

**ACREAGE:**

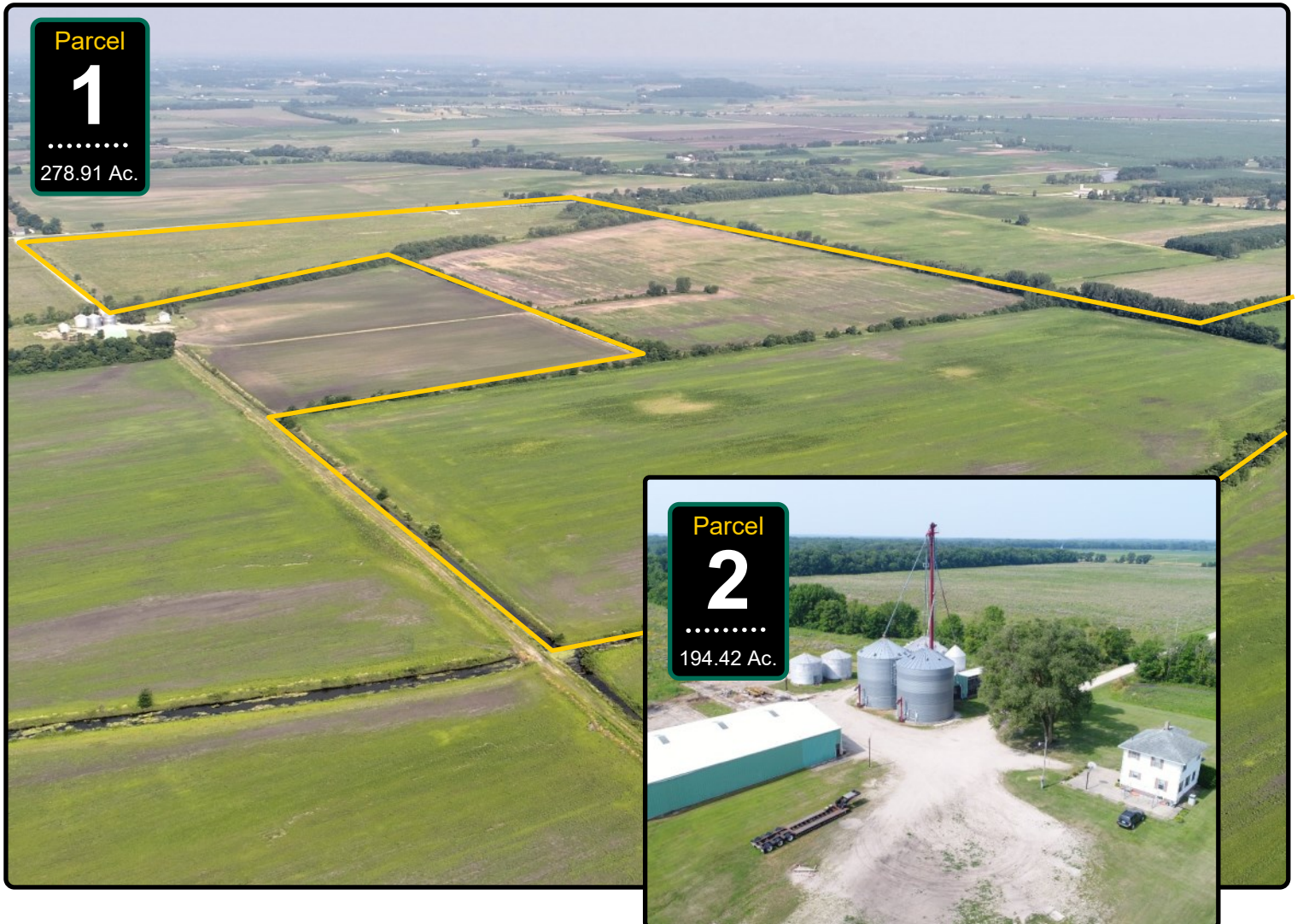
**802.70 Acres, m/l**  
In 3 parcels  
Whiteside County, IL

