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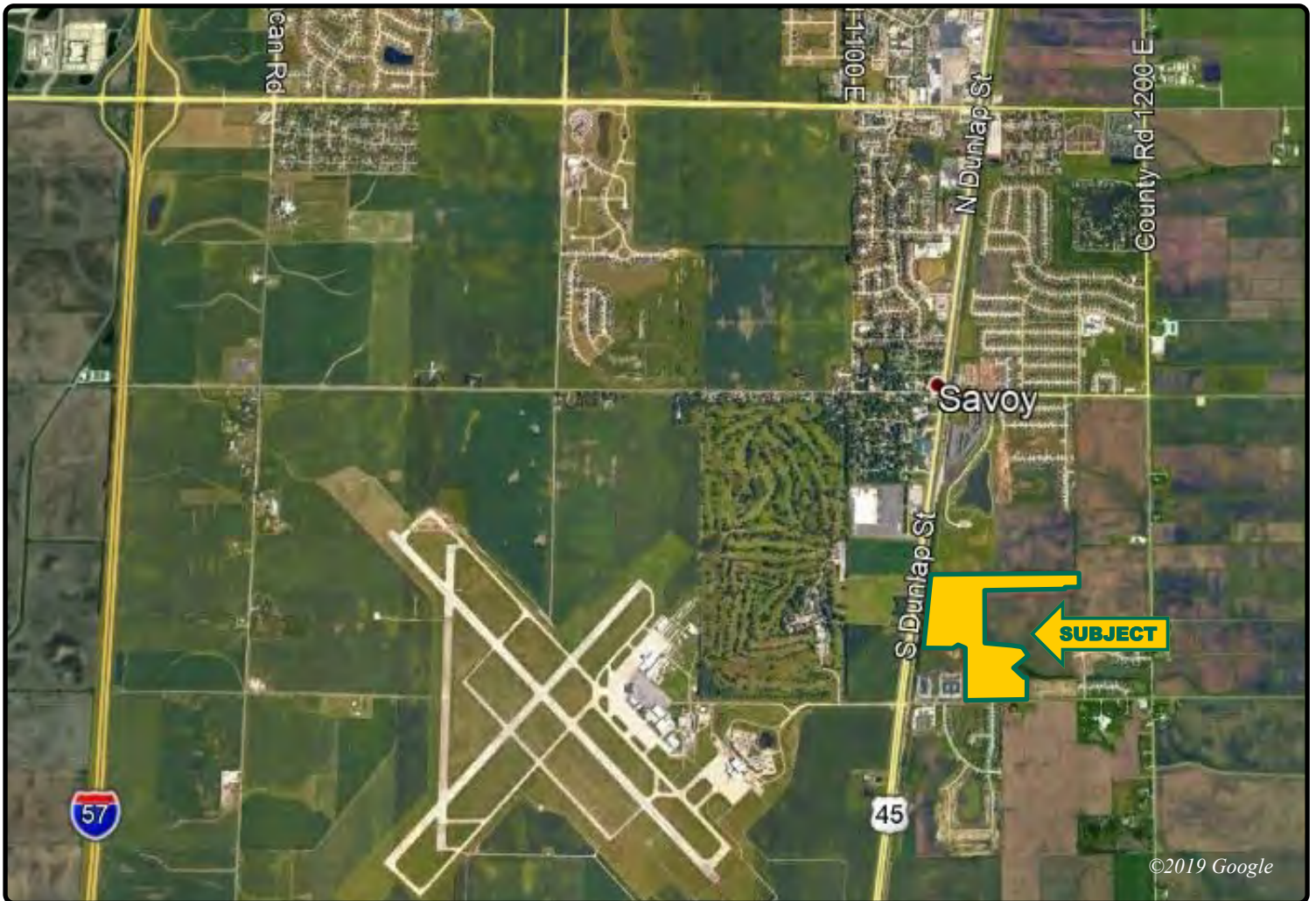
60.60 Acres, m/l
Champaign County, IL

DATE:

Bid Deadline:
March 9, 2020
5:00 p.m., CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Monticello, IL



Property Key Features

- Development Potential
- Part of the Area General Plan for Lake Falls Subdivision
- Airport Road Frontage

