

Land Auction

ACREAGE:

76.26 Acres, m/l
Vermilion Co., IL

DATE:

Thursday
May 30, 2019
10:00 a.m.

LOCATION:

**Fairmount Fire
Department**
Fairmount, IL



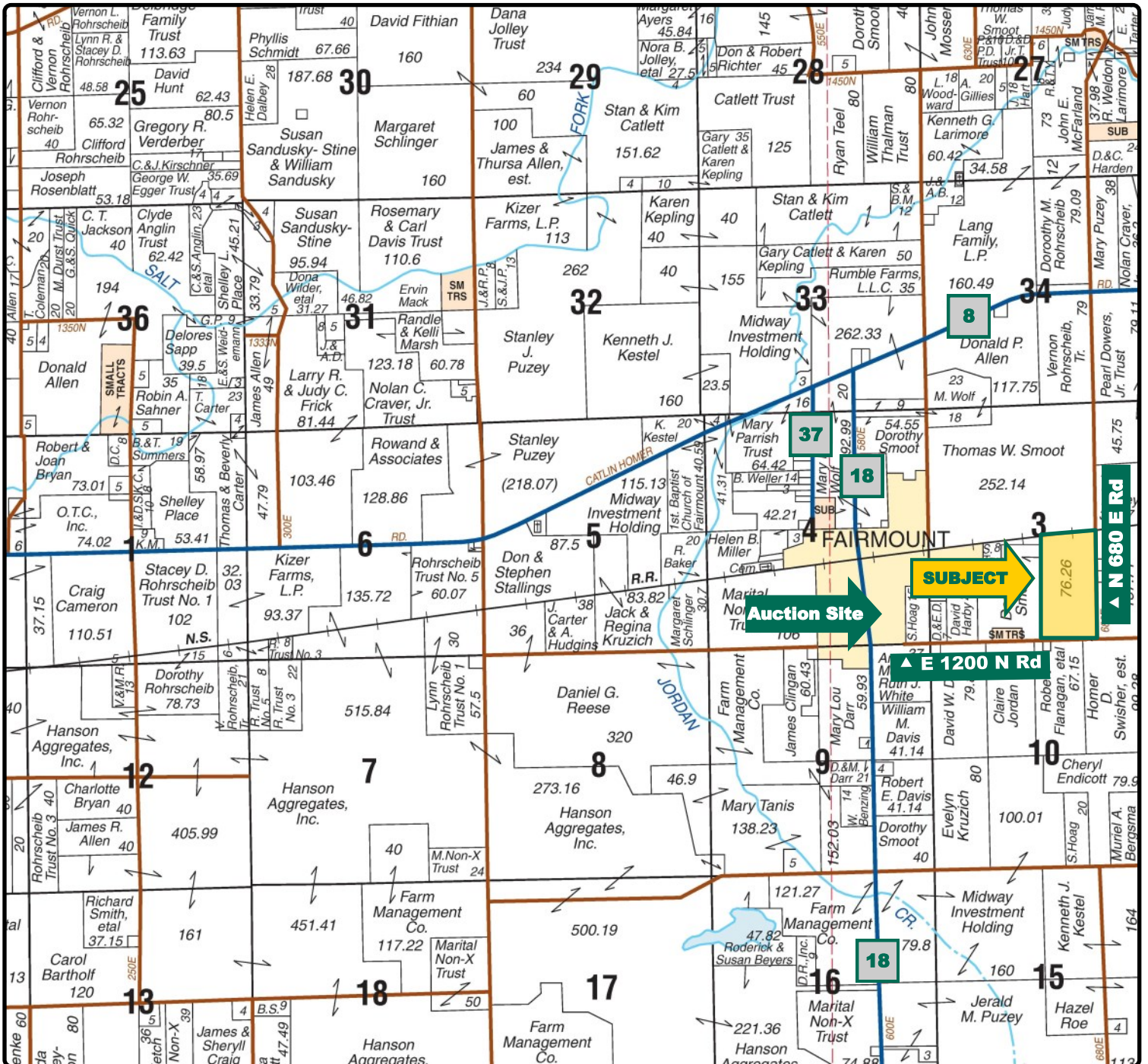
Property Key Features

- High-Quality Soils with a 143.8 PI
- Great Yield History
- Good Soil Fertility

Brian Massey, AFM
Licensed Broker in IL & IN
BrianM@Hertz.ag

217-762-9881
700 W. Bridge Street, PO Box 467
Monticello, IL 61856
www.Hertz.ag

Brent Bidner, AFM
Licensed Managing Broker in IL
BrentB@Hertz.ag



Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres: 75.76
Corn Base Acres: 37.65*
Bean Base Acres: 37.65*
Soil Productivity: 143.8 P.I.

**Crop Base Acres are estimated.*

Soil Types/Productivity

Main soil types are Drummer silty clay loam and Flanagan silt loam. Productivity Index of 143.8 based on the FSA/Eff. Crop Acres. See soil map for details.

Mineral Rights

Any mineral rights owned will be transferred to buyer.

