

Land Auction

ACREAGE:

189.62 Acres, m/l
In 2 parcels
Marshall County, IL

DATE:

Tuesday
January 14, 2020
10:00 a.m.

LOCATION:

**St. Ann's Church
Hall**
Toluca, IL



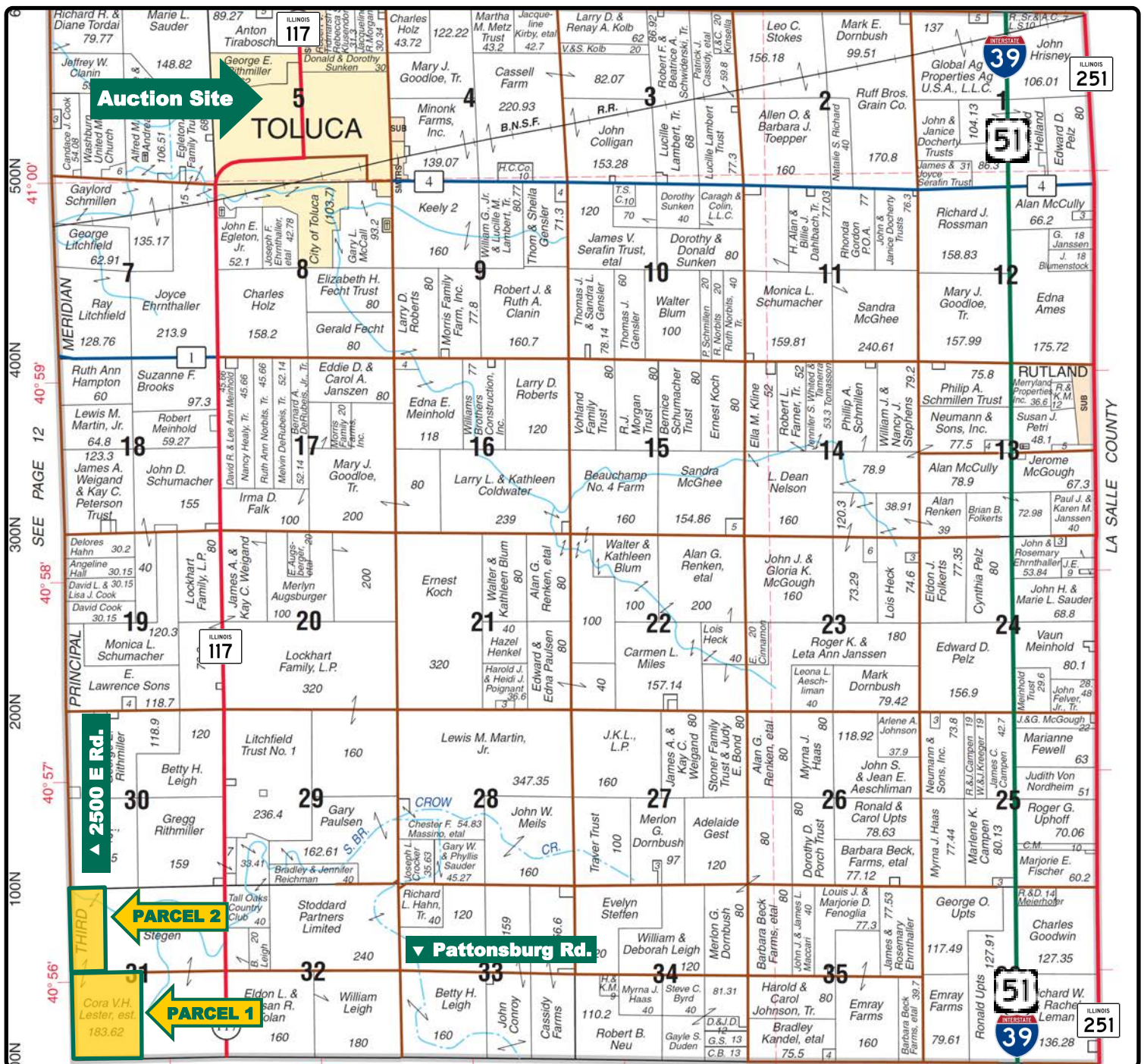
Property Key Features

- Six Miles South of Toluca, IL
- Parcel 1 - 133.9 PI / Parcel 2 - 126.5 PI
- Good-Quality Marshall County Farmland

Eric Wilkinson, AFM
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@Hertz.eg

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

John Meils
Licensed Broker in IL
JohnM@Hertz.ag



Map reproduced with permission of Rockford Map Publishers.

