

ACREAGE:

35.42 Acres, m/l
Marshall County, IL

DATE:

Bid Deadline:
November 16, 2018
12:00 p.m., CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Geneseo, IL



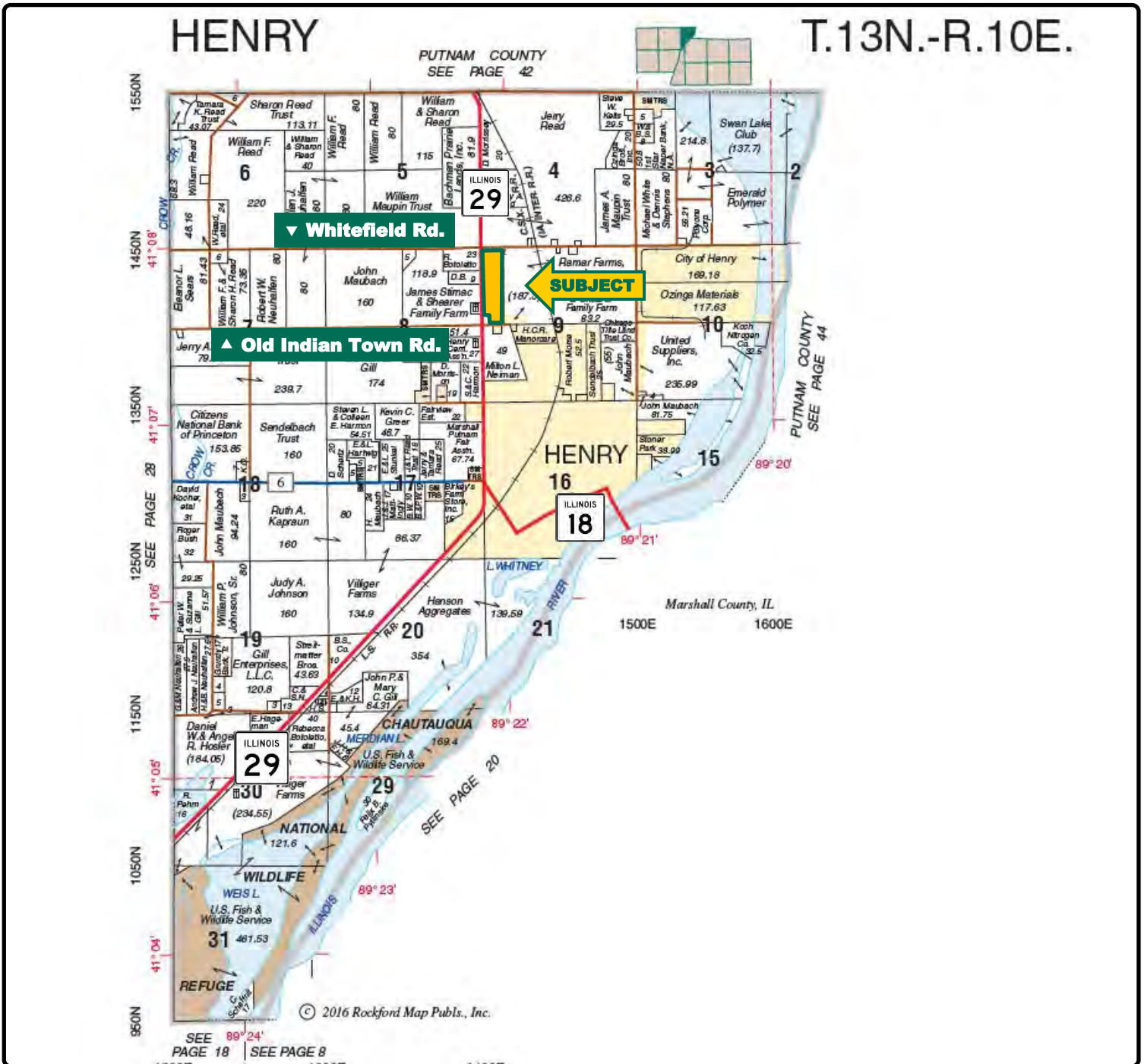
Property Key Features

- **Mostly Tillable Farmland with Many Possibilities**
- **Nearly 1/2 mile of frontage on State Highway 29**
- **Great access to Henry, and near development on the Illinois River**

Doug Hensley
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Map reproduced with permission of Rockford Map Publishers

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Total Acres:	35.42
Crop Acres:	30.89
Corn Base Acres:	17.17
Bean Base Acres:	5.73
Soil Productivity:	112.0 P.I.

Property Information

35.42 Acres, m/l

Location

This farm is located on the north edge of Henry, IL, and features road frontage on three sides. Illinois Highway 29 bounds the property on the west, Old Indian Town Road makes the south border, and Whitefield Road is on the north boundary.

Legal Description

Part of the West ½ of the Northwest ¼, Section 9, Henry Township, Marshall County, IL.