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

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700 W. Bridge Street, PO Box 467
Monticello, IL 61856
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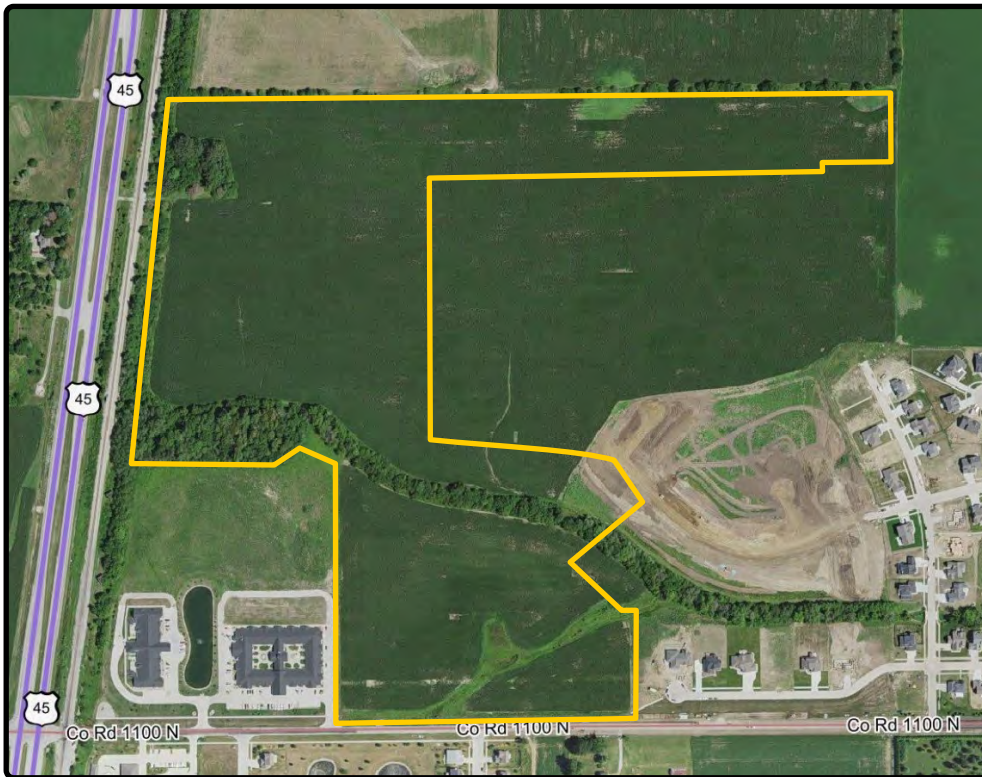
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FSA/Eff. Crop Acres: 50.10*
Corn Base Acres: 25.60*
Bean Base Acres: 23.00*
Soil Productivity: 139.70 P.I

**Acres and bases are estimated.*

Property Information

60.60 Acres, m/l

Location

Savoy, IL.
3 miles South of Champaign, IL.

Legal Description

Part of the South 1/2 of Section 1, T18N, R8E, Tolono Twp., Champaign Co., IL.

Survey

Property recently surveyed and there are 60.60 acres, more or less.

Soil Types/Productivity

Main soil types are Flanagan silt loam and Drummer silty clay loam. Productivity Index (PI) based on est. FSA/Eff. Crop acres is 139.70. See soil map for details.

Real Estate Taxes

2018 Taxes Paid in 2019: \$2,126.68
 Taxable Acres: 57.28
 Tax per Taxable Acre: \$37.13
 PIN 29-26-01-401-004 - 17.50 Ac
 PIN 29-26-01-400-017 - 39.78 Ac

FSA Data

Farm Number 10621, Tract 13557
 FSA/Eff. Crop Acres: 50.10*
 Corn Base Acres: 25.60*
 Corn PLC Yield: 150 Bu.
 Bean Base Acres: 23.00*
 Bean PLC Yield: 43 Bu.
**Acres and bases are estimated pending reconstitution of farm by the governing FSA office.*

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer.

Land Description

Mostly level/slightly sloping.

Drainage

The land lies within the boundaries of the Upper Embarras River Drainage District and is subject to all assessments.

Easements

There are two easements that have been granted to the Village of Savoy for sanitary sewer.

