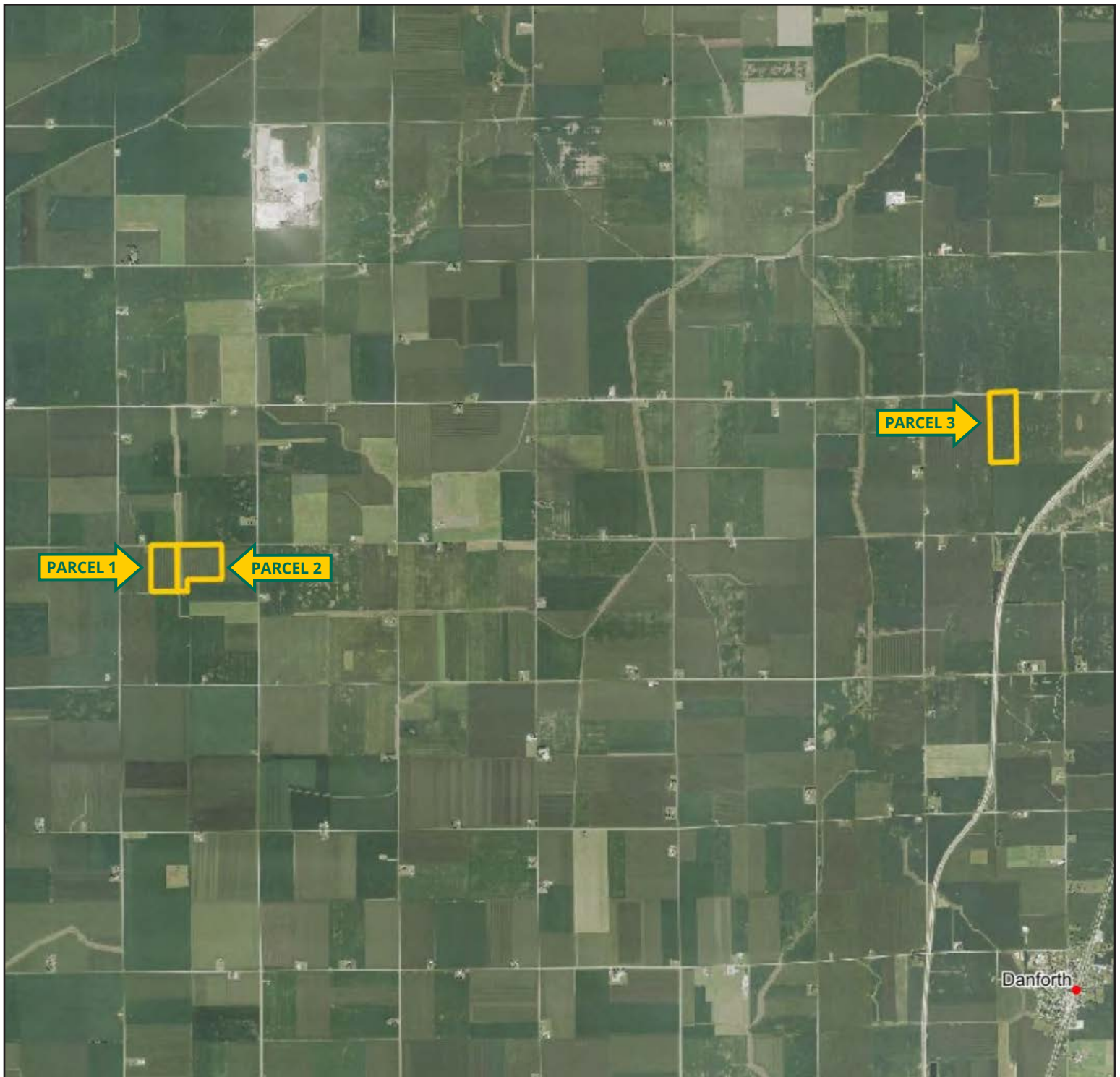


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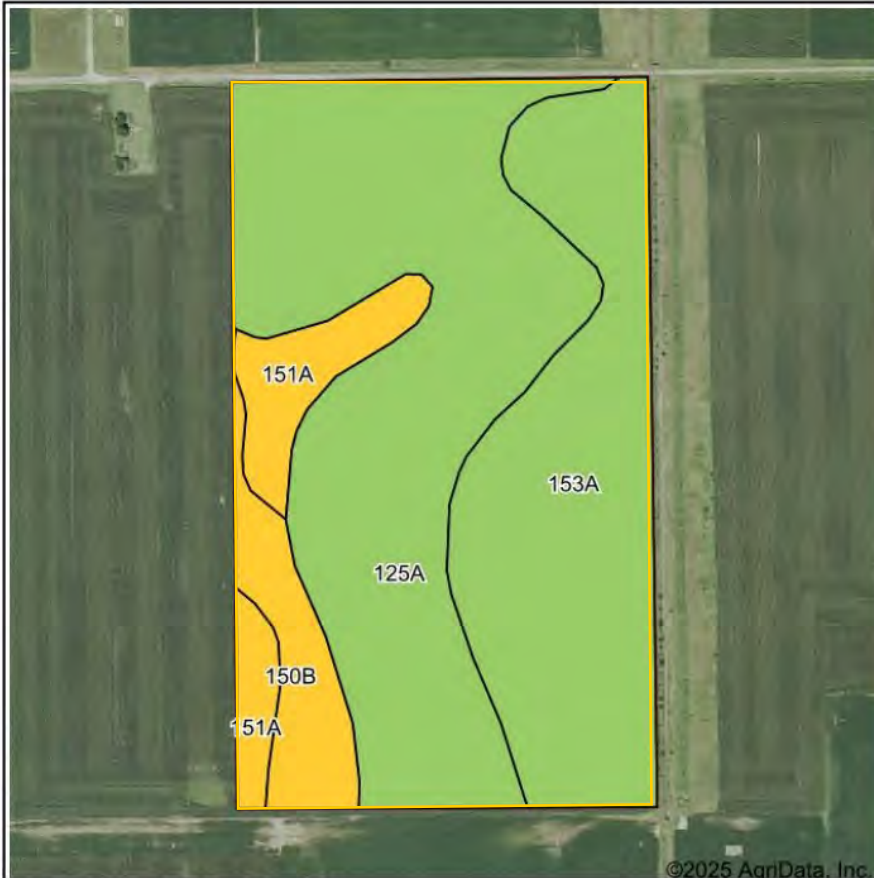
FSA/Eff. Crop Acres: 39.75 | Soil Productivity: 127.50 PI



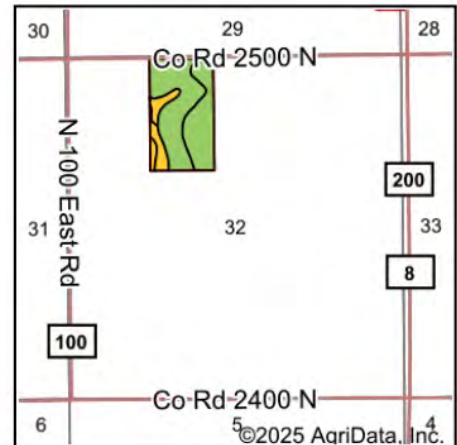
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Iroquois**
Location: **32-28N-10E**
Township: **Ashkum**
Acres: **39.75**
Date: **11/6/2025**



Maps Provided By:



Area Symbol: IL075, Soil Area Version: 19

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	20.12	50.6%		**129
**153A	Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes	13.58	34.2%		**132
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	3.25	8.2%		**114
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	2.80	7.0%		**110
Weighted Average					127.5

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 Ashkum: Go west on IL Hwy 116 / Co. Rd. 2600 N for 7.2 miles, then south on N 200 East Rd. / Co. Rd. 200 E for 1 mile, and then west on E 2500 North Rd. / Co. Rd. 2500 N for 0.7 miles. Property is located on the south side of the road.

