

Land Auction

ACREAGE:

154.7 Acres, m/l
Tazewell County, IL

DATE:

Tuesday
February 12, 2019
10:00 a.m.

LOCATION:

Freedom Hall
Morton, IL



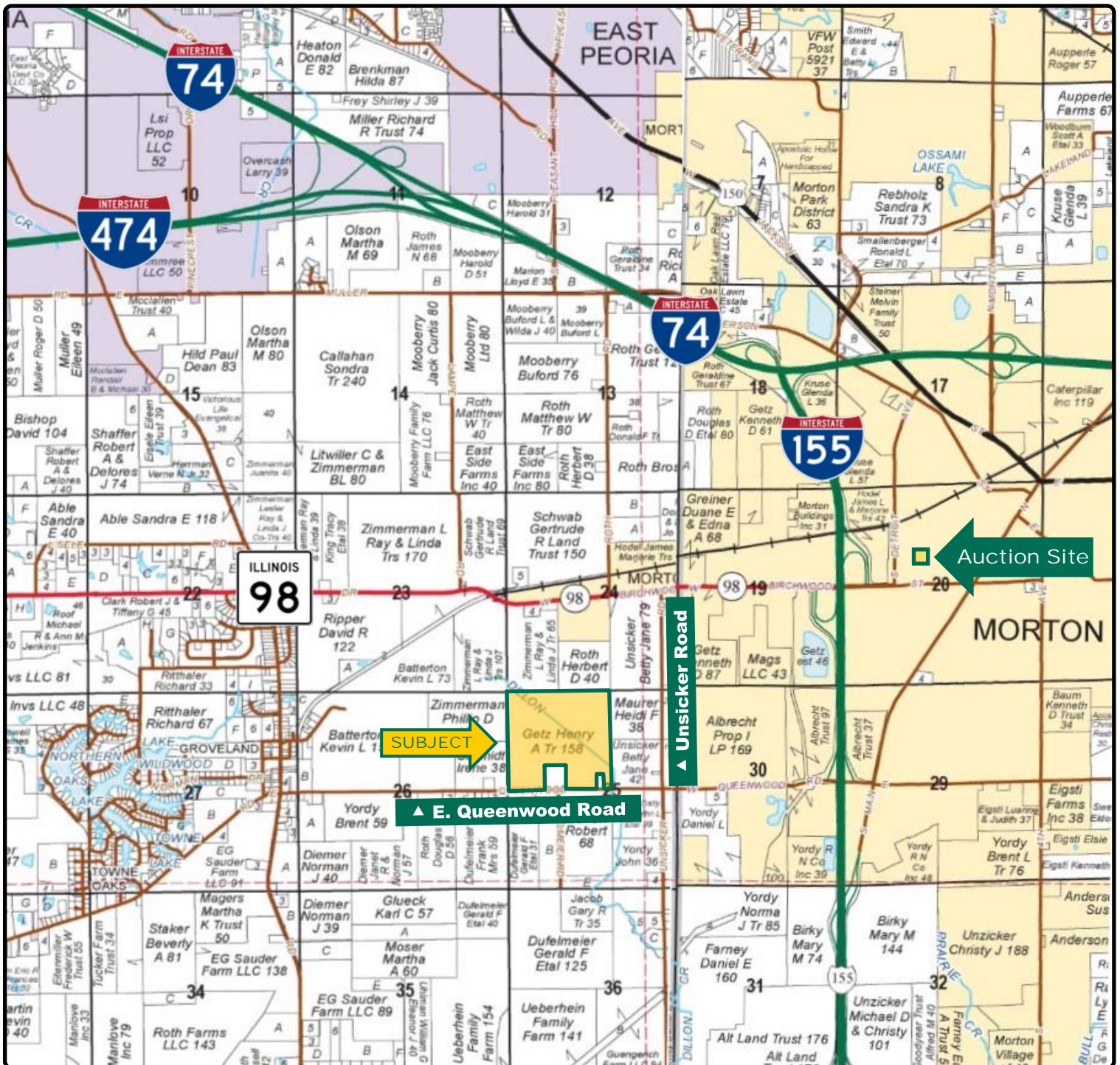
Property *Key Features*

- **Quality Tazewell County Land**
- **Excellent Yield History, 5 Year Corn 246.8 Bu/Ac and Soybeans 74 Bu/Ac**
- **Strong Agricultural Market**

John Wall
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700 W. Bridge Street, PO Box 467
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Est. Taxable Acres:*	154.70
Crop Acres:**	144.50
Corn Base:**	72.08
Bean Base:**	72.22
Soil Productivity Index:	135.6

*Taxable acres are estimated.

**Crop acres and bases are estimated.

Property Information

154.7 Acres, m/l

Location

1.5 miles East of Groveland, IL.
1.7 miles West of Morton, IL.
7.9 miles Northeast of Pekin, IL.

