

# Land Auction

**ACREAGE:**

**597.26 Acres, m/l**  
In 5 parcels  
Iroquois County, IL

**DATE:**

Thursday  
**February 28, 2019**  
**10:00 a.m.**

**LOCATION:**

**St. John the Baptist**  
**Parish Hall**  
L'Erable, IL



## Property Key Features

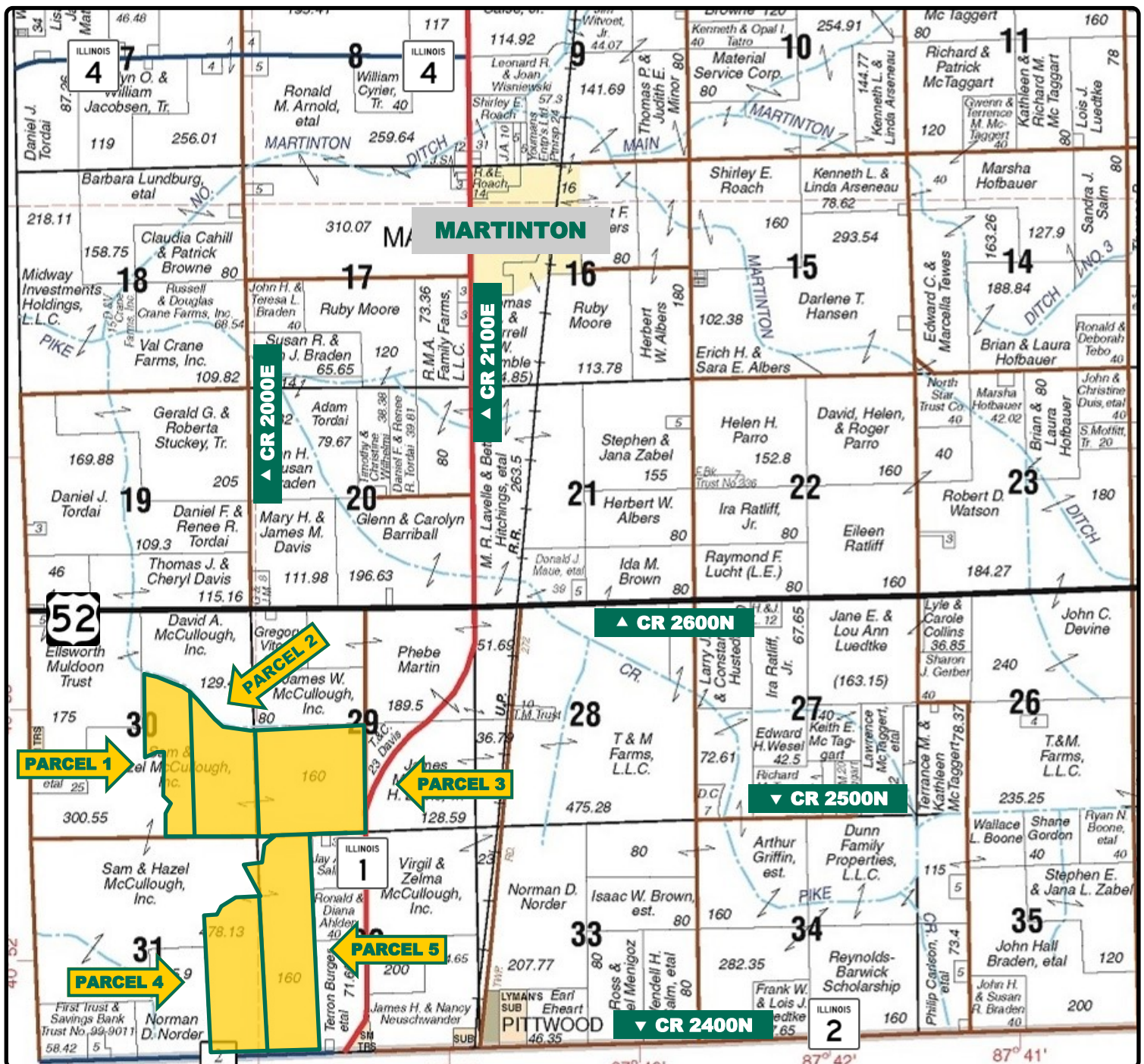
- Drainage outlet on all parcels
- Located near major highways
- Large contiguous farm parcels

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**597.26 Acres**, m/l, in 5 parcels, Iroquois County, IL

