

Land Auction

ACREAGE:

459.45 Acres, m/l

In 6 parcels

Marshall County, IL

DATE:

Tuesday

December 19, 2017

10:00 a.m.

LOCATION:

American Legion

Lacon, IL



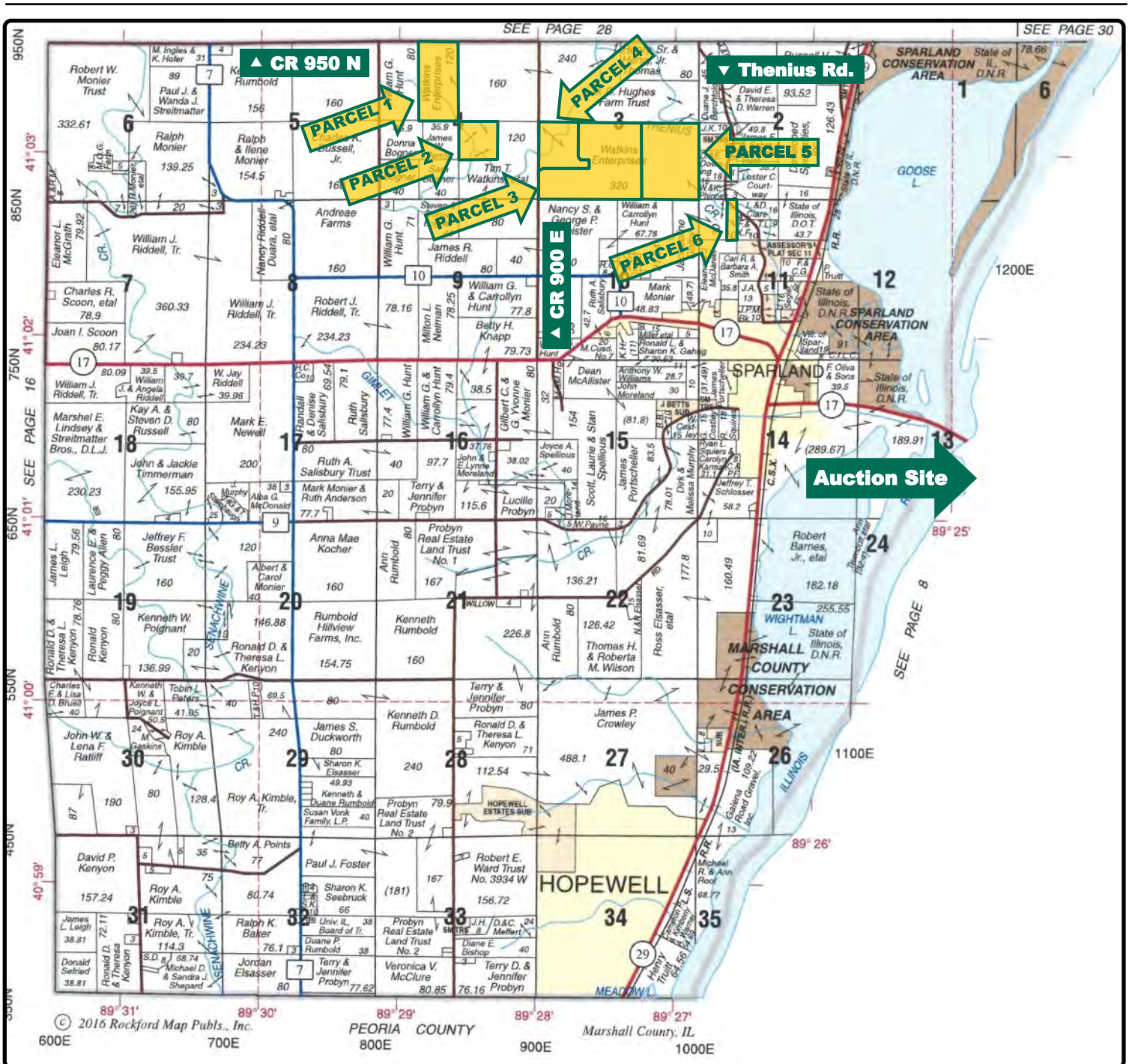
Property Key Features

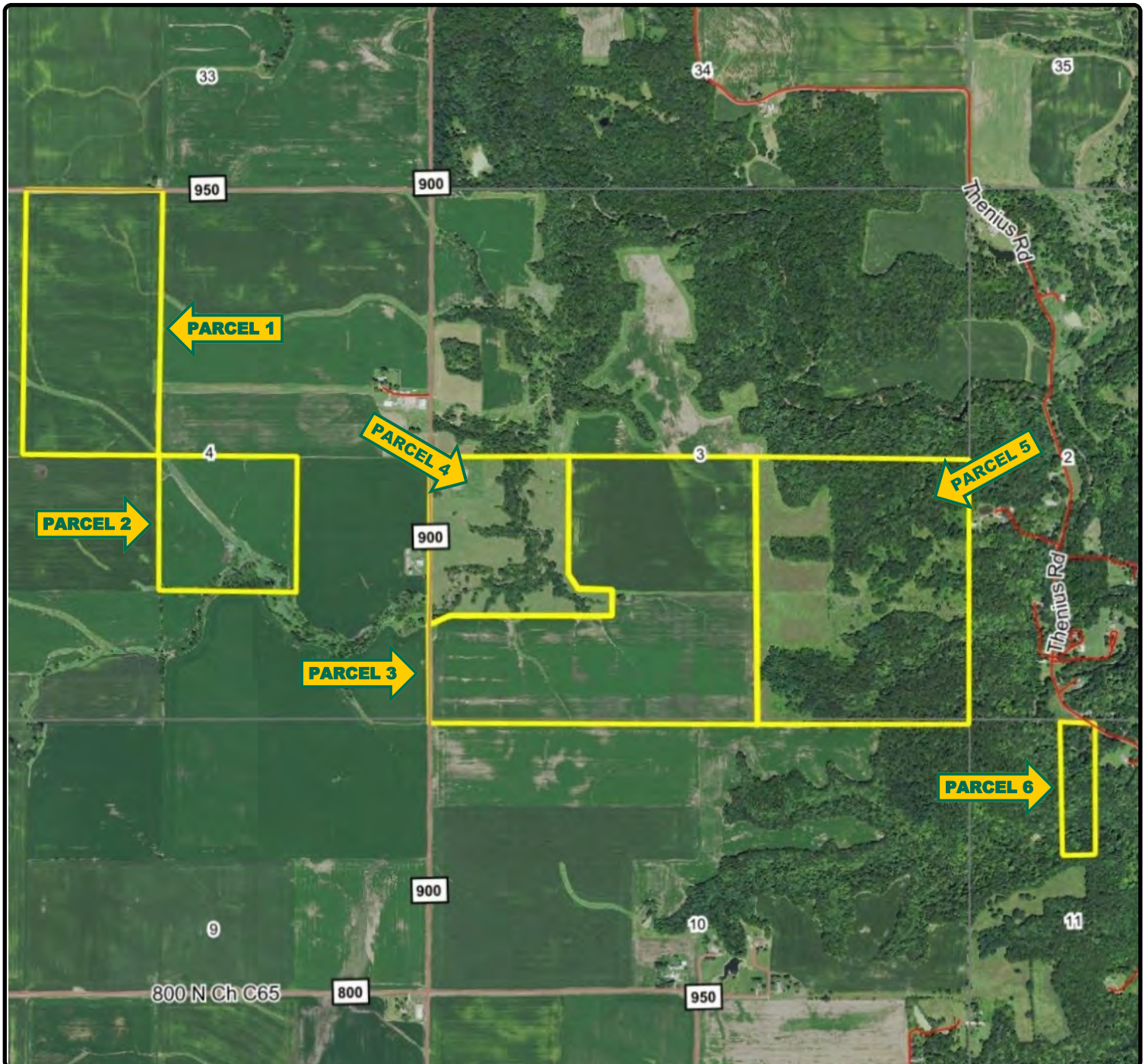
- High-Quality, Tillable Farmland, with Full Farming Rights for 2018 Crop Year
- Hunter's Paradise, including Beautiful Heavy Timber and a Primitive Cabin
- Productive Pastureland with a Creek—Includes Excellent Road Access!

Douglas L. Hensley, President
Licensed Broker in IL & IA
DougH@Hertz.ag

800-593-5263
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

459.45 Acres, m/l, in 6 parcels, Marshall County, IL





Map reproduced with permission of Rockford Map Publishers.

