

Land Auction

ACREAGE:

157.265 Acres, m/l
In 2 parcels
Ford County, IL

DATE:

Thursday
November 15, 2018
10:00 a.m.

LOCATION:

Piper City Comm. Bldg.
Piper City, IL



Property Key Features

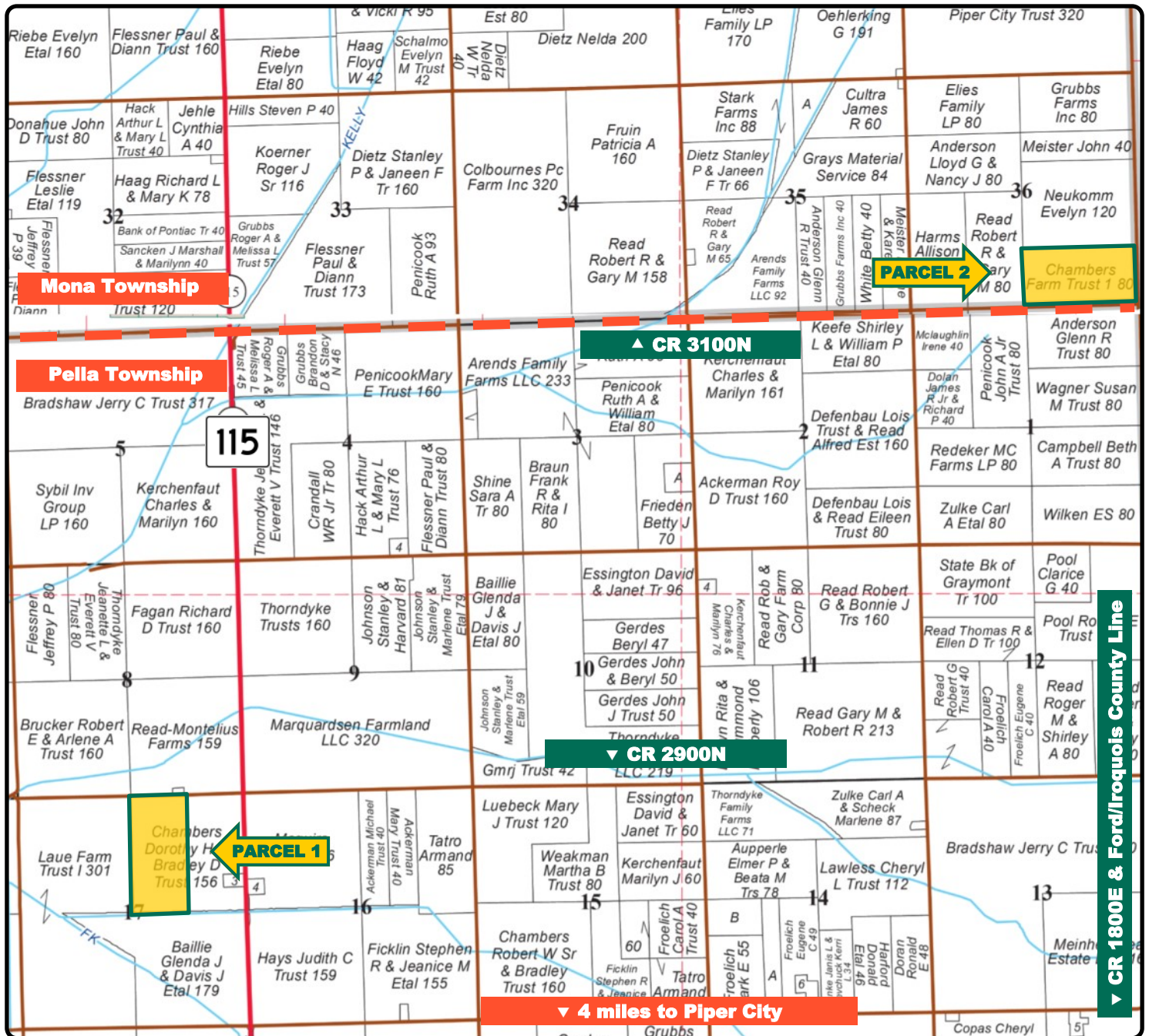
- Nearly all-tillable
- Half-mile long rows, with square corners
- Six miles northeast of Piper City, IL