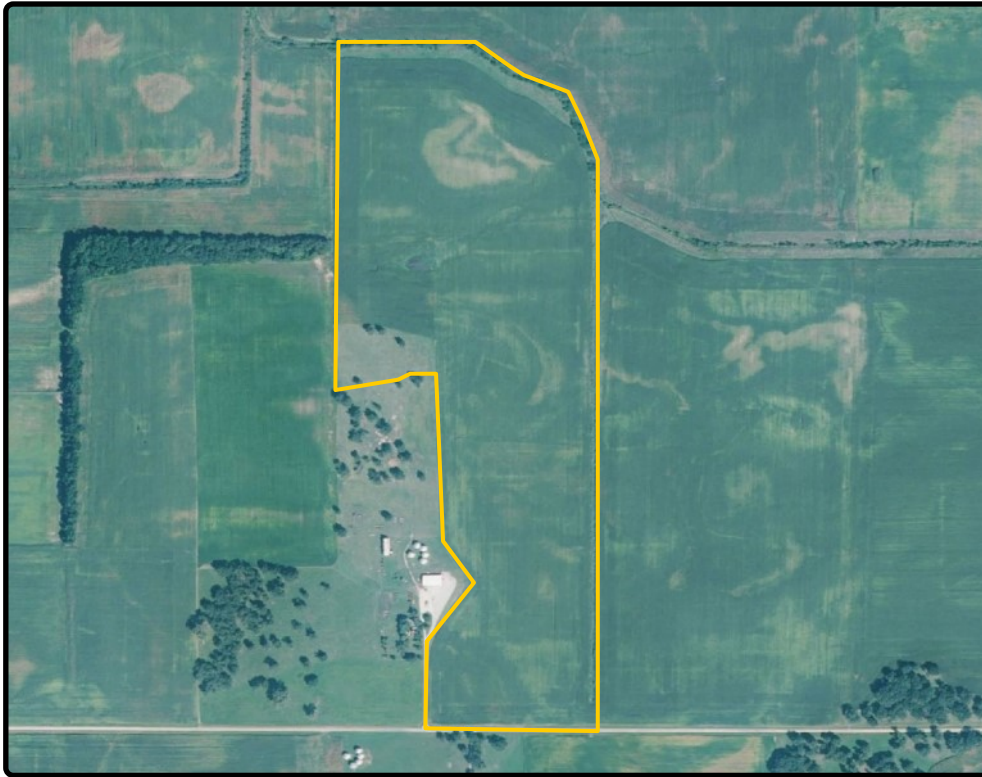


Map reproduced with permission of Rockford Map Publishers.

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## Parcel 1

<b>Total Acres:</b>	<b>87.24</b>
<b>Crop Acres:</b>	<b>84.26*</b>
<b>Soil Productivity:</b>	<b>96.6 P.I.</b>

*\*Crop acres are estimated.*

### Parcel 1 Property Information 87.24 Acres, m/l

#### Location

Approximately 2.5 miles southwest of Martinton, IL.

#### Legal Description

Part of the West 1/2 of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 30, T28N, R12W.

#### Survey

A survey of Parcels 1, 2 & 3, encompassing 331.47 acres, was completed in 2018. A survey of Parcel 1, encompassing 87.24 acres was completed in February 2019. Final purchase price will be based on surveyed acres.

#### Lease Status

The lease is open for the 2019 crop year.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$2,403.03

Taxable Acres: 331.47\*

Tax per Taxable Acre: \$7.25\*

*\*Tax information presented reflects the estimated taxes on the farmland, only, for Parcels 1, 2 & 3. Assessor will determine final taxes.*

#### FSA Data

Part of Farm Number 2571, Tract 4964

Crop Acres: 84.26\*

*\*Crop acres are estimated.*

#### Soil Types/Productivity

Main soil types are Watseka loamy fine sand, Granby fine sandy loam, and Chelsea loamy fine sand. Productivity

Index (PI) is 96.6. 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, 0-12% slopes.

#### Buildings/Improvements

None.

#### Yield History (Bu./Ac.)

Available upon request.

#### Drainage

Surface drainage is average for the area. *Tile map available upon request.*

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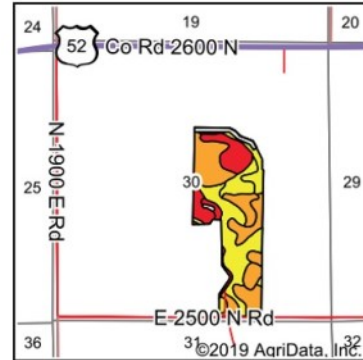
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Soils data provided by USDA and NRCS.

