

Land Auction

ACREAGE:

48.40 Acres, m/l
Piatt County, IL

DATE:

Tuesday
December 10, 2019
10:00 a.m.

LOCATION:

**Bement Lions Club
Community Center**
Bement, IL



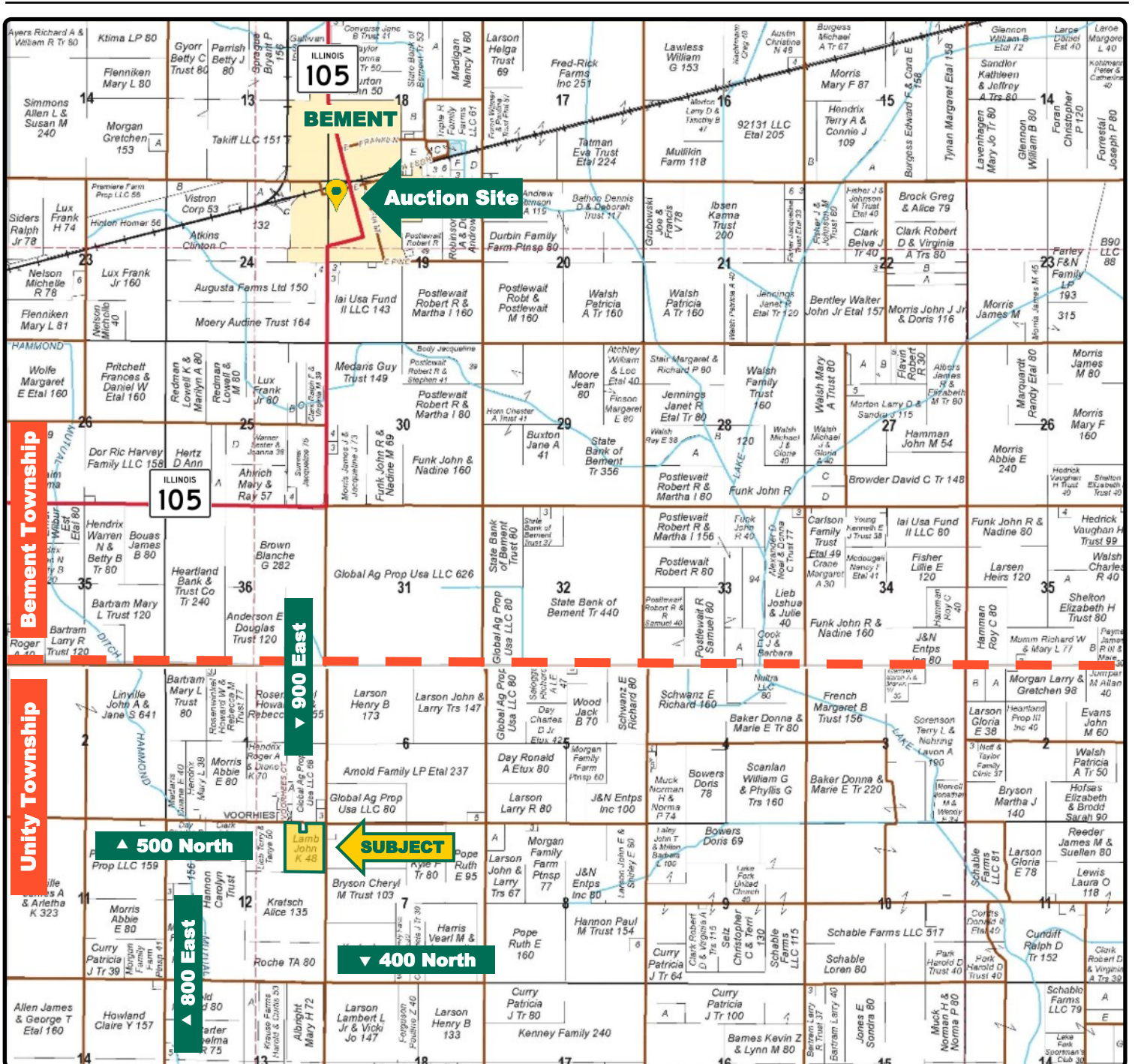
Property Key Features

- Quality Piatt County Land
- 142.5 Soil Productivity Index
- Strong Agricultural Market

Spencer Smith
Licensed Broker in IL
Licensed Salesperson in IA
Spencers@Hertz.ag

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

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



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FSA/Eff. Crop Acres:	47.11
Corn Base Acres:	23.70
Bean Base Acres:	23.40
Soil Productivity:	142.50 P.I.

Property Information

48.40 Acres, m/l

Location

3 miles South of Bement, IL.
4 miles North of Hammond, IL.
10 miles South of Monticello, IL.