**DATE:**

Bid Deadline:  
**August 23, 2019**  
**12:00 p.m.**

**LOCATION:**

**Hertz Real Estate Services**  
Geneseo, IL



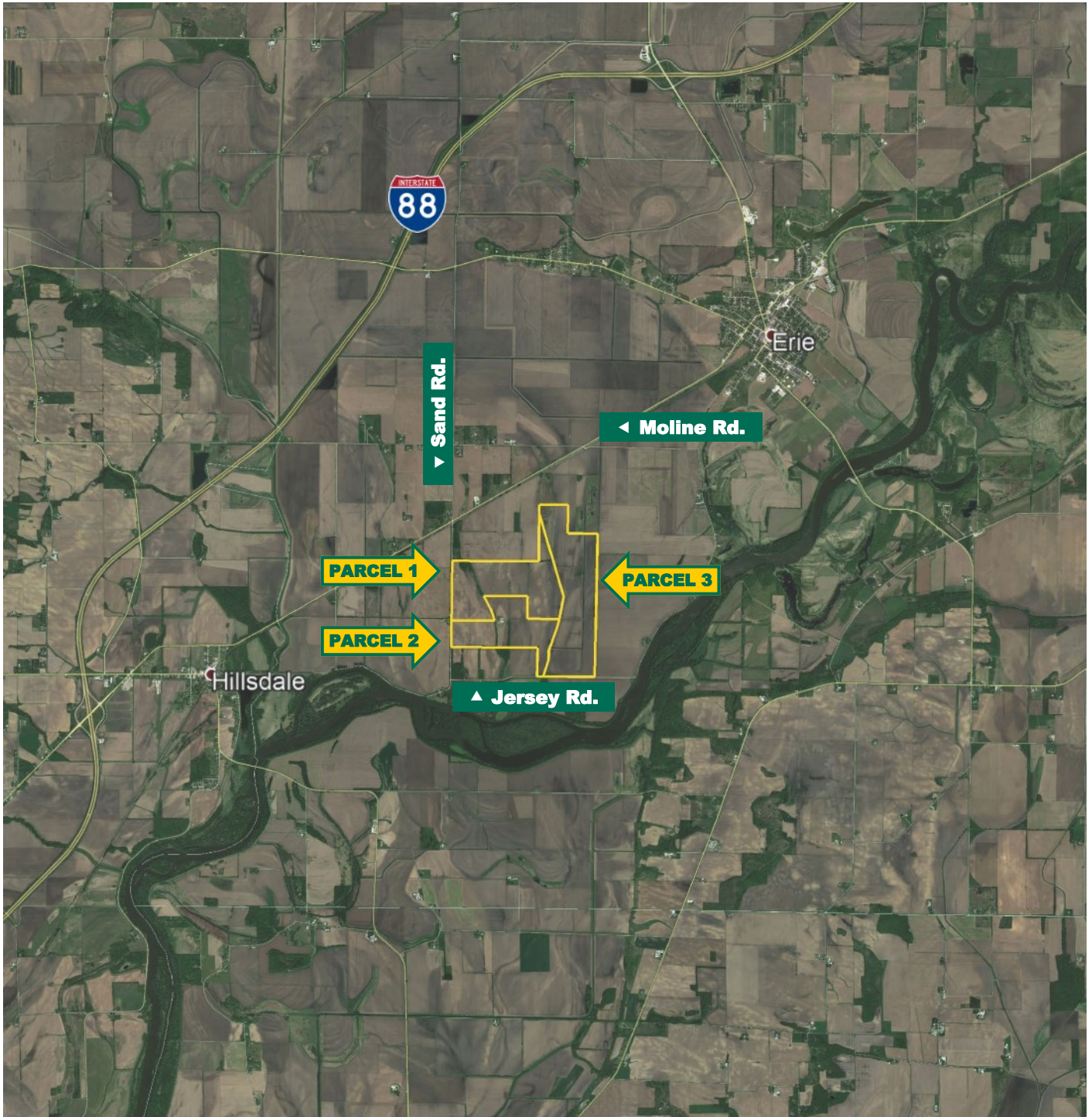
### Property Key Features

- Large aggregation of farmland provides excellent scale
- Opportunity to acquire any single parcel, combination, or entire offering
- Well located, with access to multiple grain facilities