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State: **Illinois**  
County: **Iroquois**  
Location: **30-28N-12W**  
Township: **Martinton**  
Acres: **84.26**  
Date: **2/19/2019**



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
49A	Watska loamy fine sand, 0 to 2 percent slopes	23.11	27.4%		122	41	93
513A	Granby fine sandy loam, 0 to 2 percent slopes	22.15	26.3%		139	50	108
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	13.12	15.6%		**104	**32	**76
319A	Aurelius muck, 0 to 2 percent slopes	6.83	8.1%		123	45	97
201A	Gilford fine sandy loam, 0 to 2 percent slopes	6.19	7.3%		148	49	110
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	5.64	6.7%		151	51	114
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	4.73	5.6%		**118	**41	**91
**779D	Chelsea fine sand, 6 to 12 percent slopes	2.49	3.0%		**102	**31	**75
<b>Weighted Average</b>					<b>126.8</b>	<b>43.3</b>	<b>96.6</b>

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

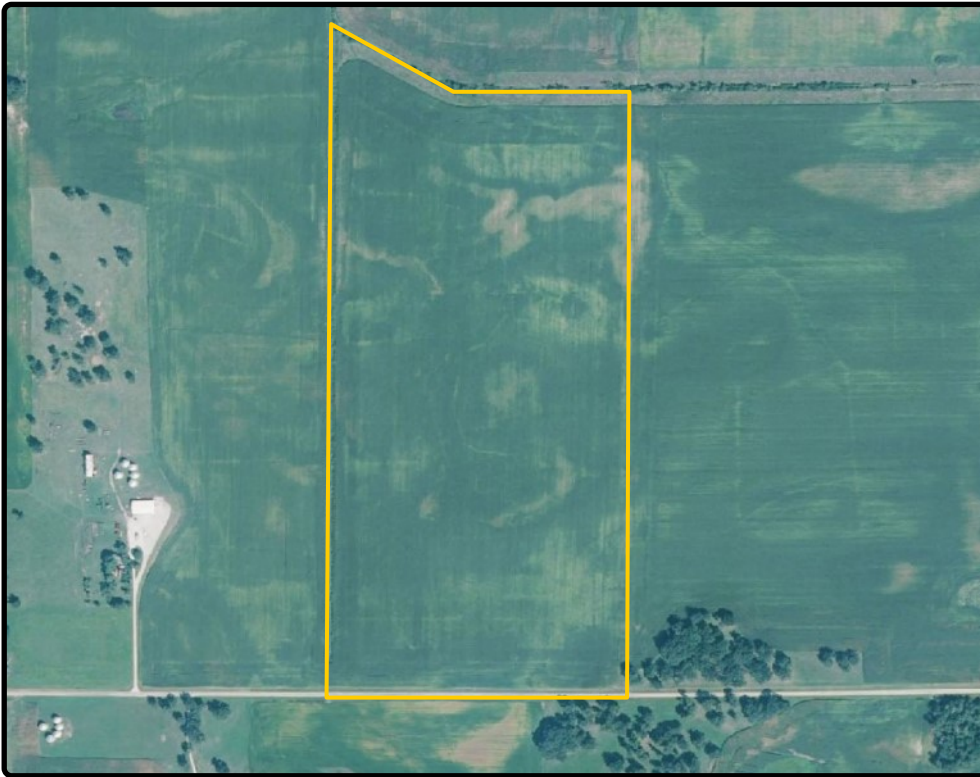
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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## Parcel 2

<b>Total Acres:</b>	<b>82.21</b>
<b>Crop Acres:</b>	<b>78.00*</b>
<b>Soil Productivity:</b>	<b>97.0 P.I.</b>

*\*Crop acres are estimated.*

### Parcel 2 Property Information 82.21 Acres, m/l

#### Location

Approximately 2.5 miles southwest of Martinton, IL.

#### Legal Description

Part of the Southeast 1/4 of the Northeast 1/4 and the East 1/2 of the Southeast 1/4 of Section 30, T28N, R12W.

#### Survey

A survey of Parcels 1, 2 & 3, encompassing 331.47 acres, was completed in 2018. A survey of Parcel 2, encompassing 82.21 acres, was completed in February 2019. Final purchase price will be based on surveyed acres.

#### Lease Status

The lease is open for the 2019 crop year.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$2,403.03

Taxable Acres: 331.47\*

Tax per Taxable Acre: \$7.25\*

*\*Tax information presented reflects the estimated taxes on the farmland, only, for Parcels 1, 2 & 3. Assessor will determine final taxes.*

#### FSA Data

Part of Farm Number 2571, Tract 4964

Crop Acres: 78.00\*

*\*Crop acres are estimated.*

#### Soil Types/Productivity

Main soil types are Wasteka loamy fine sand, Granby fine sandy loam, and Sparta loamy fine sand. Productivity Index (PI)

is 97.0. 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.

#### Yield History (Bu./Ac.)

Available upon request.

#### Drainage

Surface drainage is average for the area. Tile map available upon request.