Legal Description

The Northeast ¼ of the Northeast ¼, except the buildings that have been sold off and the North 10 acres of the Southeast ¼ of the Northeast ¼ of Section 12, T16N, R5E, Unity Twp., Piatt Co. IL.

Lease Status

Lease is open for the 2020 growing season.

Real Estate Tax

2018 Taxes payable in 2019: \$2,613.20
Taxable Acres: 48.40
Tax per Taxable Acre: \$53.99
PIN# 07-12-16-005-001-00

FSA Data

Farm Number 4832, Tract 2470
FSA/Eff. Crop Acres: 47.11
Corn Base Acres: 23.70
Corn PLC Yield: 161 Bu.
Bean Base Acres: 23.40
Bean PLC Yield: 54 Bu.
NHEL Soils

Buildings/Improvements

The farmstead has been sold off.

Soil Types/Productivity

Main soil types are Flanagan silt loam and Drummer-Milford silty clay loam. Productivity Index (PI) based on the FSA/ Eff. Crop Acres is 142.50 See soil map for detail.

Land Description

Level

Mineral Rights

Any mineral rights owned will be transferred to Buyer.

Spencer Smith

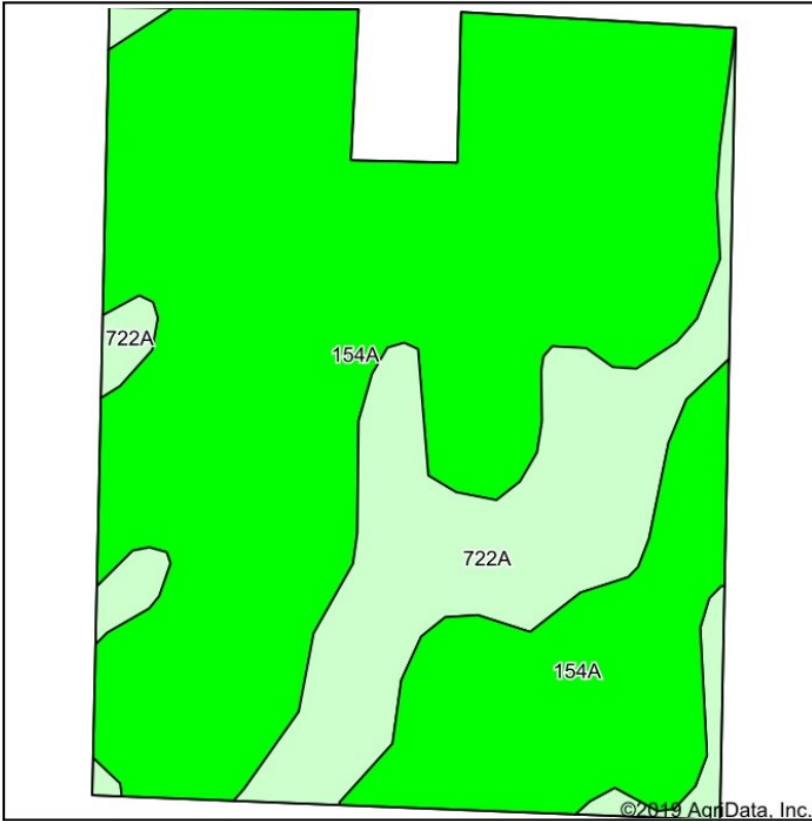
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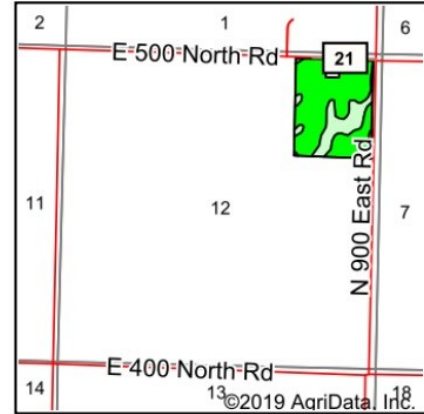
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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Piatt**
 Location: **12-16N-5E**
 Township: **Unity**
 Acres: **47.11**
 Date: **11/1/2019**



Area Symbol: IL147, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	36.83	78.2%		194	63	144
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	10.28	21.8%		184	60	137
Weighted Average					191.8	62.3	142.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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: **Tuesday,
December 10, 2019**

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

Site: **Bement Lions Club
Community Center
117 S Macon St.
Bement, IL 61813**

Seller

John Kerr Lamb

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

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 January 10, 2020 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, 2020. The 2019 real estate taxes payable in 2020 will be paid by the Seller based on the 2019 tax information by way of a credit at closing. If buyer would like to close prior to December 31, 2019, seller will try to accommodate.

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).

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