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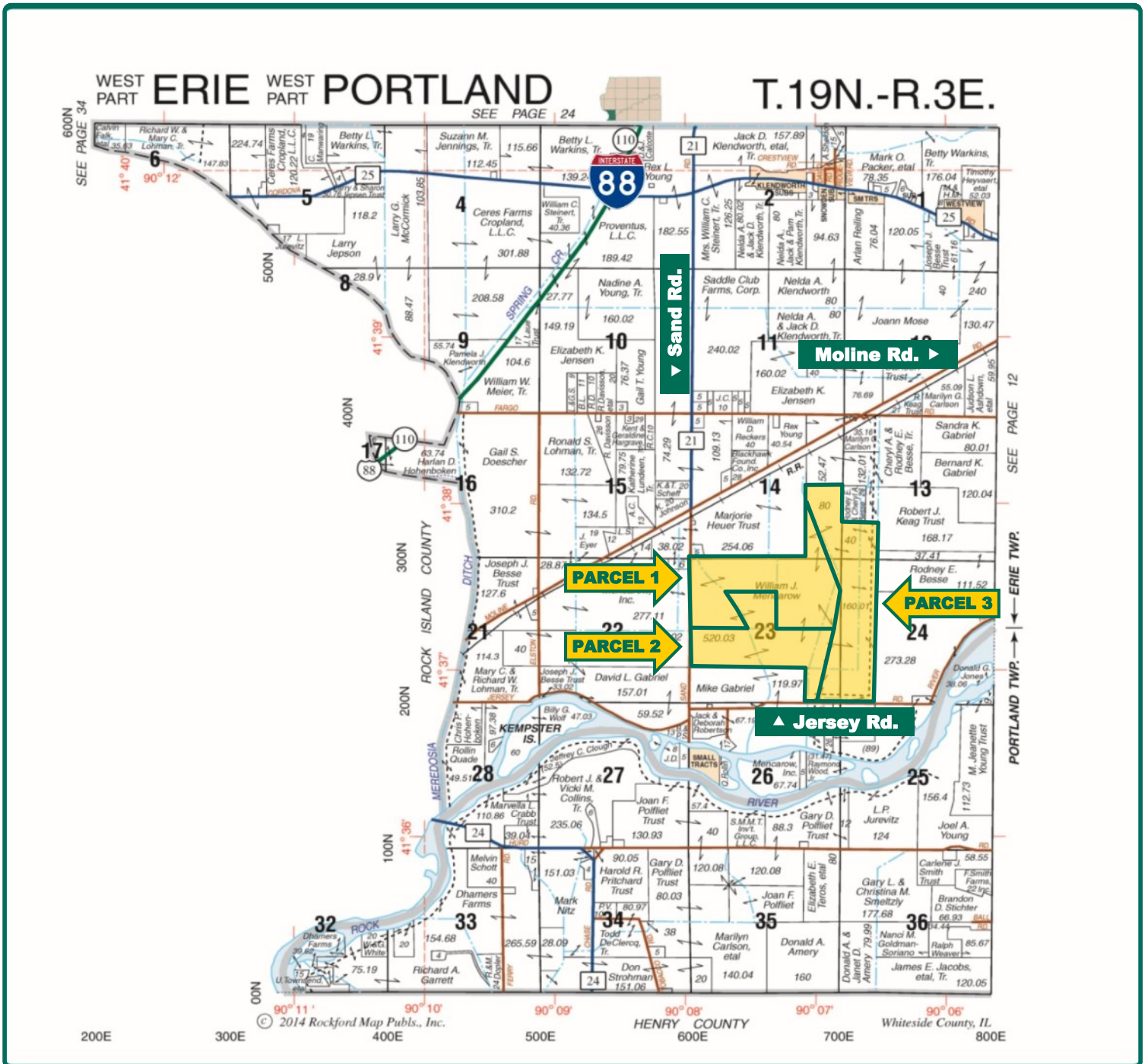
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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>187.44*</b>
<b>CRP Acres:</b>	<b>76.70</b>
<b>Corn Base Acres:</b>	<b>136.46*</b>
<b>Bean Base Acres:</b>	<b>38.47*</b>
<b>Wheat Base Acres:</b>	<b>37.37*</b>
<b>Soil Productivity:</b>	<b>114.2 P.I.</b>

*\*FSA/Eff. Crop and Base Acres are estimated.*

## Parcel 1 Property Information 278.91 Acres, m/l

### Location

Located 3 miles southwest of Erie, Illinois, with access to the property along the western boundary from Sand Road.

### Legal Description

Part of Sections 14 and 23, Erie/Portland Township, Whiteside County, Illinois.

### Lease Status

The property is leased for 2019, open for 2020.

### Mineral Rights

All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

### CRP Contracts

There are 76.70 acres enrolled in a CP-42 contract that pays \$20,629 annually and expires 9/30/2026.

### Soil Types/Productivity

Main soil types are Faxon, Ambraw, Zumbro, Riley, and Titus. Productivity Index (PI) based on the estimated FSA/Eff. Crop Acres and CRP Acres is 114.2. See soil map for details.