Eric Wilkinson, AFM
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@Hertz.ag

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

John Meils
Licensed Broker in IL
JohnM@Hertz.ag



Parcel 1

FSA/Eff. Crop Acres:	118.06
Corn Base Acres:	55.78
Bean Base Acres:	56.89
Soil Productivity:	133.90 P.I.

Parcel 1 Property Information 124.99 Acres, m/l

Location

Approximately 6 miles South-Southwest of Toluca, IL.

Legal Description

Part of the West 1/2 of the Southwest 1/4 of Section 31, Township 29N, Range 1E.

Real Estate Tax—Estimated

2018 Taxes Payable in 2019: \$4,245.42
Taxable Acres: 121.68
Tax per Taxable Acre: \$34.89
Part of PIN# 14-31-300-001

FSA Data

Farm Number 205, Tract 293
FSA/Eff. Crop Acres: 118.06
Corn Base Acres: 55.78
Corn PLC Yield: 158 Bu.
Bean Base Acres: 56.89
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils include Graymont silty clay loam, Flanagan silt loam, and El Paso silty clay loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 133.90. See soil map for details.

Land Description

Level to gently sloping.

Buildings/Improvements

A single open-sided pole building is located in the northwest corner of the parcel.

Drainage

Natural, plus tile. No tile maps available.

Comments

Good-quality farm located in a strong agricultural community.

Eric Wilkinson, AFM

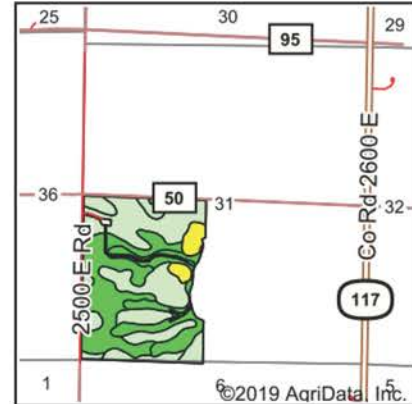
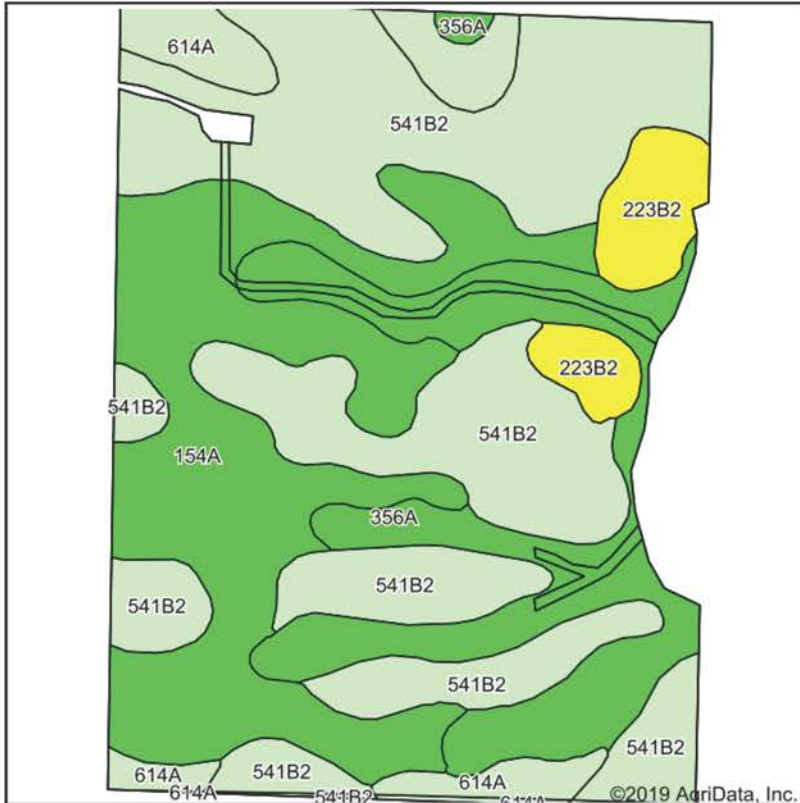
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@Hertz.ag