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Licensed Managing Broker in IL
Licensed Broker in IN
EricW@Hertz.ag

815.935.9878
200 East Court Street, Suite 600
Kankakee, IL 60901
www.Hertz.ag

Rob Warmbir, AFM
Licensed Broker in IL, IN
RobW@Hertz.ag

157.265 Acres, m/l, in 2 parcels, Ford County, IL

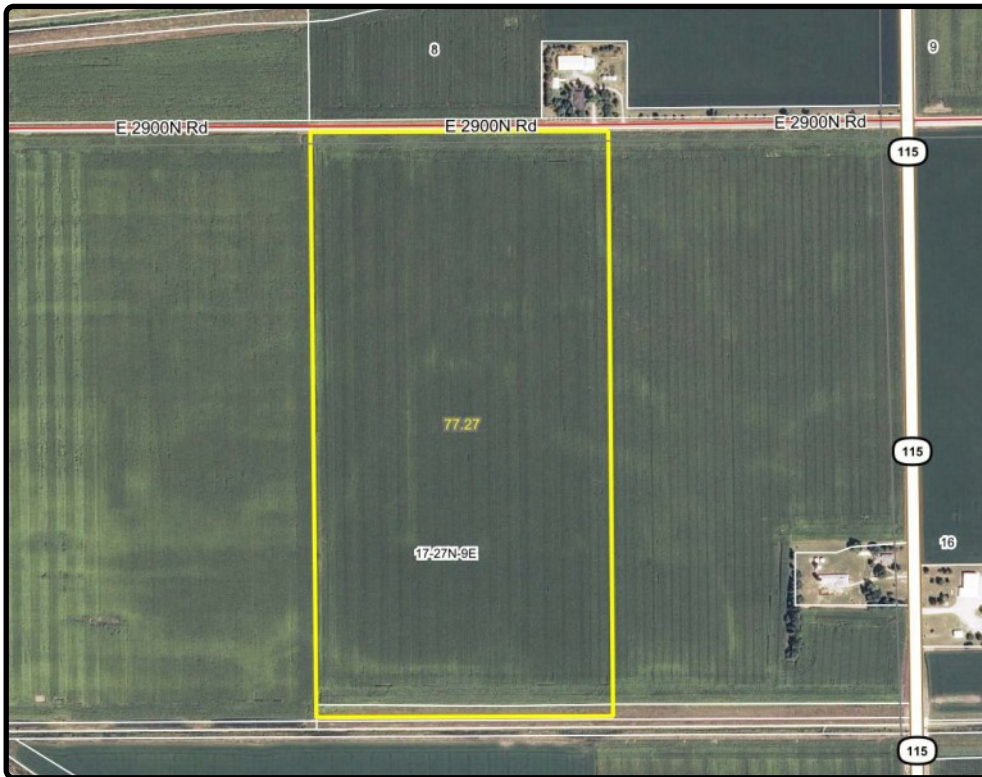


Map reproduced with permission of Rockford Map Publishers.

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Parcel 1

Total Acres:	77.265
Crop Acres:	76.18
Corn Base Acres:	36.62
Bean Base Acres:	36.47
Soil Productivity:	141.2 P.I.

Parcel 1 Property Information 77.265 Acres, m/l

Location

Four miles north of Piper City, IL.

Legal Description

West Half of Northeast quarter located in Section 17, T27N, R9E of the Third Principal Meridian, in Pella Township, Ford County, Illinois.

Lease Status

The lease is open for the 2019 crop year.

Real Estate Tax

Taxes Payable 2017 - 2018: \$3,749.72
Taxable Acres: 77.11
Tax per Taxable Acre: \$48.63
Pin #: 03-03-17-200-004

FSA Data

Farm Number 5272, Tract 10103
Crop Acres: 76.18
Corn Base Acres: 36.62
Corn PLC Yield: 186 Bu.
Bean Base Acres: 36.47
Bean PLC Yield: 51 Bu.

CRP Contracts

CRP contract in place until September 30, 2019. There are 2.53 acres with a contract payment of \$215.75 per acre, or \$554.85 annually. *Contact Broker for additional details.*

Soil Types/Productivity

Main soil types are Drummer silty clay loam and Brenton silt loam. Productivity Index (PI) is 141.2. 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, 0-2% slopes.

