

Land Auction

ACREAGE:

232.07 Acres, m/l
In 2 parcels
Iroquois County, IL

DATE:

Tuesday
February 26, 2019
10:00 a.m.

LOCATION:

Crescent City
Community Center
Crescent City, IL



Property Key Features

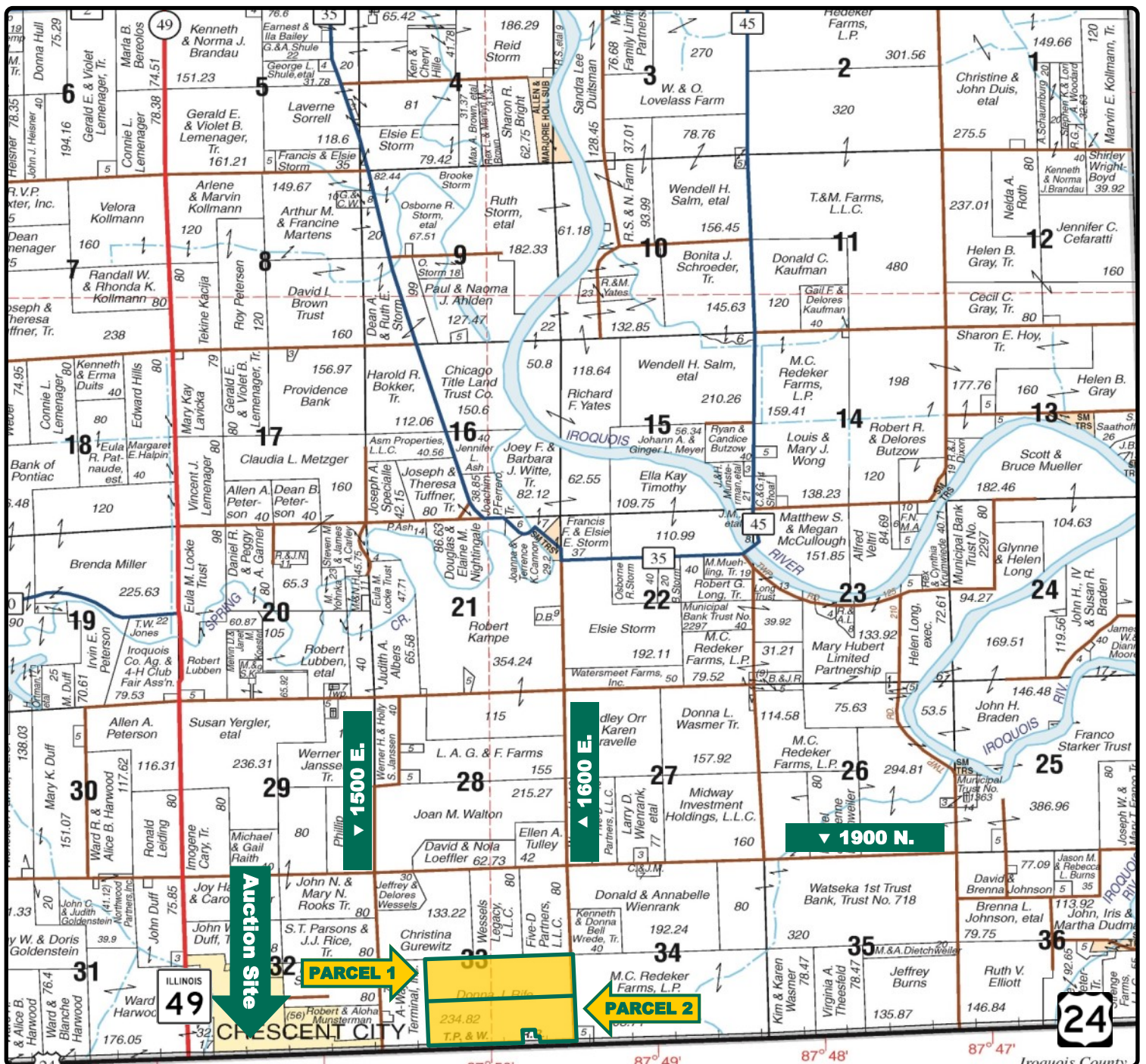
- Donna J. Rife Trust Farm
- Nearly all-tillable farmland parcels
- 1 mile east of Crescent City, IL

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

815.935.9878
200 E. Court St, Suite 600
Kankakee, IL 60901
www.Hertz.ag

Eric Wilkinson, AFM
Licensed Managing Broker in IL
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232.07 Acres, m/l, in 2 parcels, Iroquois County, IL



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Parcel 1

Total Acres:	122.23
Crop Acres:	122.41*
Corn Base Acres:	70.89*
Bean Base Acres:	50.52*
Soil Productivity:	122.1 P.I.