#### Rob Warmbir, AFM

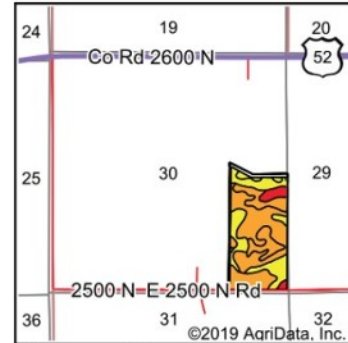
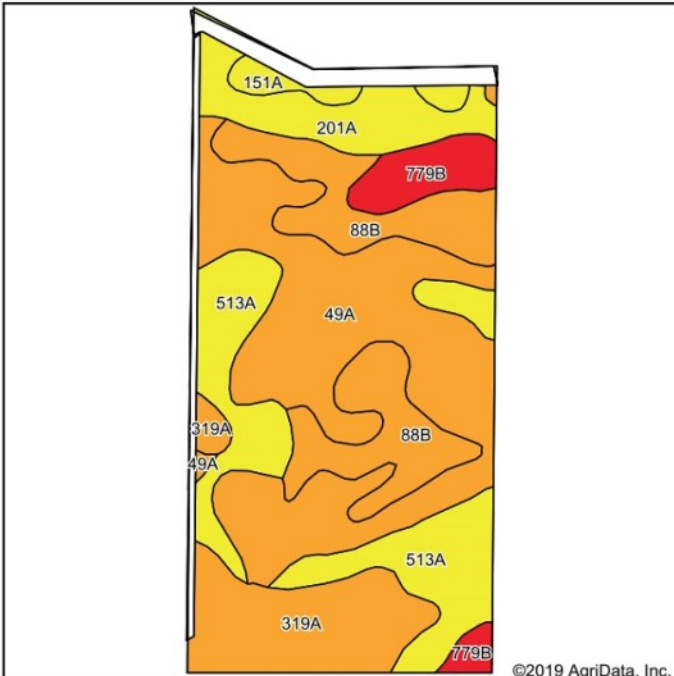
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State: **Illinois**  
 County: **Iroquois**  
 Location: **30-28N-12W**  
 Township: **Martinton**  
 Acres: **78**  
 Date: **2/19/2019**



Soils data provided by USDA and NRCS.

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
49A	Watseka loamy fine sand, 0 to 2 percent slopes	27.04	34.7%		122	41	93
513A	Granby fine sandy loam, 0 to 2 percent slopes	14.78	18.9%		139	50	108
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	13.57	17.4%		**118	**41	**91
319A	Aurelius muck, 0 to 2 percent slopes	10.23	13.1%		123	45	97
201A	Gilford fine sandy loam, 0 to 2 percent slopes	6.61	8.5%		148	49	110
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	4.13	5.3%		**104	**32	**76
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	1.64	2.1%		151	51	114
<b>Weighted Average</b>					<b>126.5</b>	<b>43.6</b>	<b>97</b>

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 3

<b>Total Acres:</b>	<b>162.02</b>
<b>Crop Acres:</b>	<b>143.93*</b>
<b>Soil Productivity:</b>	<b>98.1 P.I.</b>

*\*Crop acres are estimated.*

### Parcel 3 Property Information 162.02 Acres, m/l

#### Location

Approximately 2.5 miles southwest of Martinton, IL.

#### Legal Description

The Southwest 1/4 of Section 29, T28N, R12W.

#### Survey

A survey of Parcels 1, 2 & 3, encompassing 331.47 acres, was completed in 2018. A survey of Parcel 3, encompassing 162.02 acres was completed in February 2019. Final purchase price will be based on surveyed acres.

#### Lease Status

The lease is open for the 2019 crop year.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$2,403.03

Taxable Acres: 331.47\*

Tax per Taxable Acre: \$7.25\*

*\*Tax information presented reflects the estimated taxes on the farmland, only, for Parcels 1, 2 & 3. Assessor will determine final taxes.*

#### FSA Data

Part of Farm Number 2571, Tract 4964

Crop Acres: 143.93\*

*\*Crop acres are estimated.*

#### Soil Types/Productivity

Main soil types are Granby fine sandy loam and Sparta loamy fine sand.

Productivity Index (PI) is 98.1. 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, 0-12% slopes.

#### Buildings/Improvements

None.

#### Yield History (Bu./Ac.)

Available upon request.