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Parcel 1

Total Acres:	81.68
Crop Acres:	80.29**
Corn Base:	40.3*
Bean Base:	40.0*
Soil Productivity:	139.49 P.I.

Parcel 1 Property Information 81.68 Acres, m/l

Location

From Sparland: At the northern intersection of IL Highways 17 and 29 @ Sparland, travel west on IL Hwy 17 for 1.5 miles to Marshall County Road 900 East. Turn right/north, and travel for 2 miles to Marshall County Road 950 North. Turn left/west and travel for 0.5 miles to the subject property on your left/south.

Legal Description

The East 1/2 of the Northwest 1/4 of Section 4, Steuben Township, Marshall County, IL.
(Deed legal descriptions to be determined by survey.)

Farm Lease Status

The existing farm lease on this parcel expires in February 2018. Buyer will have full farming rights for the 2018 crop year.

Real Estate Tax

Taxes Payable 2016 - 2017: \$3,283.88
Taxable Acres: 80.0
Tax per Taxable Acre: \$41.05

FSA Data

Farm Number 829, Tract 1553
Crop Acres: 80.29**
Corn Base: 40.3*
Corn PLC Yield: 167 Bu.
Bean Base: 40*
Bean PLC Yield: 48 Bu.

**The FSA Bases are estimated, as this parcel is part of a larger farm. Marshall County FSA will determine final Bases.*

***There are 3.91 acres of cropland currently in grass waterway.*

Soil Types/Productivity

Main soil types are Flanagan silt loam and Catlin silt loam. Productivity Index (PI) is 139.49. See soil map for details.

Mineral Rights

100% of the mineral rights owned by the Sellers shall be transferred to the buyer at closing.

Land Description

Level to gently sloping.

Comments

This is a high-quality, well-cared for, Marshall County farm, located in a very strong farming area.

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Soil Report



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	Corn yld (811)	Soybeans yld (811)	PI (811)	
154A	Flanagan silt loam, 0 to 2 percent slopes	33.14	41.27	1	194	63	144	
171B	Catlin silt loam, 2 to 5 percent slopes	22.14	27.57	2	185	58	137	
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	8.58	10.68	2	178	56	131	
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	5.69	7.09	2	186	58	136	
51A	Muscatine silt loam, 0 to 2 percent slopes	4.47	5.56	1	200	64	147	
86B	Osco silt loam, 2 to 5 percent slopes	4.01	4.99	2	189	59	140	
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	2.27	2.83	3	166	53	123	

Measured Tillable Acres: 80.29

Average PI (811): 139.49



Parcel 2

Total Acres:	40.90
Crop Acres:	33.19
Corn Base:	16.6*
Bean Base:	16.6*
Soil Productivity:	135.46 P.I.

Parcel 2 Property Information 40.90 Acres, m/l

Location

From Sparland: At the northern intersection of IL Highways 17 and 29 @ Sparland, travel west on IL Hwy 17 for 1.5 miles to Marshall County Road 900 East. Turn right/north, and travel for 1.5 miles to a field lane; turn left/west and travel for 0.25 mile to the subject property on your left/south.

Legal Description

The Northwest 1/2 of the Southeast 1/4 of Section 4, Steuben Township, Marshall County, IL.
(Deed legal descriptions to be determined by survey.)

Farm Lease Status

The existing farm lease on this parcel expires in February 2018. Buyer will have full farming rights for the 2018 crop year.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,086.30
Taxable Acres: 40.0
Tax per Taxable Acre: \$27.16

FSA Data

Farm Number 829, Tract 1553
Crop Acres: 33.19
Corn Base: 16.6*
Corn PLC Yield: 167 Bu.
Bean Base: 16.6*
Bean PLC Yield: 48 Bu.

**The FSA Bases are estimated, as this parcel is part of a larger farm. Marshall County FSA will determine final Bases.*

Driveway Easement

Auction Parcel 2 is accessed by an unimproved driveway easement that runs west from CR 900 East.

Soil Types/Productivity

Main soil types are Catlin, Radford, and Flanagan silt loam. Productivity Index (PI) is 135.46. See soil map for details.

Mineral Rights

100% of the mineral rights owned by the Sellers shall be transferred to the buyer at closing.

Access Easement

There is an existing driveway easement running from CR 900 E, which runs with title to this land.

Land Description

Level to gently sloping.