**Crop and base acres are estimated.*

Parcel 1 Property Information 122.23 Acres, m/l

Location

Approximately 1 mile east of Crescent City, IL.

Legal Description

North Half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 33, T 27N, R 13W, Iroquois County, IL.

Lease Status

The lease is open for the 2019 crop year.

Real Estate Tax

2017 Taxes Payable 2018: \$5,048*
Taxable Acres: 227.32*
Tax per Taxable Acre: \$22.21*

PIN# 18-33-400-001

**Tax information presented reflects the estimated taxes on the farmland, only, for both Parcels 1 & 2. Assessor will determine final taxes.*

FSA Data

Farm Number 11423
Crop Acres: 122.41*
Corn Base Acres: 70.89*
Corn PLC Yield: 162 Bu.
Bean Base Acres: 50.52*
Bean PLC Yield: 45 Bu.
Tract contains farmed wetland acreage.
**Crop and base acres are estimated pending reconstitution of farm by local FSA office.*

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Selma loam, Ridgeville fine sandy loam, and Reddick clay loam. Productivity Index (PI) is 122.1. 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, 0-6% slopes.

Buildings/Improvements

None.

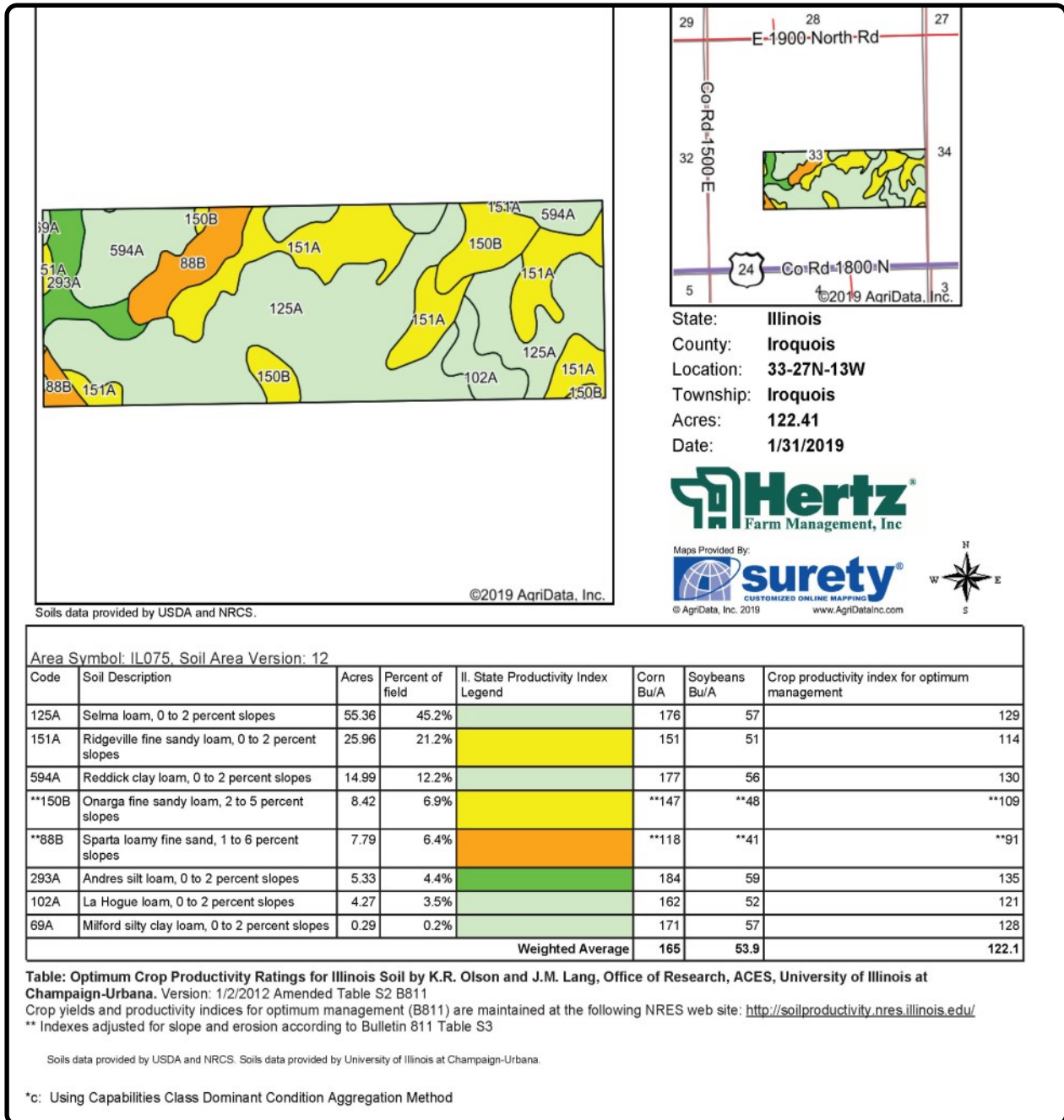
Drainage

Natural plus tile. Tile maps available upon request. Parcel lies within the Iroquois Drainage District No. 2 and Crescent Drainage District No. 1.