Simple Legal

Part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 28 North, Range 10 East of the 3rd P.M., Iroquois Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$1,688.41*

Taxable Acres: 41.00*

Tax per Taxable Acre: \$41.18*

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

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 10641, Part of Tract 13295

FSA/Eff. Crop Acres: 39.75

Corn Base Acres: 20.50*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 19.25*

Bean PLC Yield: 48 Bu.

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

Soil Types/Productivity

Main soil types are Selma and Pella. Productivity Index (PI) on the FSA/Eff. crop acres is 127.50. 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 nearly level.

Drainage

Natural. Parcel is part of the Ashkum and Danforth Drainage District.

Buildings/Improvements

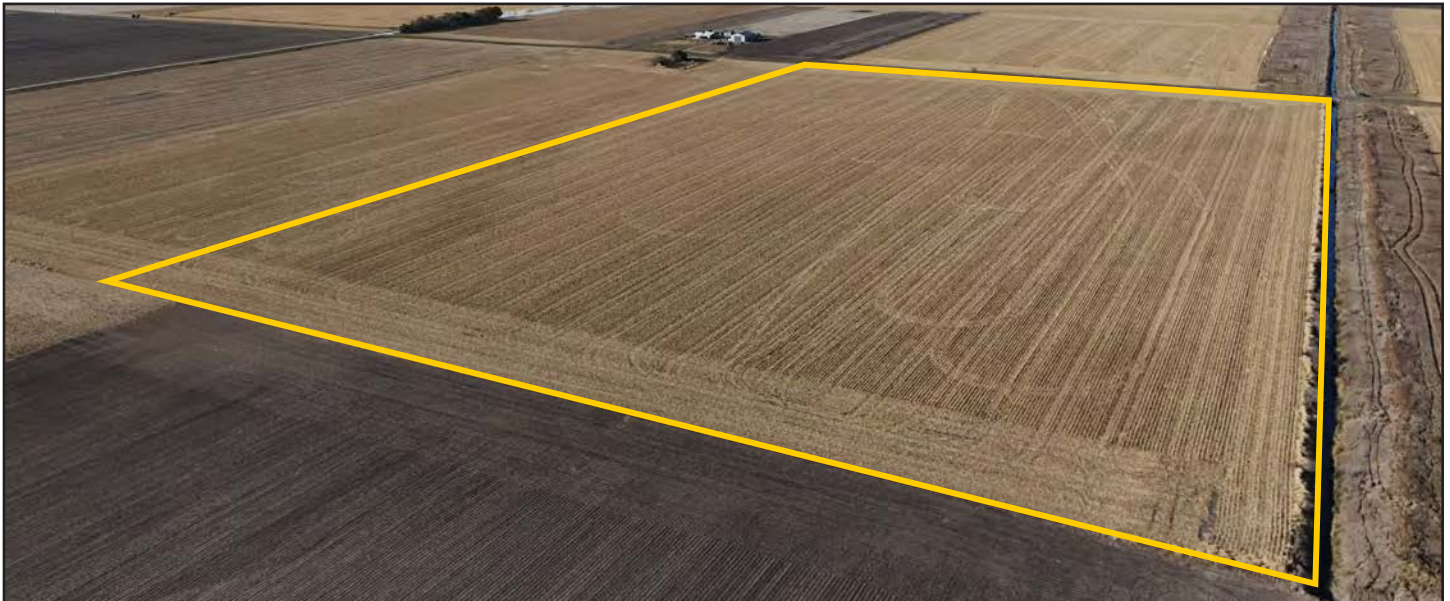
None.

Water & Well Information

None.