Buildings/Improvements

None.

Drainage

Natural drainage, plus tile. Pella Drainage District Ditch is along the Southern boundary.

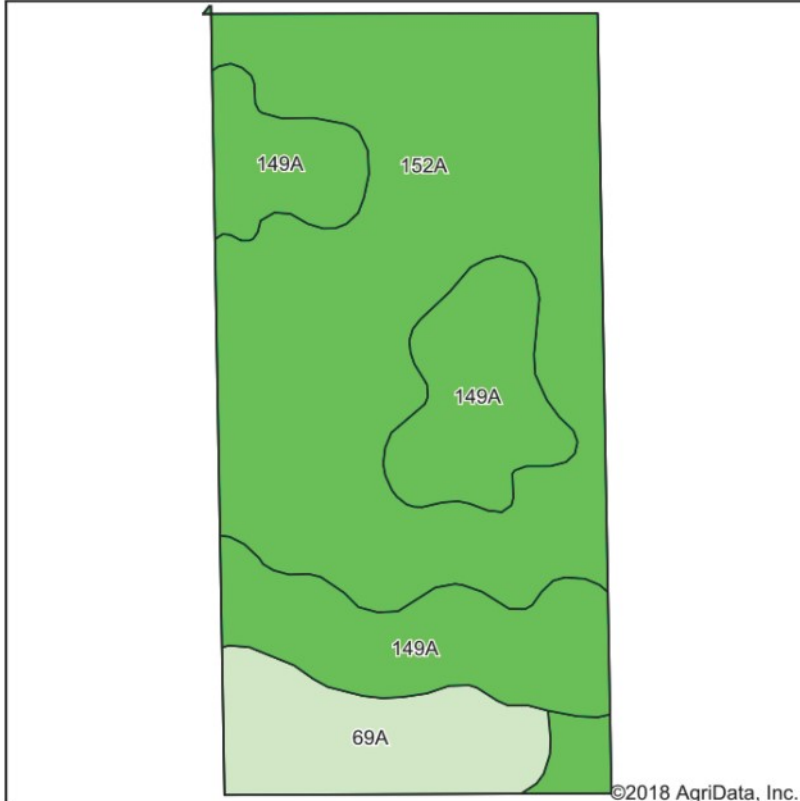
Comments

Excellent quality soils located in a strong agricultural community. Survey was completed in June of 2017.

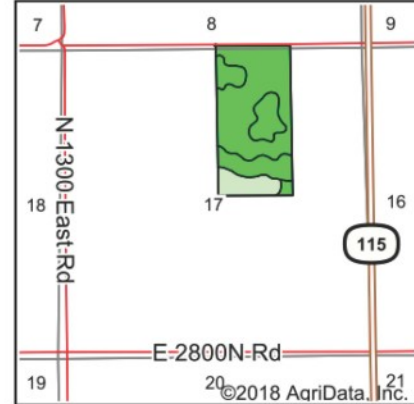
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Ford**
Location: **17-27N-9E**
Township: **Pella**
Acres: **76.18**
Date: **9/13/2018**



Maps Provided By:



Area Symbol: IL053, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	44.84	58.9%		195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	22.37	29.4%		195	60	141
69A	Milford silty clay loam, 0 to 2 percent slopes	8.97	11.8%		171	57	128
Weighted Average					192.2	61.4	141.2

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 2

Total Acres:	80.00
Crop Acres:	79.22
Corn Base Acres:	39.80
Bean Base Acres:	38.90
Soil Productivity:	130.7 P.I.

Parcel 2 Property Information 80.00 Acres, m/l

Location

Six miles north and four miles east of Piper City, IL.

Legal Description

South Half of the Southeast quarter located in Section 36, T28N, R9E of the Third Principal Meridian, in Mona Township, Ford County, Illinois.

Lease Status

The lease is open for the 2019 crop year.

CRP Contracts

None.

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,255.18
Taxable Acres: 80.00
Tax per Taxable Acre: \$28.19
Pin #: 02-02-36-400-003

FSA Data

Farm Number 4832 , Tract 9031
Crop Acres: 79.22
Corn Base Acres: 39.8
Corn PLC Yield: 185 Bu.
Bean Base Acres: 38.9
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Main soil types are Selma Loam and Pella Clay Loam. Productivity Index (PI) is 130.7. 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, 0-2% slopes.