Zoning

The majority of the property is currently zoned Agriculture. It is, however, part of the Area General Plan for the Lake Falls Subdivision by the Village of Savoy. The north part of the property is zoned R-2 Single Family Residences.

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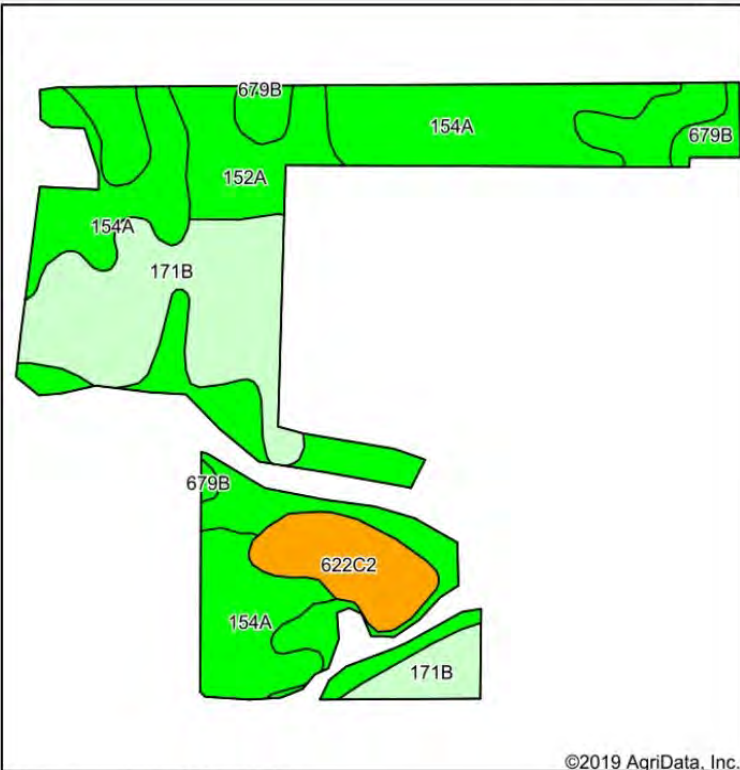
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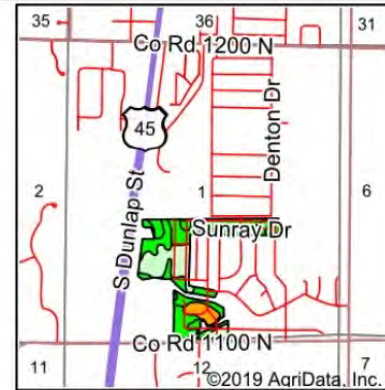
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Soils data provided by USDA and NRCS.



State: Illinois
County: Champaign
Location: 1-18N-8E
Township: Tolono
Acres: 50.1
Date: 1/7/2020



Maps Provided By:



Area Symbol: IL019, 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
154A	Flanagan silt loam, 0 to 2 percent slopes	16.95	33.8%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.71	31.4%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	12.49	24.9%		**185	**58	**137
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	3.85	7.7%		**150	**49	**112
**679B	Blackberry silt loam, 2 to 5 percent slopes	1.10	2.2%		**192	**59	**141
Weighted Average					188.6	60.6	139.7