Comments

Another nice Marshall County farm, located in a very strong farming area.

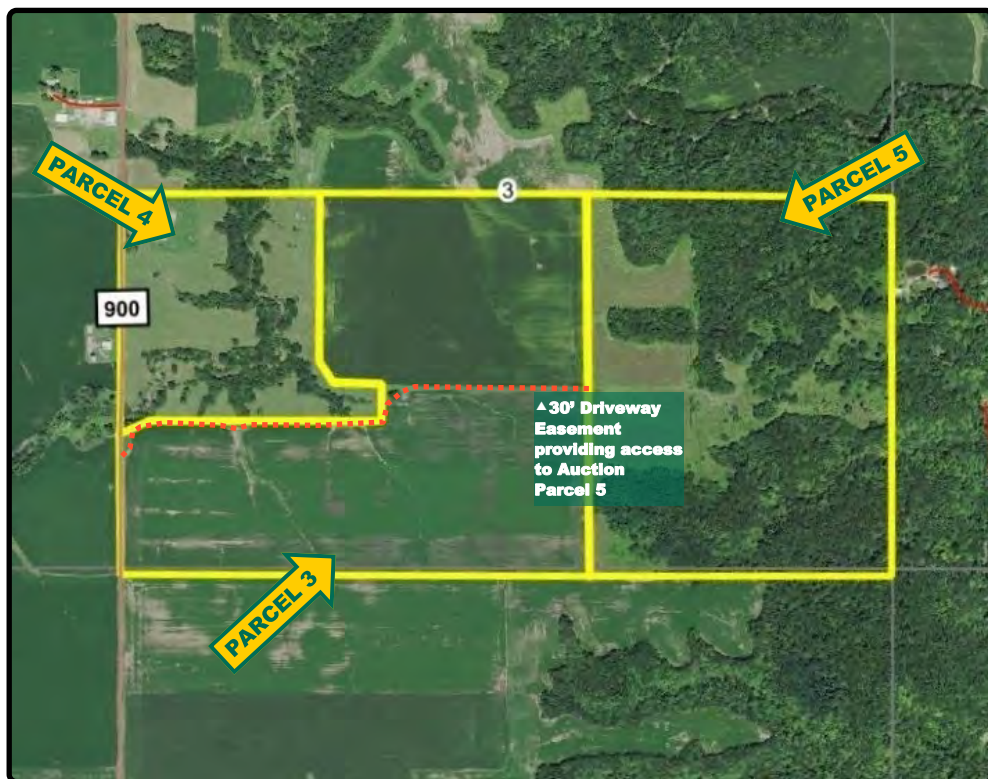
Soil Report



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	Corn yld (811)	Soybeans yld (811)	PI (811)	
171B	Catlin silt loam, 2 to 5 percent slopes	14.05	42.34	2	185	58	137	
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	6.04	18.19	2	186	58	136	
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	5.64	16.98	2	178	56	131	
154A	Flanagan silt loam, 0 to 2 percent slopes	4.25	12.80	1	194	63	144	
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	2.42	7.30	3	166	53	123	
171C2	Catlin silty clay loam, 5 to 10 percent slopes, eroded	0.79	2.38	3	174	55	128	

Measured Tillable Acres: 33.19

Average PI (811): 135.46



Parcels 3 - 5

Total Acres:	326.87
Crop Acres:	173.67*
CRP Acres:	26.0**
Corn Base:	84.0***
Bean Base:	59.82***

Parcels 3 - 5 Property Information 326.87 Acres, m/l

Location

From Sparland: At the northern intersection of IL Highways 17 and 29 @ Sparland, travel west on IL Hwy 17 for 1.5 miles to Marshall County Road 900 East. Turn right/north, and travel for 1.0 mile, and the subject property will begin on your right/east.

Legal Description

The South 1/2 of Section 3, Steuben Township, Marshall County, IL.
(Deed legal descriptions to be determined by survey.)

Hunting Lease Status

This land is subject to an annual lease for deer hunting. The current hunting lease expires on June 1, 2018.

Real Estate Tax

Taxes Payable 2016 - 2017: \$5,838.88

Taxable Acres: 320.0

Tax per Taxable Acre: \$18.25

Note: These 3 auction parcels are comprised from 4 different real estate tax ID #'s. The \$ figures quoted above include all the tax ID's that contribute to the makeup of Auction Parcels 3-5. Final determination for individual auction parcel taxes will be made by the Marshall County Assessor.