### Real Estate Tax

2018 Taxes Payable in 2019: \$8,082.18\*  
Taxable Acres: 802.05\*  
Tax per Taxable Acre: \$10.08\*  
*\*Tax information presented reflects the total taxes paid in 2019 for all three parcels.*

### FSA Data

Part of Farm Number 8093, Tract 6320  
FSA/Eff. Crop Acres: 187.44\*  
CRP Acres: 76.70  
Corn Base Acres: 136.46\*  
Corn PLC Yield: 115.00  
Bean Base Acres: 38.47\*  
Bean PLC Yield: 36.00  
Wheat Base Acres: 37.37\*  
Wheat PLC Yield: 42.00  
*\*Crop and Base Acres are estimated pending potential reconstitution of farm by the Whiteside County FSA office.*

### Buildings/Improvements

- 6,000 bushel bin at north end of Parcel 1.

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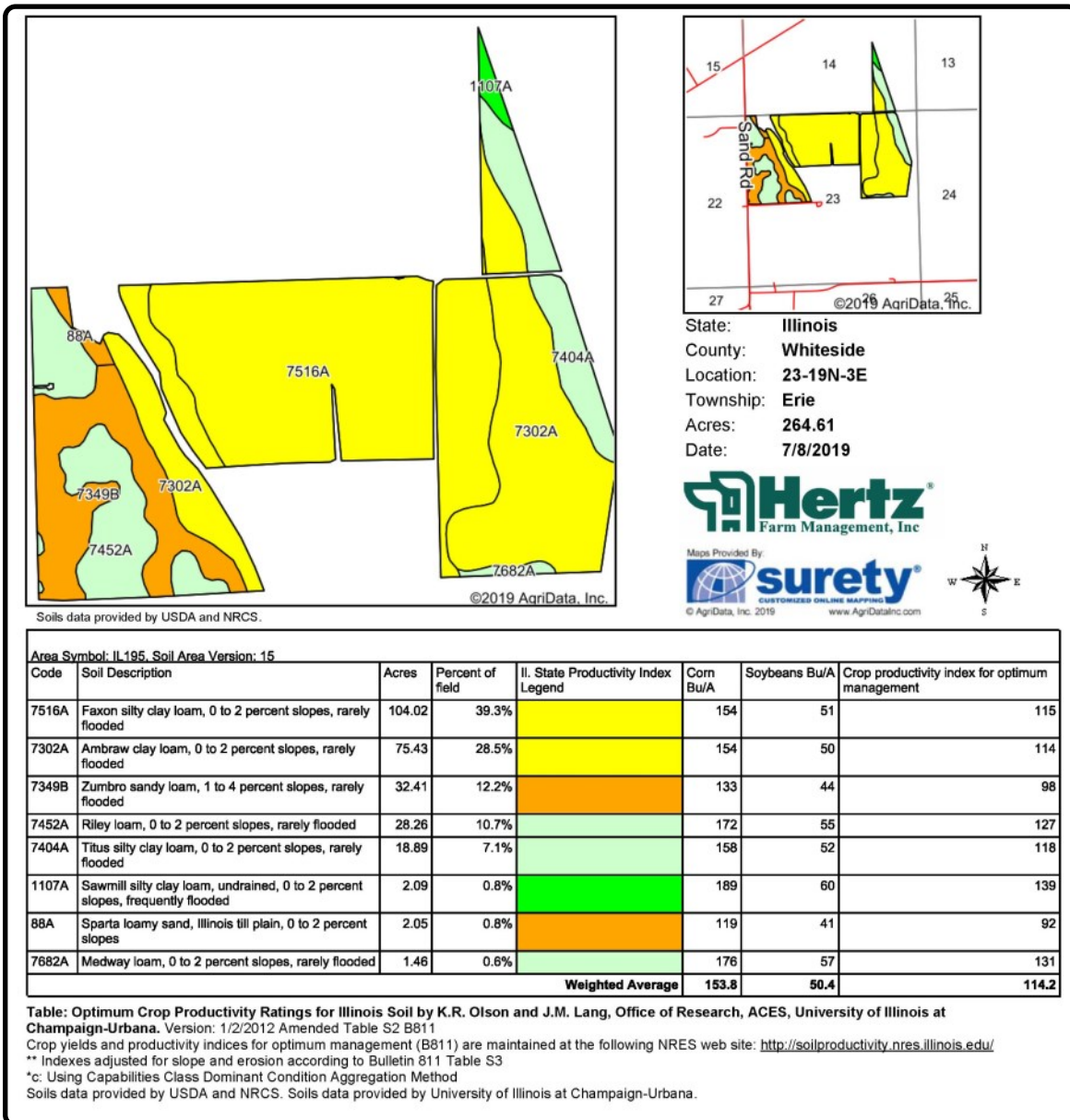
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### Drainage

Parcel 1 is located within the River Road Drainage District. 2018 drainage assessment for Parcels 1, 2, and 3 totaled \$11,764.54 or \$14.71 per acre.