Legal Description

The Northwest 1/4 of Section 25, except the building site and cemetery, in Township 25N, Range 4W, Groveland Township, Tazewell County, Illinois.

Possession

The lease is open for the 2019 growing season and possession will be given at closing.

Buildings/Improvements

The farmstead has been sold off.

Real Estate Tax

2017 Taxes Payable in 2018: \$4,203.29*
Taxable Acres: 154.7*
Tax per Taxable Acre: \$27.17*
PIN# 05-05-25-100-001
**Tax information is estimated due to selling off the farmstead.*

FSA Data

Farm Number 792, Tract 855
Crop Acres: 144.5**
Corn Base: 72.08**
Corn PLC Yield: 193 Bu.
Bean Base: 72.22**
Bean PLC Yield: 58 Bu.
All fields classified as NHEL.
Enrolled in ARC County.
***Crop acres and bases are estimated.
FSA will reconstitute the farm and determine final acres and bases.*

Soil Types/Productivity

Primary soils are Osco silt loam and Catlin silt loam. See soil map for detail.
• **PI:** 135.6 per 2018 AgriData, Inc., based on estimated crop acres.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	249	78
2017	256	71
2016	275	80
2015	197	70
2014	257	71
5 Yr. Avg.	246.8	74

Yield information is reported by crop insurance.

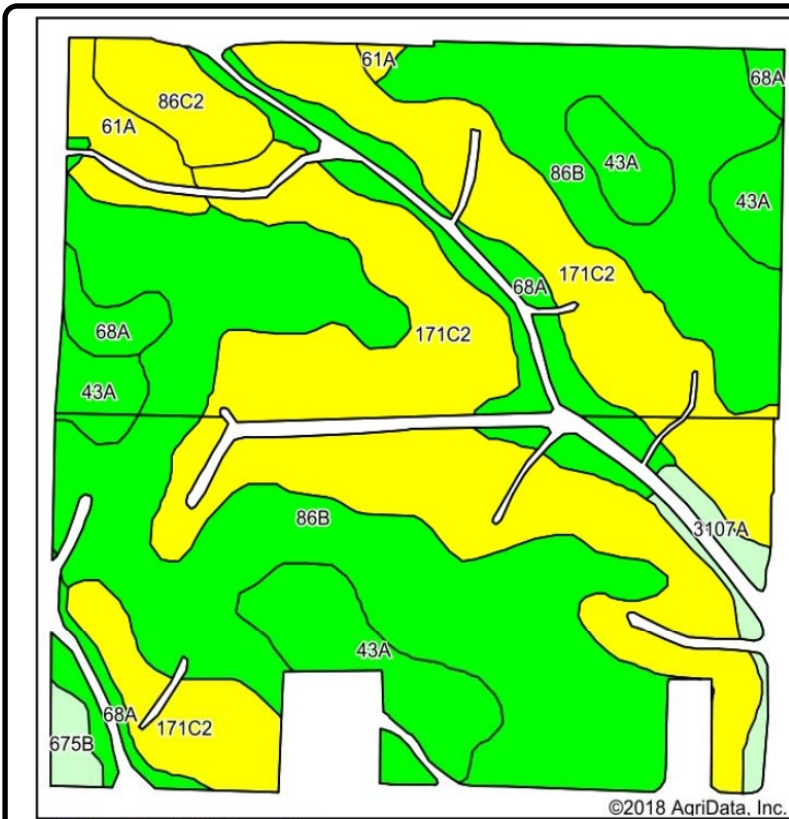
Land Description

Level to gently undulating.

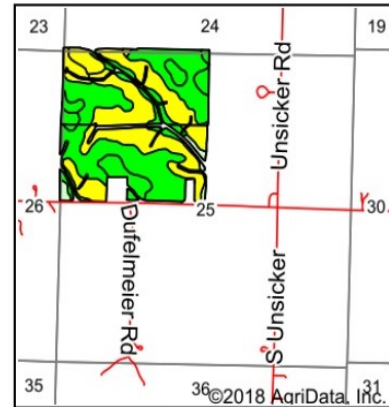
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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Tazewell**
 Location: **25-25N-4W**
 Township: **Groveland**
 Acres: **144.5**
 Date: **12/20/2018**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL179, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	56.88	39.4%		**189	**59	**140
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	51.33	35.5%		**174	**55	**128
43A	Ipava silt loam, 0 to 2 percent slopes	13.30	9.2%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	11.93	8.3%		192	63	143
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	3.96	2.7%		**178	**56	**131
61A	Atterberry silt loam, 0 to 2 percent slopes	3.67	2.5%		182	56	132
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	2.26	1.6%		189	60	139
**675B	Greenbush silt loam, 2 to 5 percent slopes	1.17	0.8%		**182	**57	**133
Weighted Average					183.6	58	135.6