FSA Data

Farm Number 829, Tract 1552

Crop Acres: 173.67*

CRP Acres: 26.0**

Corn Base: 84.0***

Corn PLC Yield: 167 Bu.

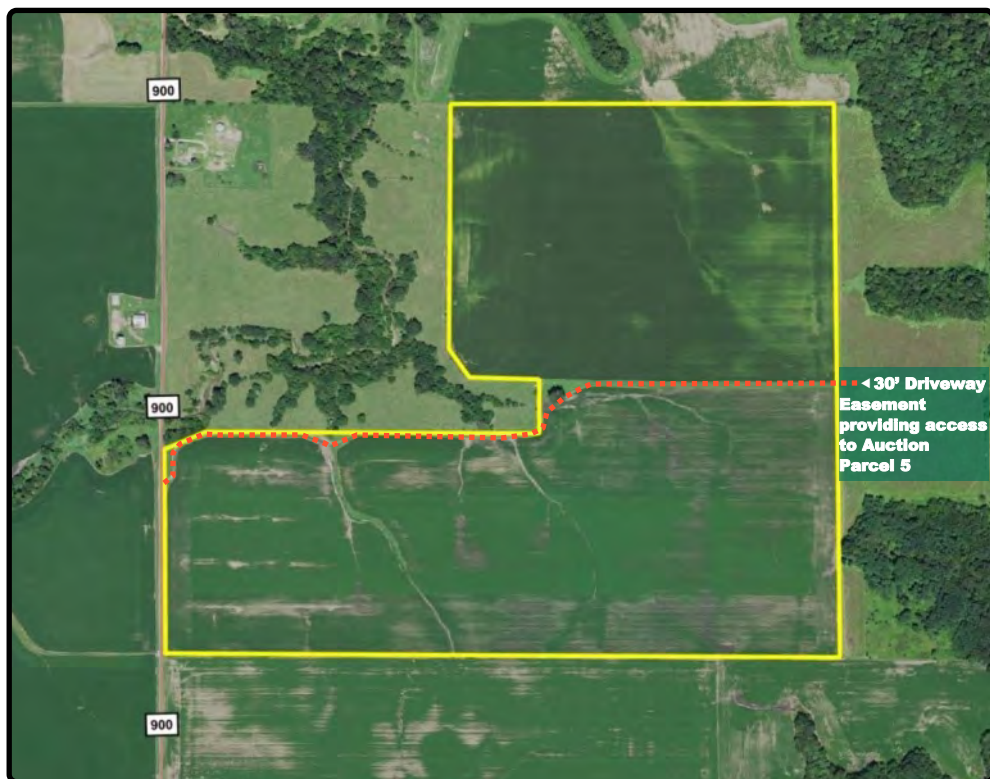
Bean Base: 59.82****

Bean PLC Yield: 48 Bu.

**The referenced cropland acreage total includes 143.85 acres on Parcel 3 that is currently farmed, as well as 29.82 acres on Parcel 4 that is considered cropland but that is not currently cropped.*

***The CRP acres are all located on Auction Parcel 5. Details on the contract can be found on the property information sheet for Auction Parcel 5.*

****Because it is the only currently cropped parcel, all of the FSA Base acres have been attributed to Auction Parcel 3. However, Marshall County FSA will determine final Bases upon reconstitution of the property.*



Parcel 3

Total Acres:	145.57
Crop Acres:	143.85
Corn Base:	84.0*
Bean Base:	59.82*
Soil Productivity:	132.73 P.I.

Parcel 3 Property Information 145.57 Acres, m/I

Location

From Sparland: At the northern intersection of IL Highways 17 and 29 @ Sparland, travel west on IL Hwy 17 for 1.5 miles to Marshall County Road 900 East. Turn right/north, and travel for 1.0 mile, and the subject property will be on your right/east.

Legal Description

Part of the South 1/2 of Section 3, Steuben Township, Marshall County, IL.
(Deed legal descriptions to be determined by survey.)

Farm Lease Status

The existing farm lease on this parcel expires in February 2018. Buyer will have full farming rights for the 2018 crop year.

Hunting Lease Status

This land is subject to an annual lease for deer hunting. The current hunting lease expires on June 1, 2018.