### Surveyed Acres

The total acreage is based on survey completed July 2019. Final purchase price will be based upon these surveyed acres. A copy of the survey is available upon request.

### River Road Drainage District

The River Road Drainage District (RRDD) holds an easement and is responsible for the pump station at the south end of the property and main ditches. Additional information available upon request.

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## Parcel 2

<b>FSA/Eff. Crop Acres:</b>	<b>110.22*</b>
<b>CRP Acres:</b>	<b>67.70</b>
<b>Corn Base Acres:</b>	<b>91.92*</b>
<b>Bean Base Acres:</b>	<b>25.91*</b>
<b>Wheat Base Acres:</b>	<b>25.17*</b>
<b>Soil Productivity:</b>	<b>116.4 P.I.</b>

*\*FSA/Eff. Crop and Base Acres are estimated.*

## Parcel 2 Property Information 194.42 Acres, m/l

### Location

Located three miles southwest of Erie, Illinois, with access to the property along the western boundary from Sand Road.

### Legal Description

Part of Section 23, Erie/Portland Township, Whiteside County, Illinois.

### Lease Status

The property is leased for 2019, open for 2020.

### Mineral Rights

All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

### Real Estate Tax

2018 Taxes Payable in 2019: \$8,082.18\*  
Taxable Acres: 802.05\*

Tax per Taxable Acre: \$10.08\*

*\*Tax information presented reflects the total taxes paid in 2019 for all three parcels.*

### CRP Contracts

There are 67.70 acres enrolled in a CP-42 contract that pays \$18,209 annually and expires 9/30/2026.

### Soil Types/Productivity

Main soil types are Ambraw, Riley, Zumbro, Faxon, Medway, and Beaucoup. Productivity Index (PI) based on the estimated FSA/Eff. Crop Acres and CRP Acres is 116.4. See soil map for details.

### FSA Data

Part of Farm Number 8093, Tract 6320

FSA/Eff. Crop Acres: 110.22\*

CRP Acres: 67.70

Corn Base Acres: 91.92\*

Corn PLC Yield: 115.00

Bean Base Acres: 25.91\*

Bean PLC Yield: 36.00

Wheat Base Acres: 25.17\*

Wheat PLC Yield: 42.00

*\*Crop and Base Acres are estimated pending potential reconstitution of farm by the Whiteside County FSA office.*

### Buildings/Improvements

- 60' x 100' Morton Building
- 80,000 bushel grain storage facility
- Rental house with 3 BR, 1 BA. Contact Listing Agent for current lease terms.