815.935.9878

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

John Meils

Licensed Broker in IL
JohnM@Hertz.ag



State: **Illinois**
 County: **Marshall**
 Location: **31-29N-1E**
 Township: **Bennington**
 Acres: **118.06**
 Date: **11/26/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL123, Soil Area Version: 13
 Area Symbol: IL203, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**541B2	Graymont silty clay loam, 2 to 5 percent slopes, eroded	51.94	44.0%		**174	**54	**127
154A	Flanagan silt loam, 0 to 2 percent slopes	32.17	27.2%		194	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	20.17	17.1%		195	63	144
614A	Chenoa silty clay loam, 0 to 2 percent slopes	7.47	6.3%		174	57	129
**223B2	Varna silty clay loam, 2 to 5 percent slopes, eroded	5.65	4.8%		**150	**48	**110
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	0.36	0.3%		**174	**54	**127
614A	Chenoa silty clay loam, 0 to 2 percent slopes	0.30	0.3%		174	57	129
Weighted Average					181.9	57.9	133.9

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.

Eric Wilkinson, AFM
 Licensed Managing Broker in IL
 Licensed Broker in IN
EricW@Hertz.ag

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

John Meils
 Licensed Broker in IL
JohnM@Hertz.ag



Parcel 2

FSA/Eff. Crop Acres:	52.90
Corn Base Acres:	28.73
Bean Base Acres:	29.30
Soil Productivity:	126.50 P.I.

Parcel 2 Property Information 64.63 Acres, m/l

Location

Approximately 6 miles South-Southwest of Toluca, IL.

Legal Description

Part of the West 1/2 of the Northwest 1/4 of Section 31, Township 29N, Range 1E.

Real Estate Tax

2018 Taxes Payable in 2019 \$1,557.98
Taxable Acres: 61.94
Tax per Taxable Acre: \$25.15
PIN#: 14-31-100-001

FSA Data

Farm Number 205, Tract 293
FSA/Eff. Crop Acres: 52.90
Corn Base Acres: 28.73
Corn PLC Yield: 158 Bu.
Bean Base Acres: 29.30
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Main soil types are Graymont silty clay loam, Chenoa silty clay loam, and El Paso silty clay loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 126.50. See soil map for details.

Land Description

Level to rolling.

Buildings/Improvements

None.

Drainage

Natural, plus tile. No tile maps available.

Comments

Good-quality farm located in a strong agricultural community.