#### Drainage

Surface drainage is average for the area.  
*Tile map available upon request.*

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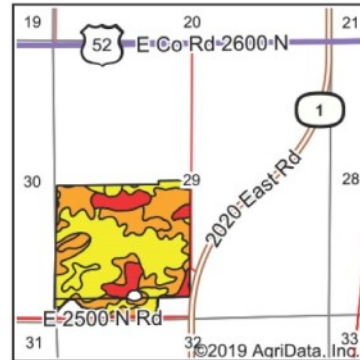
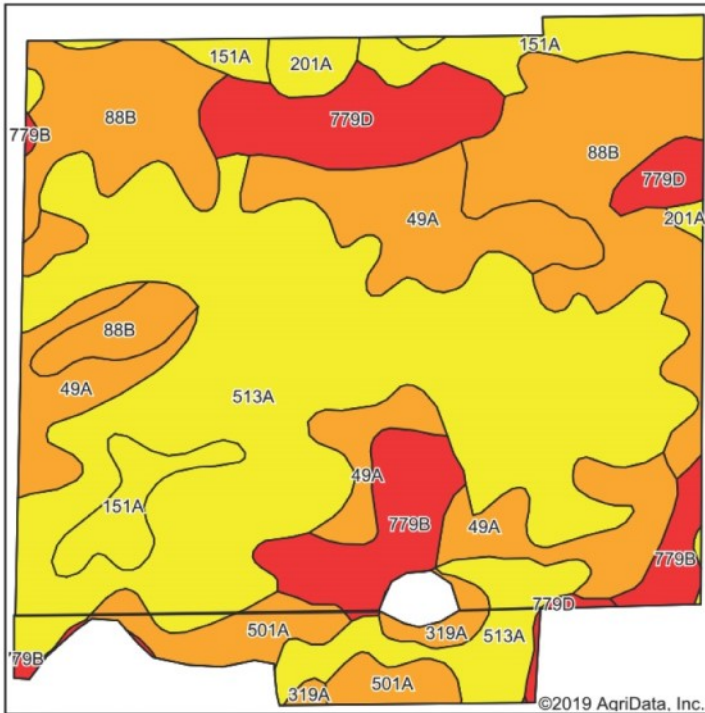
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State: **Illinois**  
 County: **Iroquois**  
 Location: **29-28N-12W**  
 Township: **Martinton**  
 Acres: **143.93**  
 Date: **2/20/2019**



Soils data provided by USDA and NRCS.

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
513A	Granby fine sandy loam, 0 to 2 percent slopes	60.75	42.2%		139	50	108
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	25.33	17.6%		**118	**41	**91
49A	Watseka loamy fine sand, 0 to 2 percent slopes	21.87	15.2%		122	41	93
**779D	Chelsea fine sand, 6 to 12 percent slopes	9.73	6.8%		**102	**31	**75
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	8.56	5.9%		151	51	114
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	8.48	5.9%		**104	**32	**76
501A	Morocco loamy fine sand, 0 to 2 percent slopes	5.29	3.7%		112	39	87
201A	Gilford fine sandy loam, 0 to 2 percent slopes	2.46	1.7%		148	49	110
319A	Aurelius muck, 0 to 2 percent slopes	1.46	1.0%		123	45	97
<b>Weighted Average</b>					<b>127.9</b>	<b>44.3</b>	<b>98.1</b>

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.

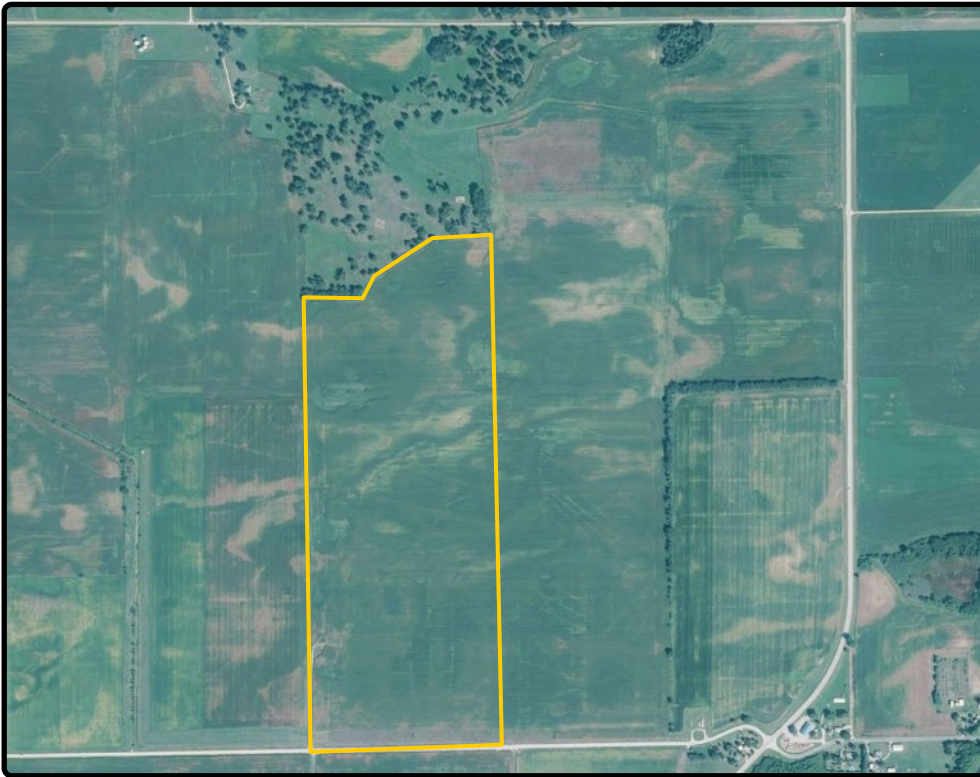
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## Parcel 4