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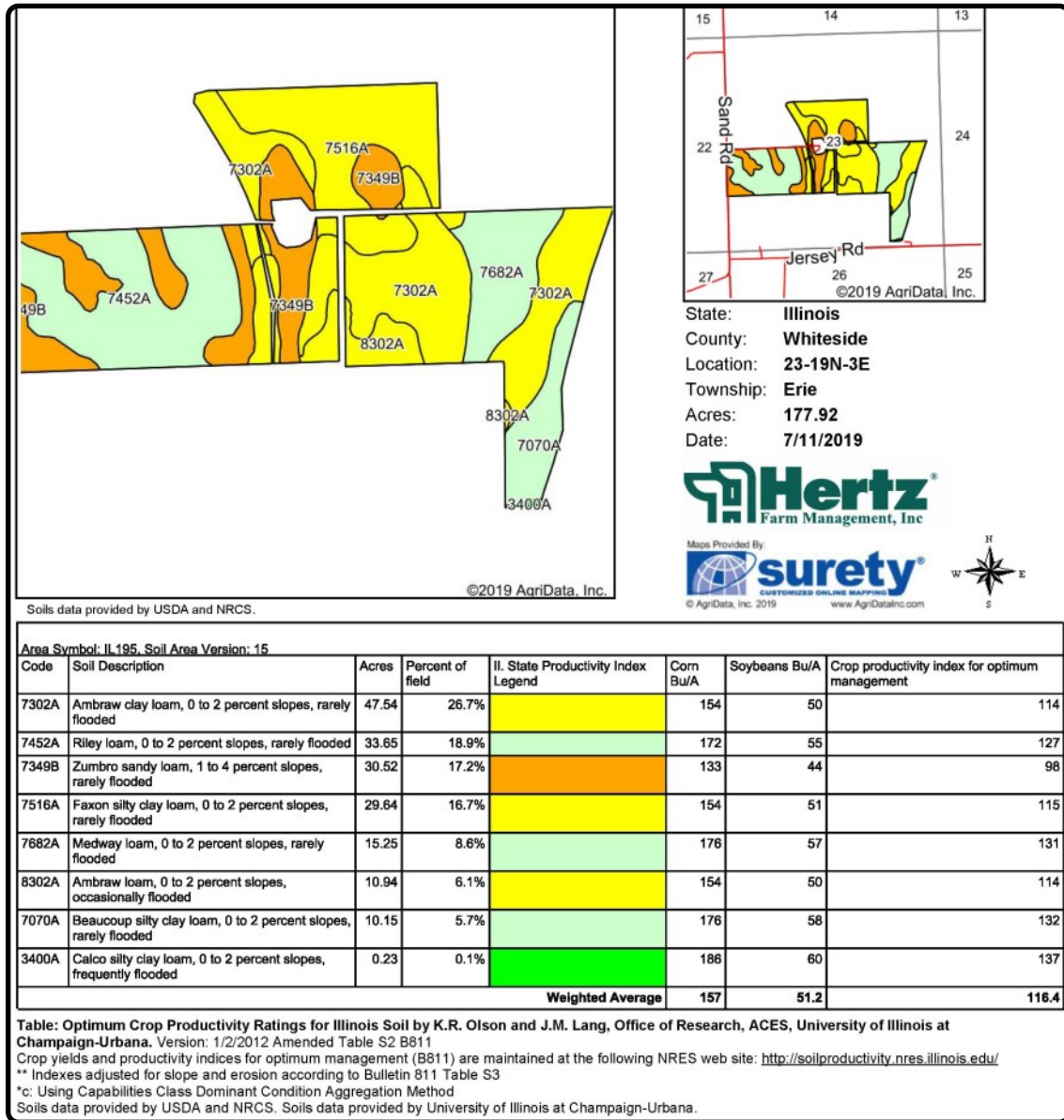
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**Parcel 2** - 177.92 Estimated FSA/Eff. Crop Acres and CRP Acres



## Drainage

Parcel 2 is located within the River Road Drainage District. 2018 drainage assessment for Parcels 1, 2, and 3 totaled \$11,764.54 or \$14.71 per acre.

## Surveyed Acres

The total acreage is based on survey completed July 2019. Final purchase price will be based upon these surveyed acres. A copy of the survey is available upon request.

## River Road Drainage District

The River Road Drainage District (RRDD) holds an easement and is responsible for the pump station at the south end of the property and main ditches. Additional information available upon request.

### Ed Kiefer

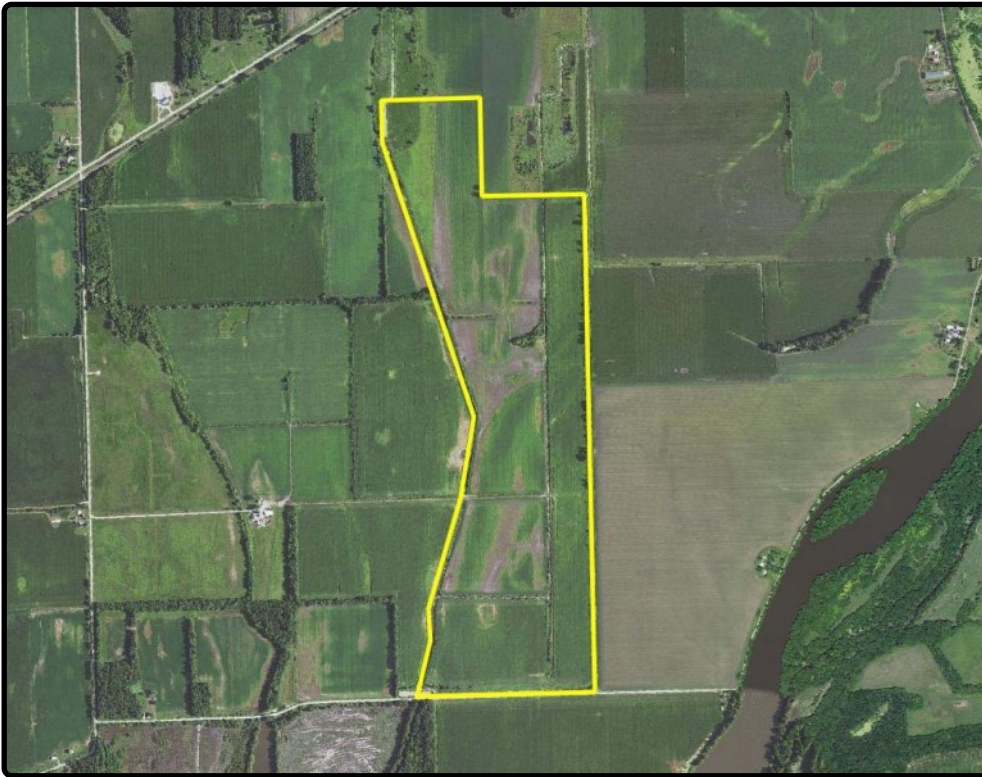
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## Parcel 3