Comments

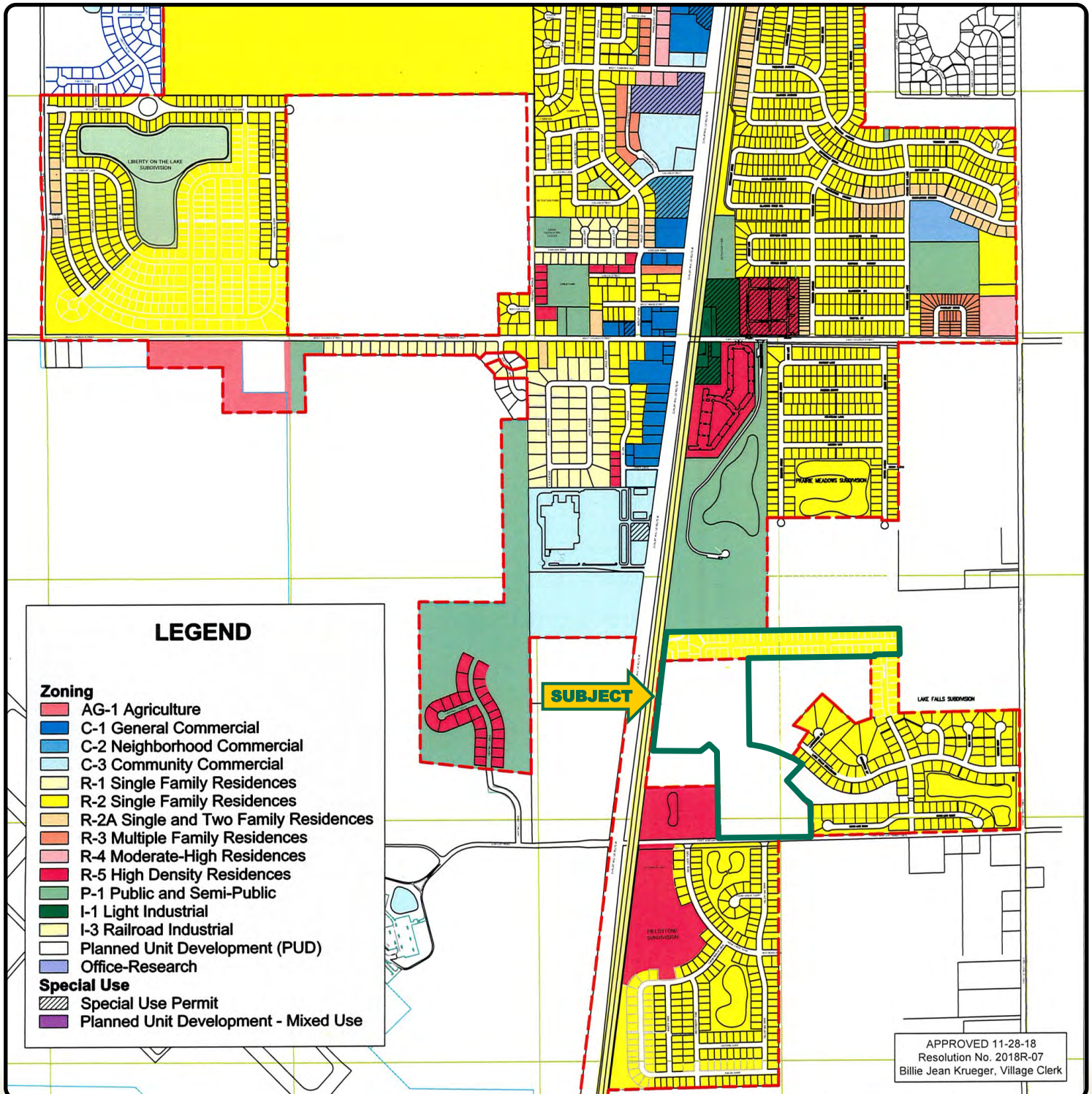
- Unit 4 Savoy School District.
- Adjoins Dana Colbert Sr. Park.

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.