**Total Acres:** 108.34  
**Crop Acres:** 103.59\*  
**Soil Productivity:** 101.5 P.I.

*\*Crop acres are estimated.*

### Parcel 4 Property Information 108.34 Acres, m/l

#### Location

Approximately 2.5 miles southwest of Martinton, IL.

#### Legal Description

The East 1/2 of the Southeast 1/4, and part of the Southeast 1/4 of the Northeast 1/4 of Section 32, T28N, R12W.

#### Survey

A survey of Parcels 4 & 5, encompassing 265.79 acres, was completed in 2018. A survey of Parcel 4, encompassing 108.34 acres, was completed in February 2019. Final purchase price will be based on surveyed acres.

#### Lease Status

The lease is open for the 2019 crop year.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$4,653.17  
Taxable Acres: 265.79  
Tax per Taxable Acre: \$17.51

*\*Tax information presented reflects estimated taxes for Parcels 4 & 5 and includes a dwelling which has been demolished. Assessor will determine final taxes.*

#### FSA Data

Part of Farm Number 2571, Tract 4964  
Crop Acres: 103.59\*  
*\*Crop acres are estimated.*

#### Soil Types/Productivity

Main soil types are Gilford fine sandy loam, Ridgeville fine sandy loam, and

Watseka loamy fine sand. Productivity Index (PI) is 101.5. 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.

#### Yield History (Bu./Ac.)

Available upon request.

#### Drainage

Surface drainage is average for the area.  
*Tile map available upon request.*

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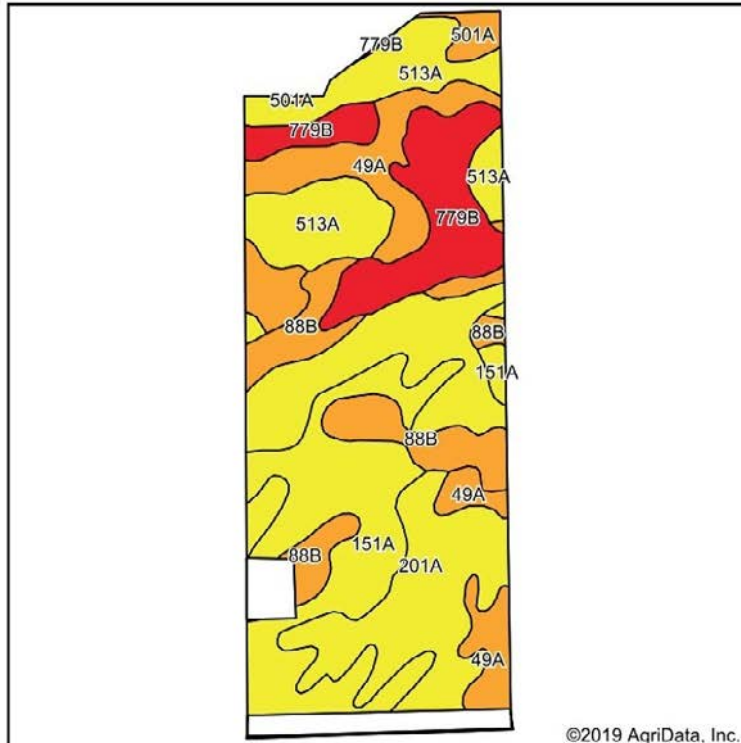
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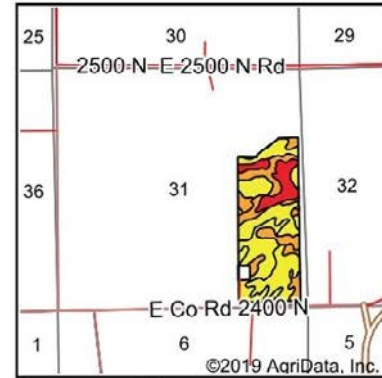
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Soils data provided by USDA and NRCS.