Survey

All parcels will be surveyed at Seller's expense 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: 49.18 | CRP Acres: 4.00 | Soil Productivity: 130.90 PI



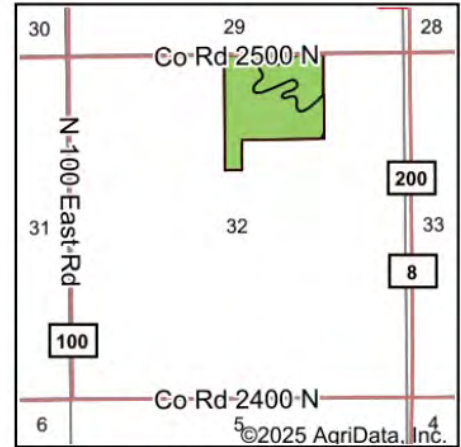
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Soils data provided by USDA and NRCS.



State: Illinois
County: Iroquois
Location: 32-28N-10E
Township: Ashkum
Acres: 49.18
Date: 11/5/2025



Area Symbol: IL075, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**153A	Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes	36.01	73.2%		**132
**69A	Milford silty clay loam, 0 to 2 percent slopes	13.17	26.8%		**128
Weighted Average					130.9

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: 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 II. Soils EFOTG

Location

From Ashkum: Go west on IL Hwy 116 / Co. Rd. 2600 N for 7.2 miles, then south on N 200 East Rd. / Co. Rd. 200 E for 1 mile, and then west on E 2500 North Rd. / Co. Rd. 2500 N for 0.4 miles. Property is located on the south side of the road.

Simple Legal

NW¼ NE¼ and the east 4 acres, m/l, of the north 106.00 acres, m/l, all in Section 32, Township 28 North, Range 10 East of the 3rd P.M., Iroquois Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$2,351.23*

Taxable Acres: 54.00*

Tax per Taxable Acre: \$43.54*

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

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 10641, Part of Tract 13295

FSA/Eff. Crop Acres: 49.18

CRP Acres: 4.00

Corn Base Acres: 25.26*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 23.71*

Bean PLC Yield: 48 Bu.

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

CRP Contracts

There are 4.00 acres enrolled in a CP-21 contract that pays \$1,200.00 annually and expires 9/30/2033.

Soil Types/Productivity

Main soil types are Pella and Milford.

Productivity Index (PI) on the FSA/Eff.

crop acres is 130.90. 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 nearly level.

Drainage

Natural. Property is part of Ashkum and Danforth Drainage District.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

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



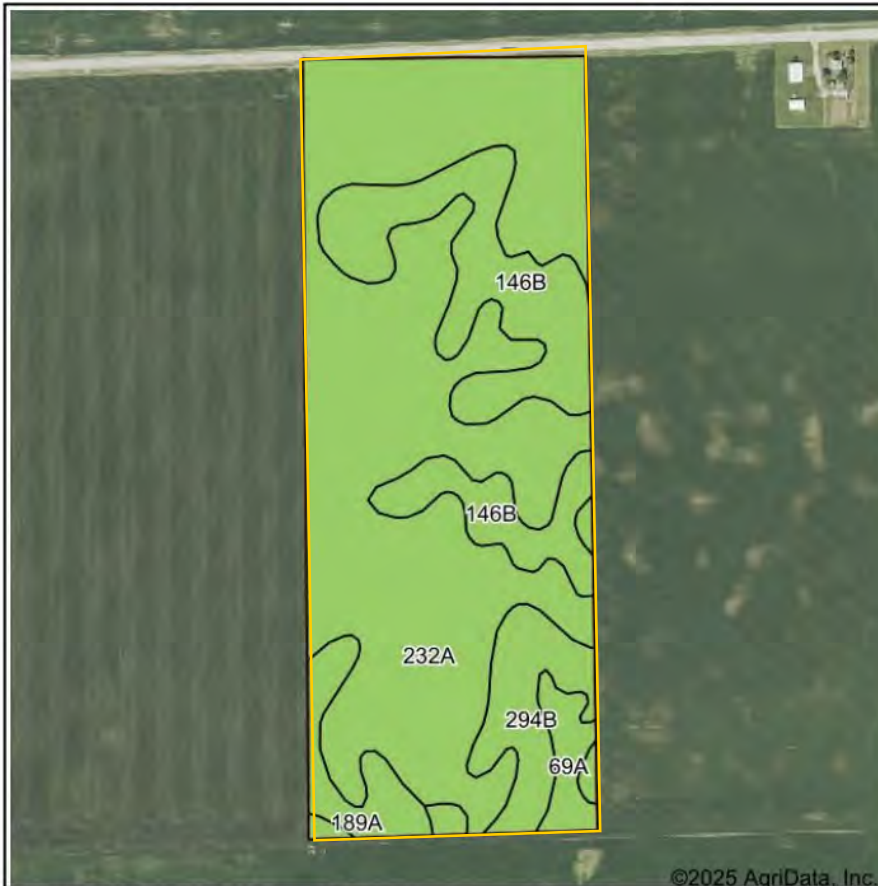
FSA/Eff. Crop Acres: 57.92 | Soil Productivity: 126.80 PI