<b>FSA/Eff. Crop Acres:</b>	<b>293.70*</b>
<b>Corn Base Acres:</b>	<b>151.73*</b>
<b>Bean Base Acres:</b>	<b>42.78*</b>
<b>Wheat Base Acres:</b>	<b>41.55*</b>
<b>Soil Productivity:</b>	<b>120.5 P.I.</b>

*\*FSA/Eff. Crop and Base Acres are estimated.*

### Parcel 3 Property Information 329.37 Acres, m/l

#### Location

Located three miles southwest of Erie, Illinois, with access to the property along the southern boundary from Jersey Road.

#### Legal Description

Part of Sections 13, 14, 23, and 24, Erie/Portland Townships, Whiteside County, Illinois.

#### Lease Status

The property is leased for 2019, open for 2020.

#### Mineral Rights

All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

#### Real Estate Tax

2018 Taxes Payable in 2019: \$8,082.18\*  
Taxable Acres: 802.05\*  
Tax per Taxable Acre: \$10.08\*  
*\*Tax information presented reflects the total taxes paid in 2019 for all three parcels.*

#### CRP Contracts

There are no acres enrolled in CRP on Parcel 3.

#### Soil Types/Productivity

Main soil types are Titus, Ambraw, Beaucoup, Sawmill, and Millington. Productivity Index (PI) based on the estimated FSA/Eff. Crop Acres is 120.5. See soil map for details.

#### FSA Data

Part of Farm Number 8093, Tract 6320  
FSA/Eff. Crop Acres: 293.70\*  
Corn Base Acres: 151.73\*  
Corn PLC Yield: 115.00  
Bean Base Acres: 42.78\*  
Bean PLC Yield: 36.00  
Wheat Base Acres: 41.55\*  
Wheat PLC Yield: 42.00  
*\*Crop and Base Acres are estimated pending potential reconstitution of farm by the Whiteside County FSA office.*

#### Buildings/Improvements

None.