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State: **Illinois**  
County: **Iroquois**  
Location: **31-28N-12W**  
Township: **Martinton**  
Acres: **103.59**  
Date: **2/18/2019**



Maps Provided By:



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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
201A	Gilford fine sandy loam, 0 to 2 percent slopes	28.00	27.0%		148	49	110
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	21.04	20.3%		151	51	114
49A	Watseka loamy fine sand, 0 to 2 percent slopes	14.76	14.2%		122	41	93
513A	Granby fine sandy loam, 0 to 2 percent slopes	14.46	13.9%		139	50	108
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	13.10	12.6%		**104	**32	**76
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	10.68	10.3%		**118	**41	**91
501A	Morocco loamy fine sand, 0 to 2 percent slopes	1.56	1.5%		112	39	87
<b>Weighted Average</b>					<b>134.4</b>	<b>45.3</b>	<b>101.5</b>

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

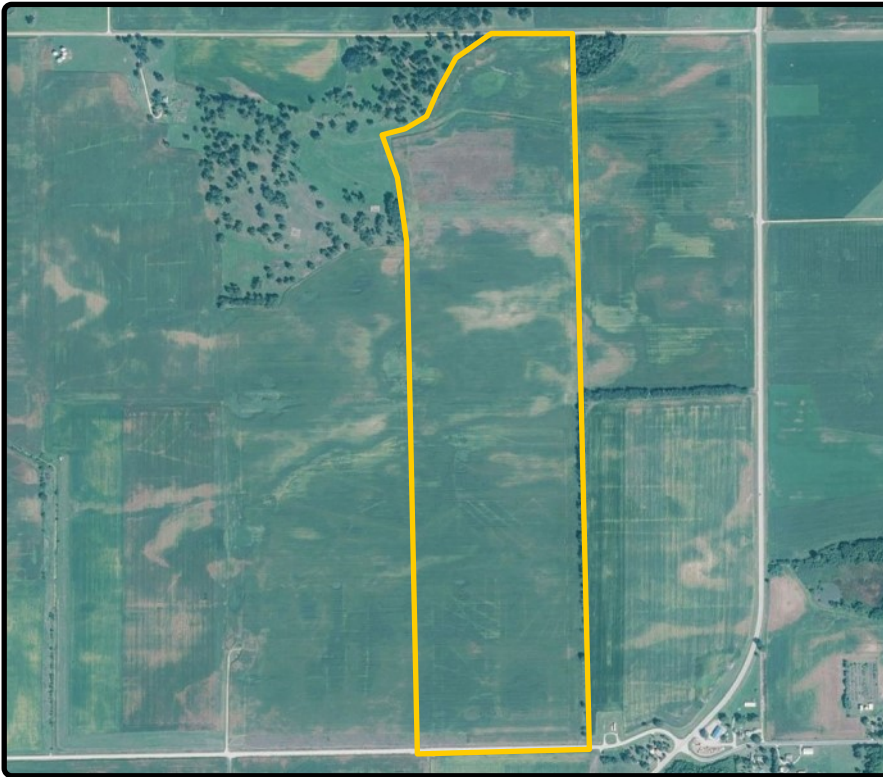
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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## Parcel 5

<b>Total Acres:</b>	<b>157.45</b>
<b>Crop Acres:</b>	<b>155.05*</b>
<b>Soil Productivity:</b>	<b>97.9 P.I.</b>

*\*Crop acres are estimated*

### Parcel 5 Property Information 157.45 Acres, m/l

#### Location

Approximately 2.5 miles southwest of Martinton, IL.

#### Legal Description

The West 1/2 of the Southwest 1/4 and part of the West 1/2 of the Northwest 1/4 of Section 32, including part of the Northeast 1/4 of the Northeast 1/4 of Section 31, T28N, R12W.

#### Survey

A survey of Parcels 4 & 5, encompassing 265.79 acres, was completed in 2018. A survey of Parcel 5, encompassing 157.45 acres, was completed in February 2019.

Final purchase price will be based on surveyed acres.

#### Lease Status

The lease is open for the 2019 crop year.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$4,653.17

Taxable Acres: 265.79

Tax per Taxable Acre: \$17.51

*\*Tax information presented reflects estimated taxes for Parcels 4 & 5 and includes a dwelling which has been demolished. Assessor will determine final taxes.*

#### FSA Data

Part of Farm Number 2571, Tract 4964

Crop Acres: 155.05\*

*\*Crop acres are estimated.*

#### Soil Types/Productivity

Main soil types are Granby fine sandy loam, Gilford fine sandy loam, and Watseka loamy fine sand. Productivity Index (PI) is 97.9. 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.

#### Yield History (Bu./Ac.)

Available upon request.