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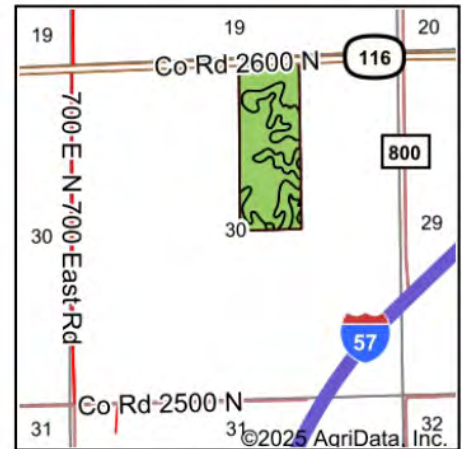
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Soils data provided by USDA and NRCS.



State: Illinois
County: Iroquois
Location: 30-28N-14W
Township: Ashkum
Acres: 57.92
Date: 11/5/2025



Maps Provided By:



Area Symbol: IL075, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	37.91	65.4%		**127
**146B	Elliott silt loam, 2 to 4 percent slopes	11.43	19.7%		**124
**294B	Symerton silt loam, 2 to 5 percent slopes	4.09	7.1%		**130
189A	Martinton silt loam, 0 to 2 percent slopes	2.47	4.3%		130
**69A	Milford silty clay loam, 0 to 2 percent slopes	2.02	3.5%		**128
Weighted Average					126.8

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 Ashkum: Go west on IL Hwy 116 / Co. Rd. 2600 N for 1.8 miles. Property is located on the south side of the road.

Simple Legal

West 58.00 acres, m/l, in the NE¼ of Section 30, Township 28 North, Range 14 West of the 3rd P.M., Iroquois Co., IL. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$2,188.34
Taxable Acres: 58.00
Tax per Taxable Acre: \$37.73

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 480, Tract 13309
FSA/Eff. Crop Acres: 57.92
Corn Base Acres: 28.98
Corn PLC Yield: 128 Bu.
Bean Base Acres: 28.94
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Main soil types are Ashkum, Elliott, Symerton and Martinton. Productivity Index (PI) on the FSA/Eff. crop acres is 126.80. 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. Parcel is part of Ashkum and Danforth Drainage District.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

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



Parcels 1 & 2 - Southwest looking Northeast



Parcel 1 - North looking South



Parcel 2 - Northwest Corner looking Southeast



Parcel 3 - North looking South



Date: Wed., December 10, 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, Dakota Schaumburg at 815-768-6783 or Eric Wilkinson at 217-552-3777 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Bonnie Jean Klemit Wright Trust