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Comments

This is a good-quality farm with square corners and 3/4 mile-long rows east of Crescent City just North of Route 24.

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Parcel 2

Total Acres:	109.84
Crop Acres:	110.02*
Corn Base Acres:	63.70*
Bean Base Acres:	45.39*
Soil Productivity:	115.2 P.I.

**Crop and base acres are estimated.*

Parcel 2 Property Information 109.84 Acres, m/l

Location

Approximately 1 mile east of Crescent City, IL.

Legal Description

South Half of the Southeast Quarter, excepting the homesite, and the Southeast Quarter of the Southwest Quarter of Section 33, T 27N, R 13W, Iroquois County, Illinois, and excepting the right of way of the Toledo, Peoria & Western Railroad Company.

Lease Status

The lease is open for the 2019 crop year.

Real Estate Tax

2017 Taxes Payable 2018: \$5,048*

Taxable Acres: 227.32*

Tax per Taxable Acre: \$22.21*

PIN# 18-33-400-001

**Tax information presented reflects the estimated taxes on the farmland, only, for both Parcels 1 & 2. Assessor will determine final taxes.*

FSA Data

Farm Number 11423

Crop Acres: 110.02*

Corn Base Acres: 63.70*

Corn PLC Yield: 162 Bu.

Bean Base Acres: 45.39*

Bean PLC Yield: 45 Bu.

Tract contains farmed wetland acreage.

**Crop and base acres are estimated pending reconstitution of farm by local FSA office.*

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Ridgeville fine sandy loam, Selma loam, and Sparta loamy fine sand. Productivity Index (PI) is 115.2.

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 gently sloping, 0-6% slopes.

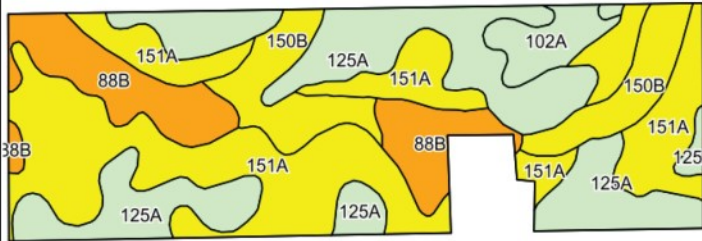
Buildings/Improvements

None.

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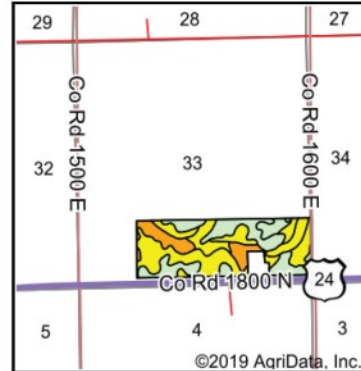
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Soils data provided by USDA and NRCS.



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State: **Illinois**
County: **Iroquois**
Location: **33-27N-13W**
Township: **Iroquois**
Acres: **110.02**
Date: **1/31/2019**



Maps Provided By:



Area Symbol: IL075, 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
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	42.88	39.0%		151	51	114
125A	Selma loam, 0 to 2 percent slopes	34.30	31.2%		176	57	129
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	15.13	13.8%		**118	**41	**91
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	13.40	12.2%		**147	**48	**109
102A	La Hogue loam, 0 to 2 percent slopes	4.31	3.9%		162	52	121
Weighted Average					154.2	51.2	115.2

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

Drainage

Natural plus tile. Tile maps available upon request. Parcel lies within the Iroquois Drainage District No. 2 and Crescent Drainage District No. 1.

Comments

This is a good-quality farm with 3/4 mile-long rows east of Crescent City just North of Route 24.

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 - 122.23 Acres



Parcel 2 - 109.84 Acres



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Date: **Tues., February 26, 2019**

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

Site: **Crescent City
Community Center
301 Main Street
Crescent City, IL 60928**

Seller

Donna J. Rife Trust

Agency

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

Auctioneer

Rob Warmbir
Auction License # 441.002377

Attorney

Ross Sorensen
Martensen, Niemann & Sorensen

Method of Sale

- Parcels will be offered by the **choice and privilege method** with the choice to the high bidder to take one or both of the 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 figure. Should the contending bidder not elect to purchase the remaining parcel, the remaining parcel will be offered with another round of bidding.
- All bidding at this auction sale will be conducted on a dollars per acre basis.
- 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.

Survey

Parcels will be surveyed and will sell based on surveyed acres.

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 28, 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.

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).