FSA Data

Farm Number 829, Tract 1552
Crop Acres: 143.85
Corn Base: 84.0*
Corn PLC Yield: 167 Bu.
Bean Base: 59.82*
Bean PLC Yield: 48 Bu.

**The FSA Bases are estimated, as this parcel is part of a larger farm. Marshall County FSA will determine final Bases.*

Driveway Easement

Auction Parcel 3 is encumbered by a 30' driveway easement that runs from CR 900 East over the current field lane, to provide access to Auction Parcel 5.

Soil Types/Productivity

Main soil types are Muscatune, Catlin, and Rozetta silt loams. Productivity Index (PI) is 132.73. See soil map for details.

Mineral Rights

100% of the mineral rights owned by the Sellers shall be transferred to the buyer at closing.

Lime Reimbursement

Auction Parcel 3 has recently had rock lime applied. The buyer of Auction Parcel 3 will be responsible for a reimbursement to the previous farm tenant, at the time of closing. For details, please contact the Auction Company.

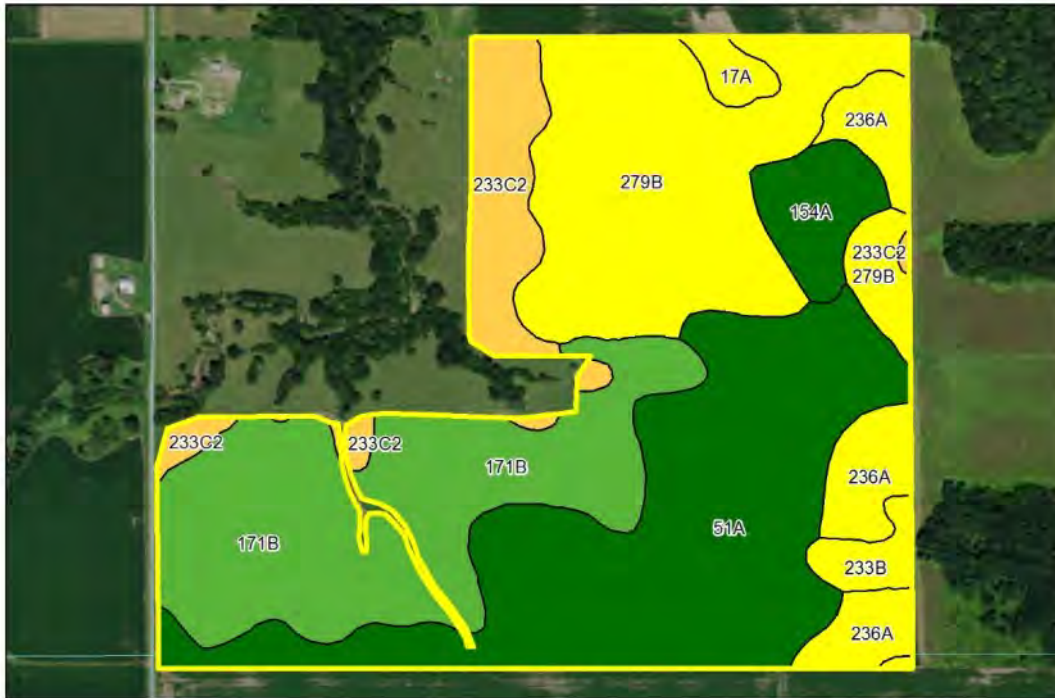
Land Description

Level to gently sloping.

Comments

A very productive Marshall County farm, located in a very strong farming area.

Soil Report



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	Corn yld (811)	Soybeans yld (811)	PI (811)	
51A	Muscataune silt loam, 0 to 2 percent slopes	44.00	30.58	1	200	64	147	
171B	Catlin silt loam, 2 to 5 percent slopes	35.18	24.45	2	185	58	137	
279B	Rozetta silt loam, 2 to 5 percent slopes	34.03	23.66	2	162	50	119	
233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	10.89	7.57	3	155	48	113	
236A	Sabina silt loam, 0 to 2 percent slopes	9.83	6.84	2	168	52	122	
154A	Flanagan silt loam, 0 to 2 percent slopes	5.65	3.93	1	194	63	144	
233B	Birkbeck silt loam, 2 to 5 percent slopes	2.58	1.79	2	165	51	121	
17A	Keomah silt loam, 0 to 2 percent slopes	1.70	1.18	2	161	51	119	

Measured Tillable Acres: 143.85

Average PI (811): 132.73



Parcel 4

Total Acres:	52.40
Crop Acres:	29.82*
Corn Base:	N/A
Bean Base:	N/A
Soil Productivity:	N/A

Parcel 4 Property Information 52.40 Acres, m/l

Location

From Sparland: At the northern intersection of IL Highways 17 and 29 @ Sparland, travel west on IL Hwy 17 for 1.5 miles to Marshall County Road 900 East. Turn right/north, and travel for 1.3 miles, and the subject property will be on your right/east.