Agency

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

Auctioneer

Eric Wilkinson
License No. 441.002361

Attorney

Adam M. Crutchley
Martensen, Niemann & Galvin, LLC

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

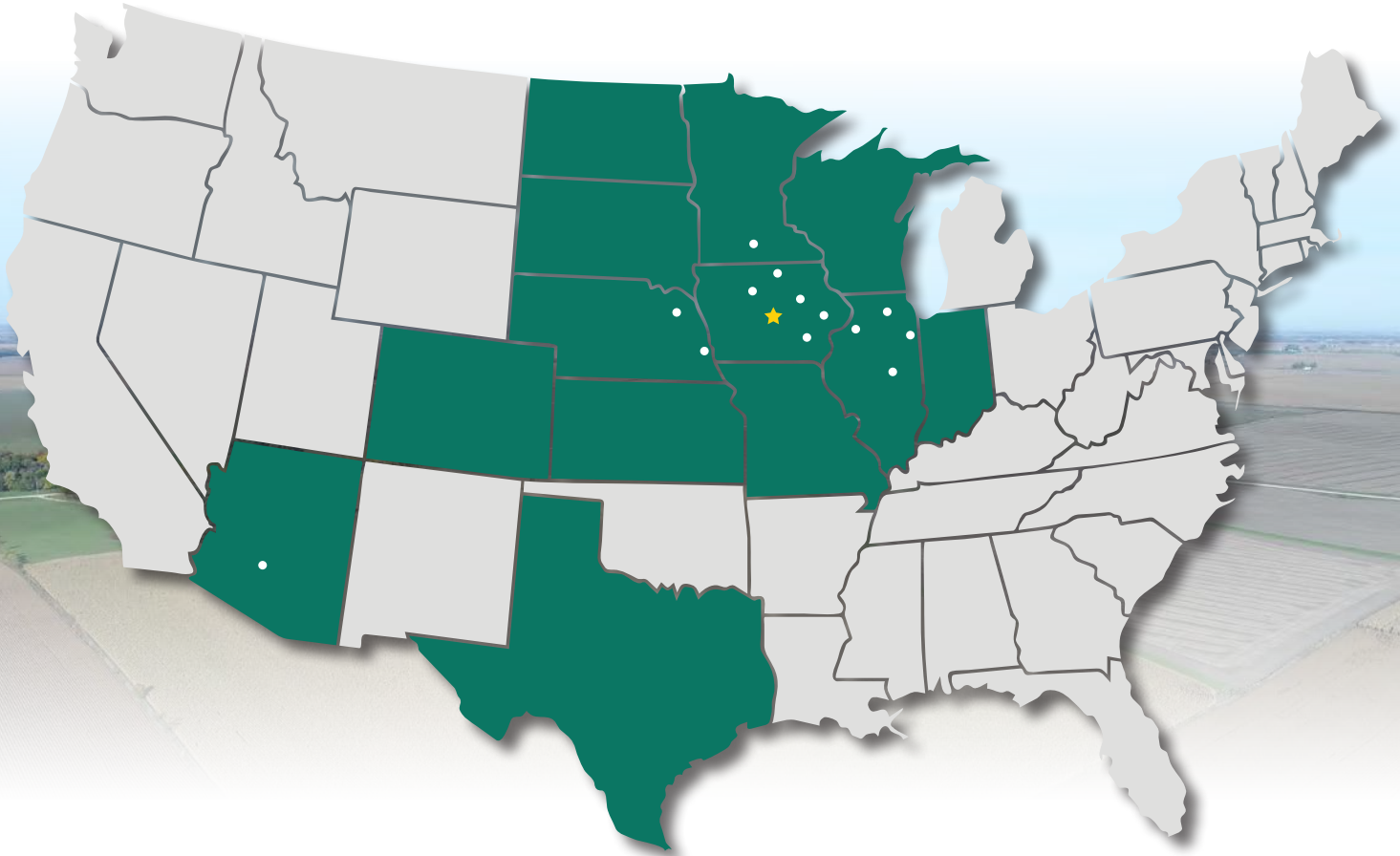
Survey

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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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