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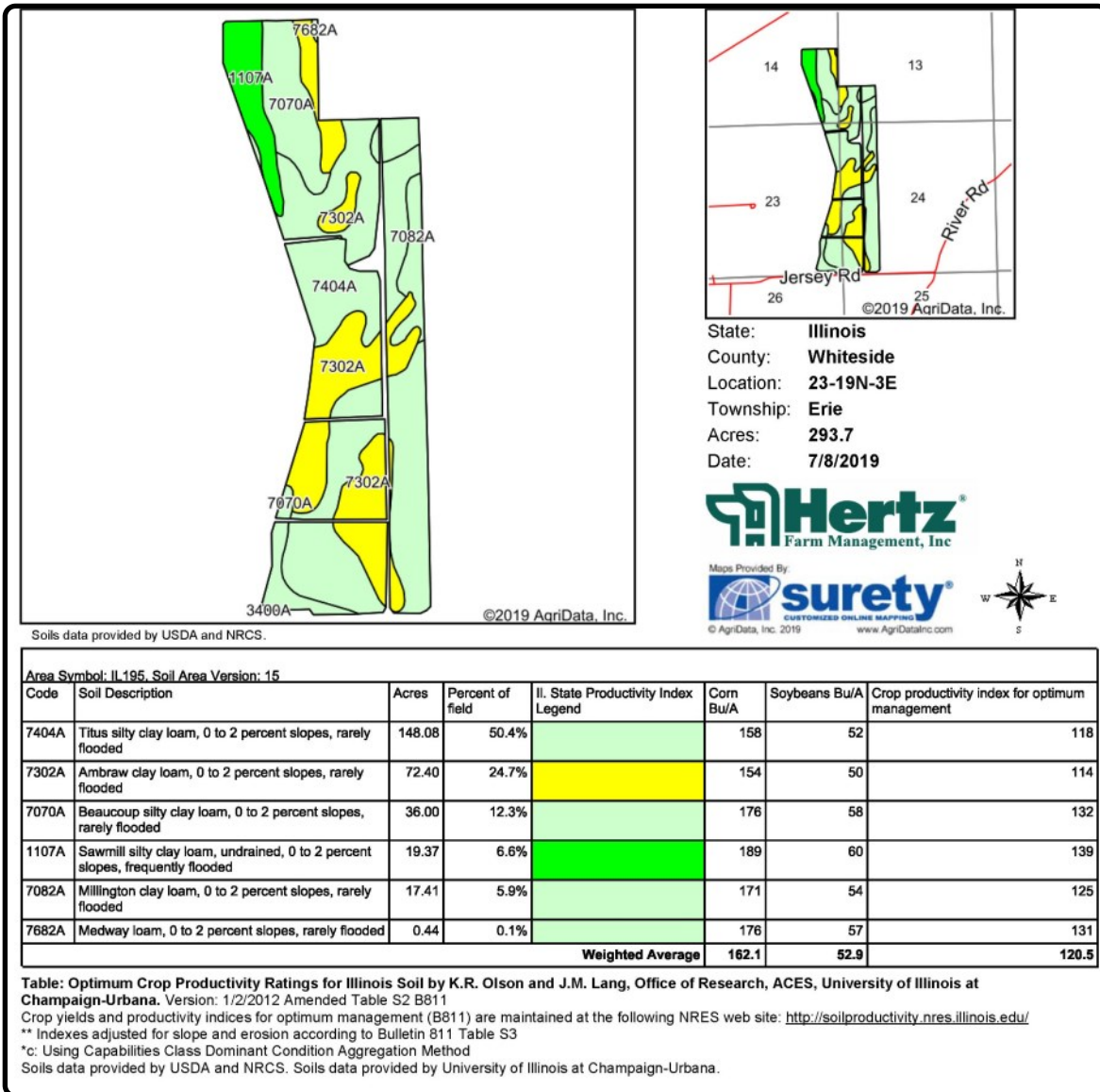
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## Drainage

Parcel 3 is located within the River Road Drainage District. 2018 drainage assessment for Parcels 1, 2, and 3 totaled \$11,764.54 or \$14.71 per acre.

## Surveyed Acres

The total acreage is based on survey completed July 2019. Final purchase price will be based upon these surveyed acres. A copy of the survey is available upon request.

## River Road Drainage District

The River Road Drainage District (RRDD) holds an easement and is responsible for the pump station at the south end of the property and main ditches. Additional information available upon request.

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**Parcel 1 - 278.91 Acres**



**Parcel 1 - 278.91 Acres**



*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 2 - 194.42 Acres**



**Parcel 2 - 194.42 Acres**



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**Parcel 3 - 329.37 Acres**



**Parcel 3 - 329.37 Acres**



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**Parcels 2 & 3 - River Road Drainage District Pump Station Site**



**Parcels 2 & 3 - River Road Drainage District Pump Station Site**



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Bid Deadline: **Fri., Aug. 23, 2019**

Time: **12:00 p.m. C.D.T.**

Mail To:

**Hertz Real Estate Services  
P.O. Box 9  
Geneseo, IL 61254-0009**

### **Seller**

Mencarow Inc.

### **Agency**

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

### **Method of Sale**

- Parcels will be offered individually and/or in combination via one-chance sealed bid sale.
- Combination offers will require allocations by parcel.
- Seller reserves the right to refuse or reject any and all offers.

### **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 a recent survey. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

### **Bid Submission Process**

To request a Bid Packet, please call or email Ed Kiefer or Dan Riewerts. Contact information can be found below.

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 August 23, 2019 by 12:00 p.m., CDT. The Seller will accept or reject all bids by 5:00 p.m., CDT on September 3, 2019, and all bidders will be notified shortly thereafter. Winning bidders will be required to submit ten percent (10%) down payment upon notification.

### **Terms of Possession**

The successful bidder(s) is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 1, 2019, or as soon thereafter as closing documents are available. Final settlement will require wire transfer. Possession will be given at closing, subject to any existing lease. The Seller will be responsible for 2019 taxes payable in 2020.

### **Income/Expense**

The Seller/Operator will retain all income attributed to the 2019 crop year and before and will pay all expenses for the same.

### **Contract & Title**

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). 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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