Legal Description

Part of the Southwest 1/4 of Section 3, Steuben Township, Marshall County, IL.
(Deed legal descriptions to be determined by survey.)

Farm Lease Status

The existing farm lease on this parcel expires in February 2018. Buyer will have full farming rights for the 2018 crop year.

Hunting Lease Status

This land is subject to an annual lease for deer hunting. The current hunting lease expires on June 1, 2018.

FSA Data

Farm Number 829, Tract 1552

Crop Acres: 29.82*

**This auction parcel contains land considered to be tillable by FSA, but is not currently cropped.*

Buildings/Improvements

This parcel features a metal Grain Bin with LP gas dryer. (~11,000 Bu Capacity)

Mineral Rights

100% of the mineral rights owned by the Sellers shall be transferred to the buyer at closing.

Land Description

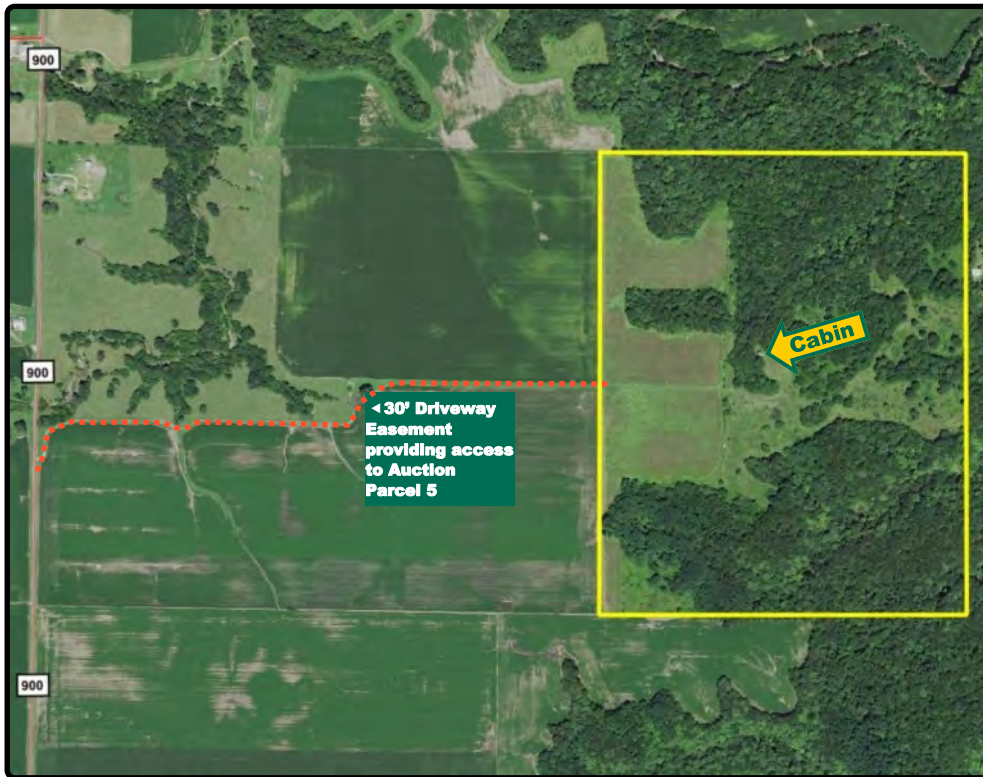
Level to significantly sloping.

Comments

A well-established pasture and timber tract, with running creek water for livestock, and great possibilities for recreation and/or a future rural homesite.

