

**ACREAGE:**

**49.14 Acres, m/l**  
Marshall County, IL

**DATE:**

Bid Deadline:  
**February 7, 2020**  
**12:00 p.m., CST**

**LOCATION:**

**Hertz Real Estate  
Services**  
Kankakee, IL



### Property Key Features

- Two Miles Southeast of Henry, IL
- High-Quality Soils with a 136.70 PI
- Mix of High-Quality Tillable Land, CRP and Hunting Opportunities

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

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

**Dan Riewerts**  
Licensed Broker in IL  
**DanR@Hertz.ag**



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<b>FSA/Eff. Crop Acres:</b>	<b>35.88</b>
<b>CRP Acres:</b>	<b>5.32</b>
<b>Corn Base Acres:</b>	<b>35.11</b>
<b>Bean Base Acres:</b>	<b>1.62</b>
<b>Soil Productivity:</b>	<b>136.70 P.I.</b>

## Property Information

### 49.14 Acres, m/l

#### Location

Approximately 2 miles southeast of Henry, IL.

#### Legal Description

Part of the West 1/2 of the Southeast 1/4 of Section 3 lying South of Sandy Creek, Township 30N, Range 2W of Marshall County, IL.

#### Lease Status

Open lease for 2020.

#### Survey

Property will be surveyed at Seller's expense. Final sale price will be adjusted up/down based on final surveyed acres.

#### Real Estate Tax

2018 Taxes Payable in 2019: \$1,034.05\*

Taxable Acres: 49.14\*

Tax per Taxable Acre: \$21.04\*

PIN# Part of 05-03-400-001 & 05-03-200-004\*

*\*Taxes and Taxable acres are estimated pending tax parcel ID split. Final acres will be determined by the Marshall County Treasurer/Assessor.*

#### Soil Types/Productivity

Primary soils are Sawmill silty clay loam, Wea silt loam and Martinsville fine sandy loam. Productivity Index (PI) is 136.70. See soil map for detail.

#### Drainage

Natural, plus tile. No tile maps available.

#### Mineral Rights

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

#### FSA Data

Part of Farm Number 3306, Tract 9496

FSA/Eff. Crop Acres: 35.88

CRP Acres: 5.32

Corn Base Acres: 35.11

Corn PLC Yield: 166.00

Bean Base Acres: 1.62

Bean PLC Yield: 41.00

#### CRP Contract

There are 5.32 acres enrolled in a CP-33 contract that pays approximately \$1,303 annually and expires September 30, 2025. Buyer agrees to honor the remainder of this contract.

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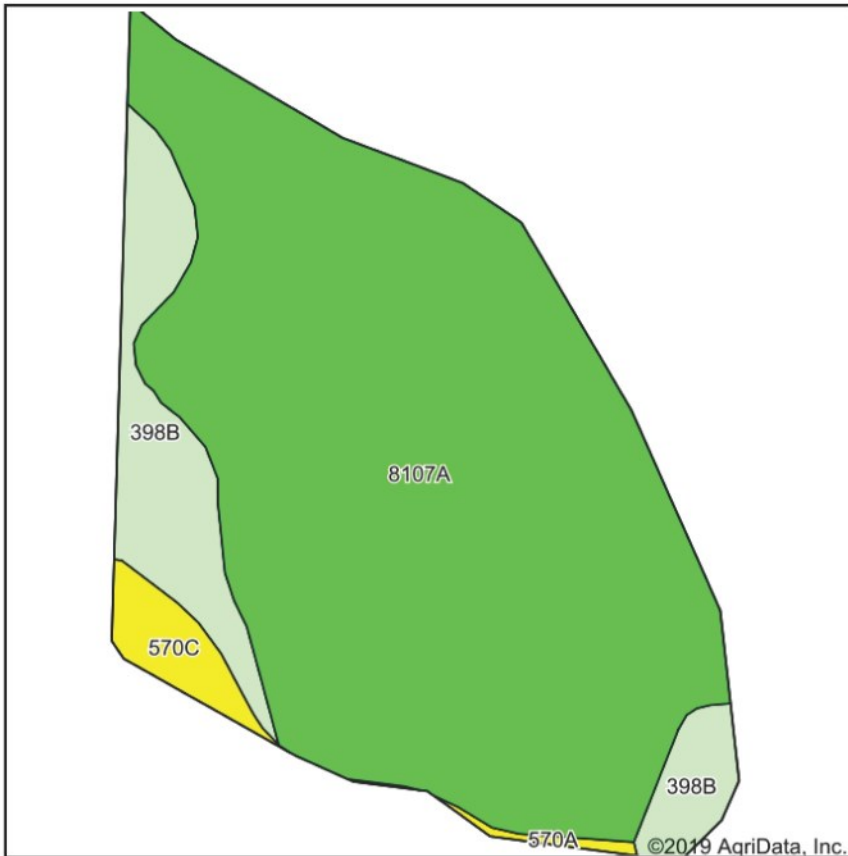
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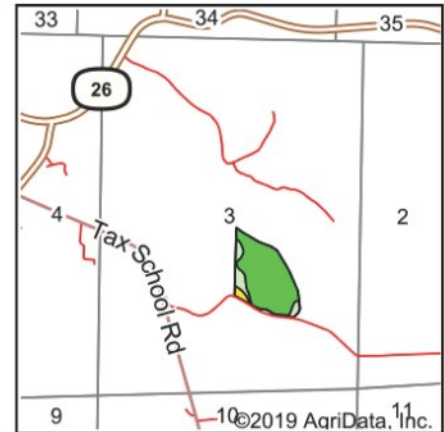
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Marshall**  
Location: **3-30N-2W**  
Township: **Hopewell**  
Acres: **35.88**  
Date: **12/18/2019**



Area Symbol: IL 123, 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
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	29.90	83.3%		189	60	139
**398B	Wea silt loam, 2 to 5 percent slopes	4.69	13.1%		**174	**54	**129
**570C	Martinsville fine sandy loam, 5 to 10 percent slopes	1.10	3.1%		**150	**48	**111
570A	Martinsville silt loam, 0 to 2 percent slopes	0.19	0.5%		155	49	114
Weighted Average					185.7	58.8	136.7

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, Inc. 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.

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From NW Corner Looking South



Birdhouse in CRP



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**Bid Deadline: Fri., Feb. 7, 2020**

**Time: 12:00 p.m., CST**

**Mail To:**

**Hertz Real Estate Services  
200 East Court St., Ste 600  
Kankakee, IL 60901**

### **Seller**

Midwest Acres, LLC, Sandy Creek

### **Agency**

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

### **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 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 estimated. Pending future survey, and are based on information currently available, but are not guaranteed. Final purchase price will be based upon surveyed acres. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

### **Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Eric Wilkinson at 815-935-9878.

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 Kankakee, IL Hertz office, on or before Friday, February 7, 2020 by 12:00 p.m., CST. The Seller will accept or reject all bids by 4:30 p.m., CST on Wednesday, February 12, 2020, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

A 10% down payment check is required with all Sealed Bids. If your offer is not accepted, the earnest money check will be voided and returned to you uncashed. The successful bidder(s) is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before Friday, March 13, 2020, or as soon thereafter as closing documents are available. Final settlement will require wire transfer. Possession will be given at settlement, subject to any existing lease. The Seller will credit the successful bidder at closing for the estimated 2019 real estate taxes payable in 2020.

### **Contract & Title**

The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any closing fee expenses, 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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