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Eric Wilkinson, AFM

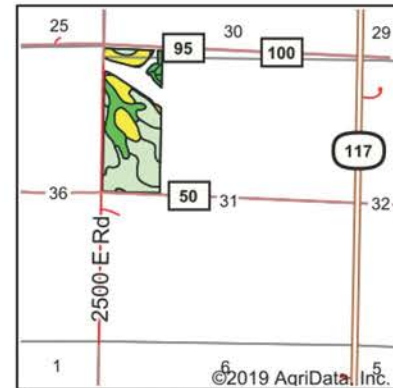
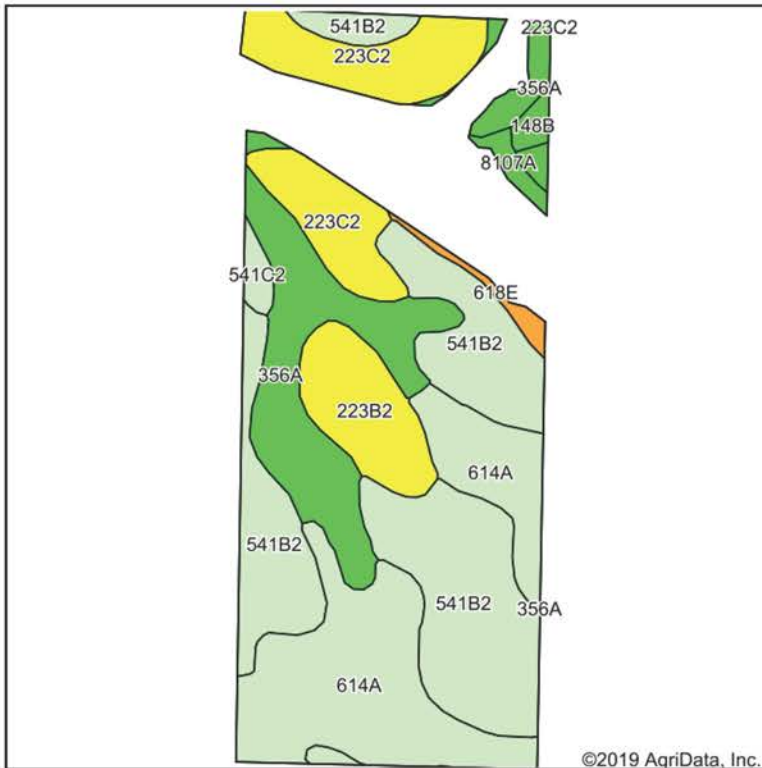
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@Hertz.ag

815.935.9878

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

John Meils

Licensed Broker in IL
JohnM@Hertz.ag



State: **Illinois**
 County: **Marshall**
 Location: **31-29N-1E**
 Township: **Bennington**
 Acres: **52.9**
 Date: **11/26/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL123, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**541B2	Graymont silty clay loam, 2 to 5 percent slopes, eroded	17.54	33.2%		**174	**54	**127
614A	Chenoa silty clay loam, 0 to 2 percent slopes	13.03	24.6%		174	57	129
356A	Elpaso silty clay loam, 0 to 2 percent slopes	8.85	16.7%		195	63	144
**223C2	Varna silty clay loam, 5 to 10 percent slopes, eroded	7.08	13.4%		**147	**47	**108
**223B2	Varna silty clay loam, 2 to 5 percent slopes, eroded	3.90	7.4%		**150	**48	**110
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.71	1.3%		189	60	139
**618E	Senachwine silt loam, 15 to 25 percent slopes	0.55	1.0%		**127	**41	**93
**541C2	Graymont silty clay loam, 5 to 10 percent slopes, eroded	0.55	1.0%		**170	**53	**125
**148B	Proctor silt loam, 2 to 5 percent slopes	0.42	0.8%		**183	**57	**134
199A	Plano silt loam, 0 to 2 percent slopes	0.27	0.5%		194	60	142
Weighted Average					172	54.9	126.5

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.

<p>Eric Wilkinson, AFM Licensed Managing Broker in IL Licensed Broker in IN EricW@Hertz.ag</p>	<p>815.935.9878 200 E. Court St, Suite 600 Kankakee, IL 60901 www.Hertz.ag</p>	<p>John Meils Licensed Broker in IL JohnM@Hertz.ag</p>
---	---	--

Parcel 1 - 124.99 Acres



Parcel 1 - 124.99 Acres



Parcel 2 - 64.63 Acres



Parcel 2 - 64.63 Acres



Eric Wilkinson, AFM
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@Hertz.ag

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

John Meils
Licensed Broker in IL
JohnM@Hertz.ag

Date: **Tues., January 14, 2020**

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

Site: **St. Ann's Church Hall
311 W. Santa Fe Ave.
Toluca, IL 61369**

Seller

Lester Farms General Partnership

Agency

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

Auctioneer

Spencer Smith (Lic. #441.002375)

Attorney

Elizabeth A. Beck

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- 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 February 14, 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 29, 2020.

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).

Eric Wilkinson, AFM

Licensed Managing Broker in IL
Licensed Broker in IN

EricW@Hertz.eg

815.935.9878

200 E. Court St, Suite 600
Kankakee, IL 60901

www.Hertz.ag

John Meils

Licensed Broker in IL

JohnM@Hertz.ag