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Parcel 5

Total Acres:	128.90
CRP Acres:	26.0

Open Houses @ Cabin

- Thurs., November 30: 3 - 5 PM
- Tuesday, December 5: 3 - 5 PM

Parcel 5 Property Information 128.90 Acres, m/l

Location

From Sparland: At the northern intersection of IL Highways 17 and 29 @ Sparland, travel west on IL Hwy 17 for 1.5 miles to Marshall County Road 900 East. Turn right/north, and travel for 1.2 miles to a field lane driveway. Turn right/east onto the driveway, and follow the driveway for 0.6 mile to the subject property.

Legal Description

Part of the Southeast 1/4 of Section 3, Steuben Township, Marshall County, IL.
(Deed legal descriptions to be determined by survey.)

Hunting Lease Status

This land is subject to an annual lease for deer hunting. The current hunting lease expires on June 1, 2018.

CRP Contract

This auction parcel includes 26.0 acres enrolled in the Conservation Reserve Program. The annual contract payment is \$6,130, or \$235.76/enrolled acre, and expires on September 30, 2025.

Driveway Easement

Auction Parcel 5 is accessed by a 30' driveway easement that originates at CR 900 East, and runs over an existing field lane back to the property.

Mineral Rights

100% of the mineral rights owned by the Sellers shall be transferred to the buyer at closing.

Buildings/Improvements

Primitive hunting cabin, with approx. 650 square feet of living area on the main level. No water/sewer/power, but does have wood burning stove for heat.

Land Description

Level to gently sloping.

Comments

Terrific hunting tract, with nice income.

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Parcel 6

Total Acres:	10
Crop Acres:	N/A
Corn Base:	N/A
Bean Base:	N/A
Soil Productivity:	N/A

Parcel 6 Property Information 10 Acres, m/l

Location

From Sparland: At the northern intersection of IL Highways 17 and 29 @ Sparland, travel north on IL Hwy 29 for 0.2 mile to Thenius Road. Turn left/west, and travel for 1.1 miles, and the subject property will be on your left/southwest.

Legal Description

The East 10 Acres of the Northwest 1/4 of the Northwest 1/4 of Section 11, Steuben Township, Marshall County, IL.

Real Estate Tax

Taxes Payable 2016 - 2017: \$14.04
Taxable Acres: 10.0
Tax per Taxable Acre: \$1.40

Mineral Rights

100% of the mineral rights owned by the Sellers shall be transferred to the buyer at closing.

Land Description

Level to significantly sloping.

Comments

This 10-acre parcel could make an ideal purchase for an outdoorsman in search of a heavy hillside timber tract for camping, bow hunting deer in the fall season, or for other outdoor activities.

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.

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Parcel 1 - 81.68 Acres



Parcel 1 - 81.68 Acres



Parcel 2 - 40.90 Acres



Parcel 2 - 40.90 Acres



Parcel 3 - 145.57 Acres



Parcel 3 - 145.57 Acres



Parcels 3 - 5 - 326.87 Acres



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Parcel 4 - 52.40 Acres



Parcel 4 - 52.40 Acres



Parcel 4 - 52.40 Acres



Parcel 5 - 128.90 Acres



Parcel 5 - 128.90 Acres



Parcel 5 - 128.90 Acres



Parcels 3 - 5 - 326.87 Acres



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Date: **Tuesday,
December 19, 2017**

Time: **10:00 a.m.**

Site: **Lacon American Legion
110 4th Street
Lacon, IL 61540**

Seller

Watkins Enterprises

Agency

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

Auctioneers

Doug Hensley & Reid Thompson

Closing Attorney

David B. Radley, Peoria, IL

Method of Sale

- This land will be offered by the **Choice & Privilege Method**, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all the available parcels, the contending bidder will have the privilege to select any or all of the remaining parcels at the high bid figure. Should the contending bidder not elect to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all 6 parcels are matched with a high bidder and price.
- All bidding at this auction sale will be conducted on a dollars per acre basis.
- Seller reserves the right to refuse any and/or all bids.

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 19, 2018, or as soon thereafter as Seller closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at closing, subject to the existing leases. The Seller will pay or credit the Buyers at the time of closing for the 2017 real estate taxes, payable in 2018.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and make deposit with the designated escrow agent the required

earnest payment. The Seller will provide an owner's title insurance policy in the amount of the contract price. Any closing service fees will be shared equally by the Seller and Buyer(s).

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.

Note

This auction is being conducted in association with *Rhoades Real Estate & Land Auction Services, Inc.*, Canton, IL.



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