Fertility Data

Soil tests were taken in October 2016 by United Prairie. Average test levels:

pH: 6.2

P1: 79

K: 303

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	220	n/a
2017	n/a	70
2016	240	n/a
2015	n/a	65
2014	227	n/a

Yield information is reported by crop insurance.

Property Information

76.26 Acres, m/l

Location

0.5 miles East of Fairmount, IL.
 13.9 miles Southwest of Danville, IL.
 25.9 miles Southeast of Champaign, IL.

Legal Description

Part of the West 1/2 of the Southeast 1/4 of Section 3, T18N, R13W, in Vance Twp., Vermilion Co., Illinois.

Lease Status

Farm is operated by the owners for 2019. Buyer will receive \$150 per acre (\$11,364) to be credited at closing. Lease will be open for 2020.

Real Estate Tax

2017 Taxes Payable 2018: \$3,989.54*

Taxable Acres: 76.26

Tax per Taxable Acre: \$52.31

PIN: 26-03-400-002

**Includes \$190.56 Union Drainage District tax.*

FSA Data

Farm Number 3298, Part of Tract 3208

FSA/Eff. Crop Acres: 75.76

Corn Base Acres: 37.65*

Corn PLC Yield: 159 Bu.

Bean Base Acres: 37.65*

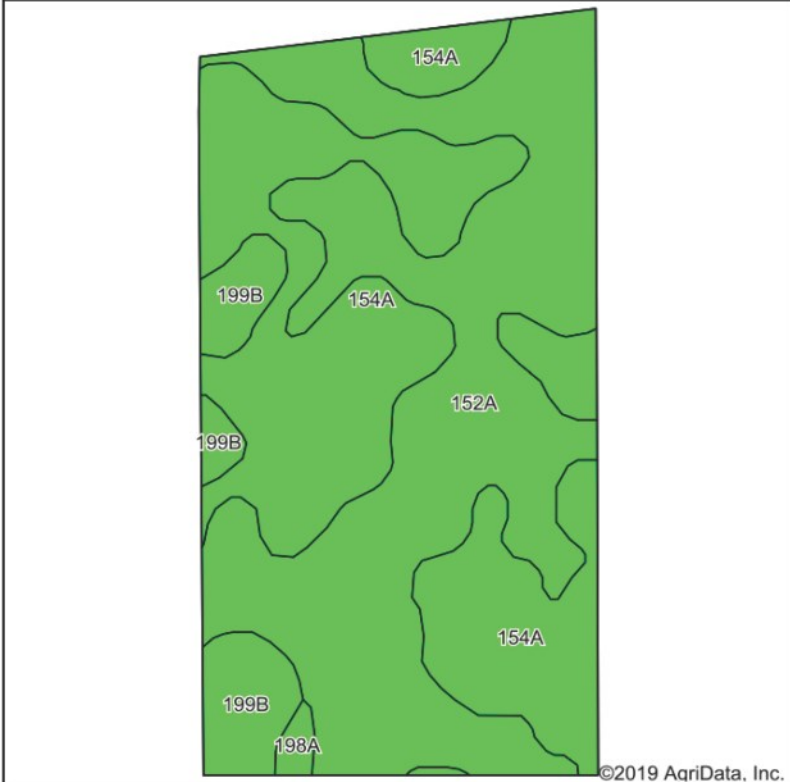
Bean PLC Yield: 53 Bu.

**This is part of a larger tract and base acres are estimated pending reconstitution of farm by the governing FSA office.*

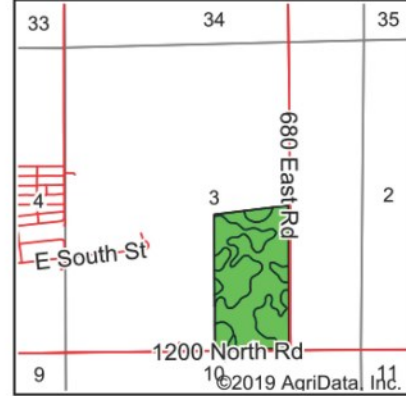
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Soils data provided by USDA and NRCS. ©2019 AgriData, Inc.



State: **Illinois**
 County: **Vermilion**
 Location: **3-18N-13W**
 Township: **Vance**
 Acres: **75.76**
 Date: **2/18/2019**



Area Symbol: IL183, Soil Area Version: 14

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	37.91	50.0%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	31.79	42.0%		194	63	144
**199B	Plano silt loam, 2 to 5 percent slopes	5.51	7.3%		**192	**59	**141
198A	Elburn silt loam, 0 to 2 percent slopes	0.55	0.7%		197	61	143
Weighted Average					194.4	62.7	143.8

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

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, May 30, 2019**

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

Site: **Fairmount
Fire Department
403 S. High St.
Fairmount, IL 61841**

Seller

Dana and Judith Jolley

Agency

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

Auctioneer

Spencer A. Smith, #441.002375

Attorney

Joseph P. Chamley
Evans, Froehlich, Beth & Chamley
Champaign, IL

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 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 July 1, 2019 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing subject to the existing rights of the owner which expire after the 2019 harvest. The 2019 real estate taxes payable in 2020 will be prorated to July 1st based on the 2018 tax information and will be credited at closing.

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).

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