Real Estate Tax

Taxes Payable 2017-2018: \$401.64
Taxable Acres: 35.42
Tax per Taxable Acre: \$11.34

FSA Data

Farm Number 4061, Tract 10010
Crop Acres: 30.89
Corn Base Acres: 17.17
Corn PLC Yield: 113 Bu.
Bean Base Acres: 5.73
Bean PLC Yield: 34 Bu.

Soil Types/Productivity

Main soil type is Dakota Loam.
Productivity Index (PI) is 112. See soil map for details.

CRP Contracts

None

Mineral Rights

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

Land Description

Level to gently sloping

Buildings/Improvements

None

Drainage

Natural drainage

Comments

This tract of productive farmland is well situated with State Highway frontage, and has easy access to commercial development near the Illinois River.

Doug Hensley

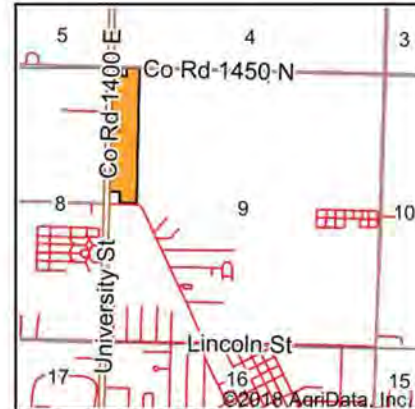
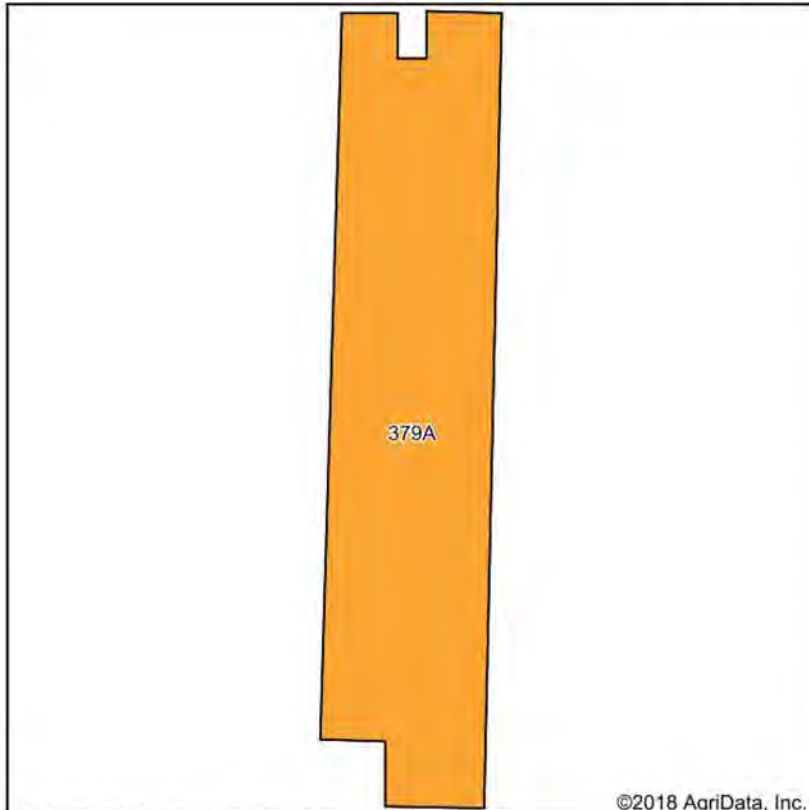
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State: **Illinois**
County: **Marshall**
Location: **9-13N-10E**
Township: **Henry**
Acres: **30.89**



Soils data provided by USDA and NRCS.

Area Symbol: IL123, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
379A	Dakota loam, 0 to 2 percent slopes	30.89	100.0%		150	49	112
Weighted Average					150	49	112

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

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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Looking North



Looking Southwest



Looking Northeast



Spring 2018- Looking North



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Bid Deadline: **Fri., Nov.16, 2018**

Time: **12:00 p.m., CST**

Mail To:

**Hertz Real Estate Services
720 E. Culver Court
PO Box 9
Geneseo, IL 61254**

Seller

MidAmerica National Bank

Agency

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

Attorney

Nancy Schell
Froehling, Weber & Schell, LLP

Method of Sale

- Parcel will be offered as an individual parcel.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Doug Hensley at 800-593-5263.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Geneseo, IL Hertz office, on or before 11/16/18 by 12:00 p.m., CST. The Seller will accept or reject all bids by 5:00 p.m., CST on Tuesday, 11/20/18, and all bidders will be notified shortly thereafter.

Terms of Possession

A 10% down payment check is required with all Sealed Bids. If your offer is not accepted, the earnest money check will be voided and returned to you uncashed. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 16, 2018, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease. The Seller will credit the successful bidder at closing for the 2018 real estate taxes, payable in 2019.

Contract & Title

The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any closing fee expenses, they will be shared by the Seller and Buyer(s). The Seller will pay the real estate transfer taxes due at the time of closing. The Buyer will pay for recording of the deed, as well as any costs associated with their mortgage, if any.

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