Buildings/Improvements

None.

Drainage

Natural drainage, plus tile.

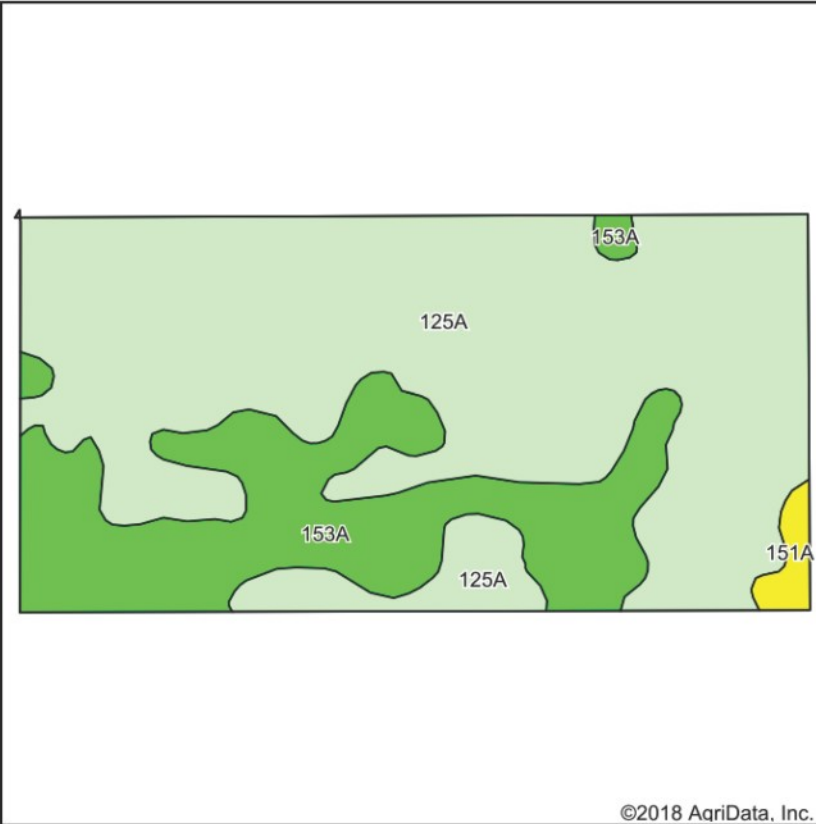
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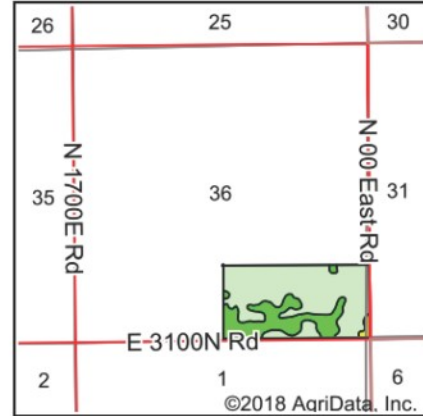
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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Ford**
 Location: **36-28N-9E**
 Township: **Mona**
 Acres: **79.22**
 Date: **8/29/2018**



Maps Provided By:



Area Symbol: IL053, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	56.59	71.4%		176	57	129
153A	Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes	21.54	27.2%		183	60	136
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	1.09	1.4%		151	51	114
Weighted Average					177.6	57.7	130.7

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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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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Date: **Thursday,
November 15, 2018**

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

Site: **Piper City Community
Building
64 W. Peoria St.
Piper City, IL 60959**

Seller

Chambers Farm Trust Number One
Chambers Farm Trust Number Two

Agency

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

Auctioneer

Rob Warmbir
Auction License # 441.002377

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.

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 of Parcel 1 on or before December 14, 2018, and Parcel 2 no sooner than January 2nd, 2019, but on or before January 11, 2019, 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, 2019. The Seller will pay or credit the Buyers at the time of closing for the 2018 real estate taxes, payable in 2019.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and 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. If there are any escrow closing services, they will be shared by the Seller and Buyer(s).

Make the Most of Your Farmland Investment

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- Certified Farm Appraisals

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