Drainage

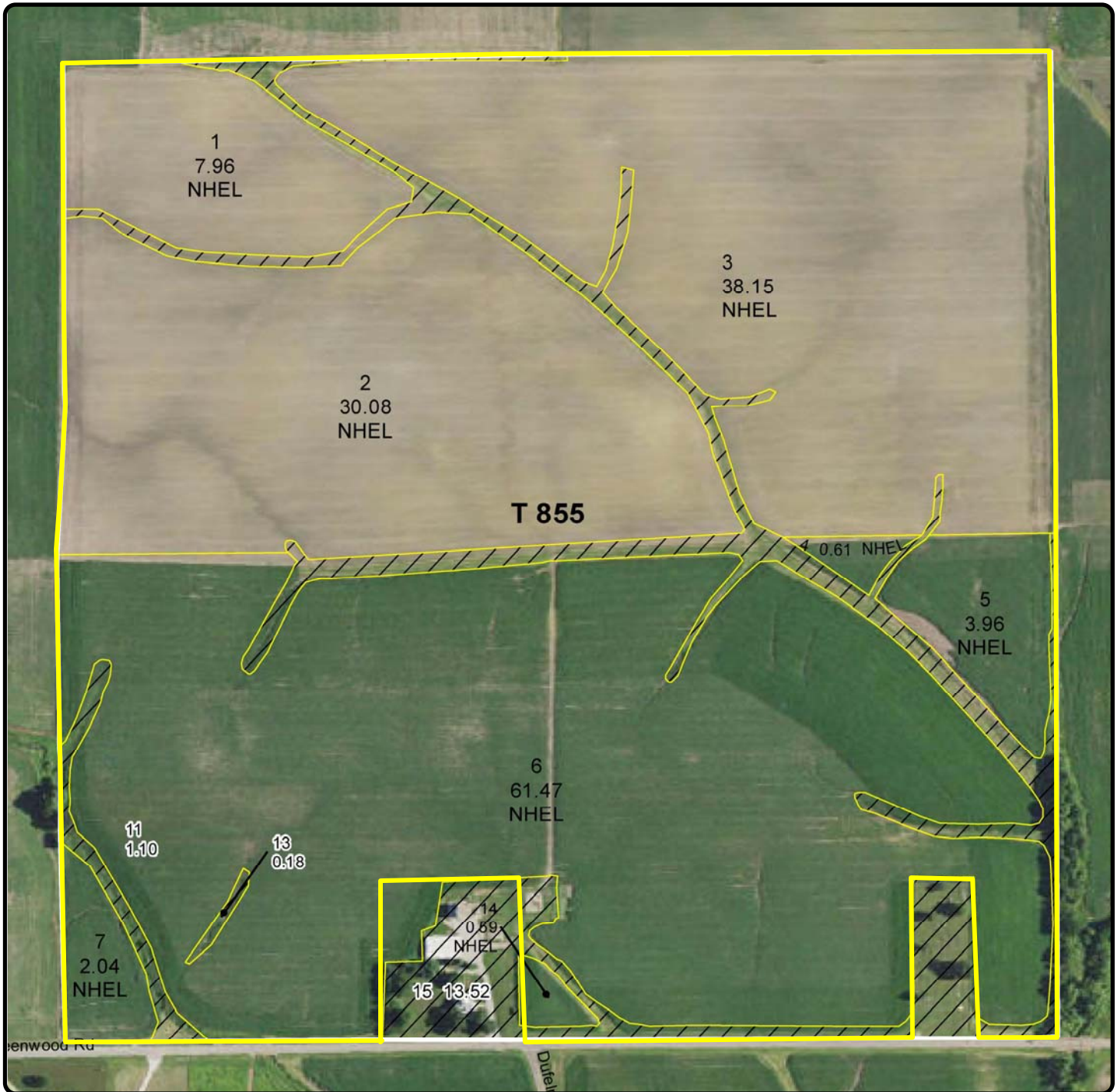
Good natural drainage. The farm operator reported to us there is a 12 inch main tile that reduces to a 10 inch along the main water way running Northwest to Southeast.

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: Tues., February 12, 2019

Time: 10:00 a.m.

Site: Freedom Hall
349 W. Birchwood St.
Morton, IL 61550

Seller
Henry A. Getz Living Trust

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

Auctioneer
Reid L. Thompson, #411.001804

Attorney
Michael R. Seghetti
Elias, Meghinnes & Seghetti, P.C.

Method of Sale

- This property will be offered as a single tract of land.
- 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 and the Auctioneer make 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 March 12, 2019, or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2019. The 2018 real estate taxes paid in 2019 will be paid by the Seller by way of credit at closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder 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).