#### Rob Warmbir, AFM

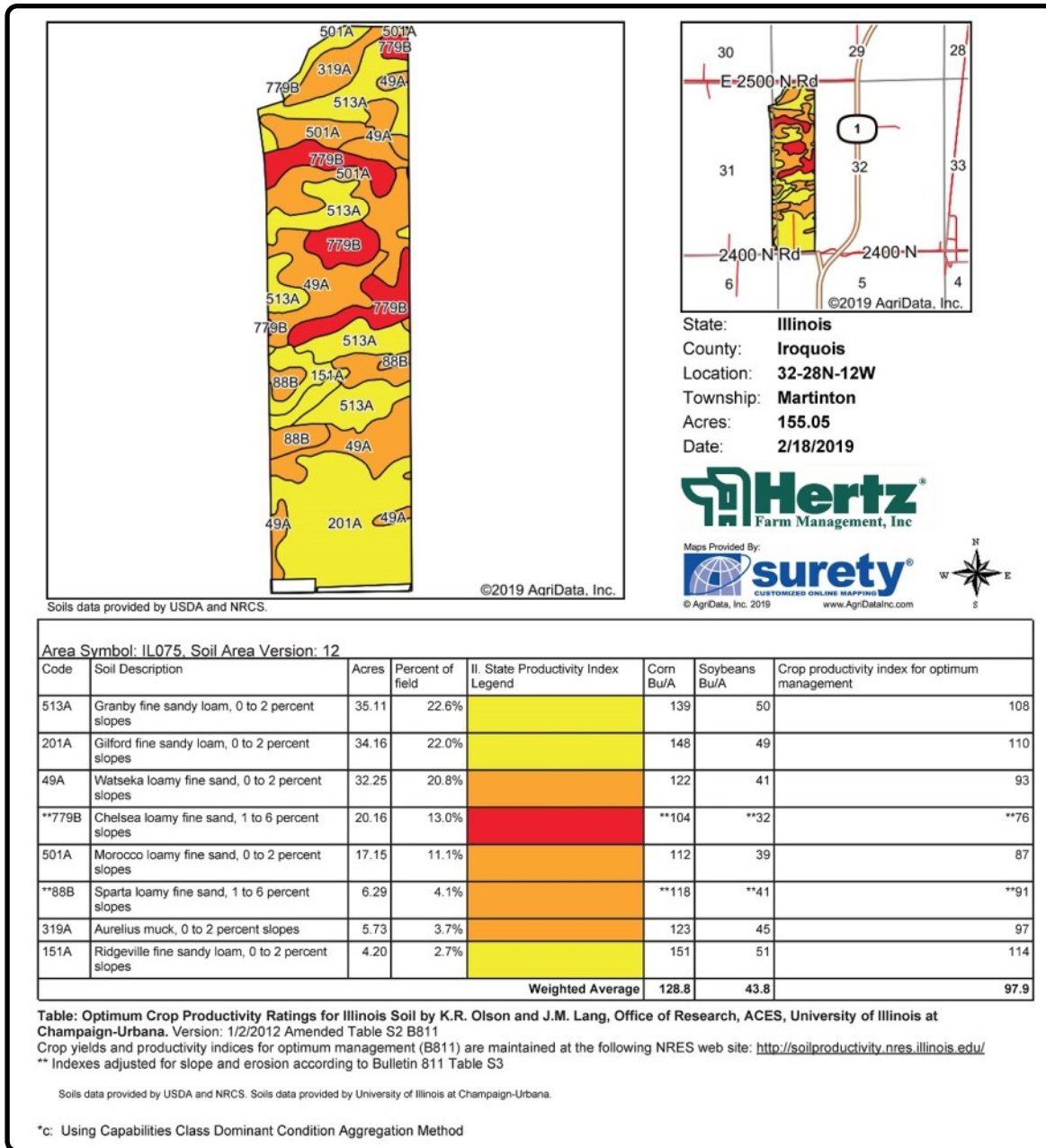
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## Drainage

Surface drainage is average for the area.  
Tile map available upon request.

*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** - 87.24 Acres



**Parcel 2** - 82.21 Acres



**Parcel 3** - 162.02 Acres



**Parcel 5** - 157.45 Acres



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[EricW@Hertz.ag](mailto:EricW@Hertz.ag)

Date: **Thursday, February 28, 2019**

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

Site: **St. John the Baptist  
Parish Hall in L'Erable  
1500 E. 2710 N. Rd.  
Clifton, IL 60927**

#### **Seller**

Michael McCullough Trust  
& Vicki McCullough

#### **Agency**

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

#### **Auctioneer**

Rob Warmbir  
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 any number of parcels. Should the high bidder not select all parcels, the contending bidder will have the privilege to select any remaining parcels at high bid. Any parcels still remaining, will be offered with another round of bidding. Additional rounds of bidding will continue until all parcels are selected.
- 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.

#### **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 29, 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.

#### **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).

#### **Rob Warmbir, AFM**

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Licensed Auctioneer in IL & IN  
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