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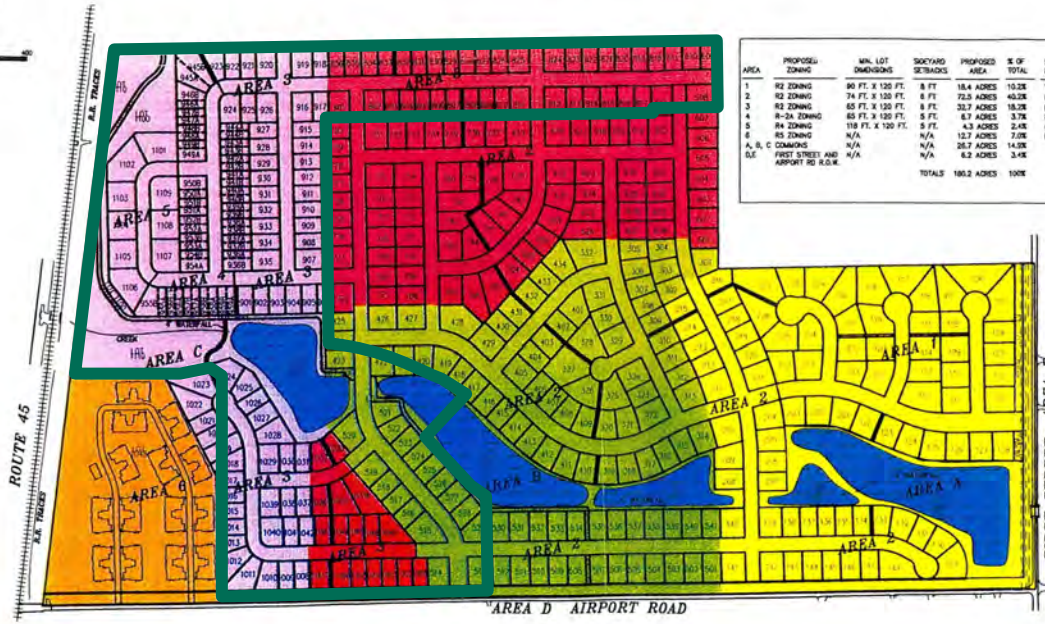
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AREA GENERAL PLAN LAKE FALLS SUBDIVISION VILLAGE OF SAVOY, ILLINOIS

ENGINEER
FARNSWORTH GROUP, INC.
1819 SOUTH NEL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820
(217) 352-7408

ATTORNEY
KELLY FORD
LETTZ, BANNER & FORD
1602 S. STATE ST., SUITE 103
CHAMPAIGN, ILLINOIS 61820
(217) 353-4900

OWNER/DEVELOPER
LAKE FALLS, LLC
NO. 7 DUNLAP COURT
SAVOY, ILLINOIS 61874
(217) 355-1202



AREA	PROPOSED ZONING	MIN. LOT DIMENSIONS	SOCKYARD SETBACKS	PROPOSED AREA	% OF TOTAL	SIMILAR DEVELOPMENT
1	R2 ZONING	80 FT. X 120 FT.	8 FT	18.4 ACRES	10.2%	TRAILS AT BRITANNY
2	R2 ZONING	74 FT. X 120 FT.	8 FT	72.5 ACRES	40.2%	BIRCHWOOD
3	R2 ZONING	65 FT. X 120 FT.	8 FT.	32.7 ACRES	18.2%	PRINCE FIELDS
4	R-2A ZONING	85 FT. X 120 FT.	5 FT.	8.7 ACRES	3.7%	PRINCE FIELDS - PARSLEY DR.
5	R4 ZONING	110 FT. X 120 FT.	9 FT.	4.3 ACRES	2.4%	QUADPLEX TOWNHOUSES
6	R5 ZONING	N/A	N/A	12.7 ACRES	7.0%	PRINCE FIELDS - THE COURTYARDS
A, B, C COMINGS	N/A	N/A	N/A	28.7 ACRES	14.8%	
D, E	FIRST STREET AND AIRPORT RD R.O.W.	N/A	N/A	6.2 ACRES	3.4%	
				TOTALS	180.2 ACRES	100%

- LAND PURCHASES**
- 1ST = 42.2 ACRES
 - 2ND = 43.6 ACRES
 - 3RD = 40.9 ACRES
 - 4TH = 40.0 ACRES
 - 5TH = 13.5 ACRES
- TOTAL 180.2 ACRES**

- DEVELOPMENT PHASES**
- PHASE 1 - LOTS 101-150
 - PHASE 2 - LOTS 200-233
 - PHASE 3 - LOTS 300-332
 - PHASE 4 - LOTS 400-434
 - PHASE 5 - LOTS 500-541
 - PHASE 6 - LOTS 601-634
 - PHASE 7 - LOTS 701-747
 - PHASE 8 - LOTS 801-836
 - PHASE 9 - LOTS 900-959
 - 35 SINGLE FAMILY LOTS
 - 24 DUPLEX LOTS
 - PHASE 10 - LOTS 1000-1047
 - PHASE 11 - LOTS 1100-1110
 - 9 QUAD PLEX LOTS
 - PHASE 12 - 1 LOT - 140 UNIT CONDO PROJECT



Farnsworth GROUP
1819 S. NEL STREET, SUITE F
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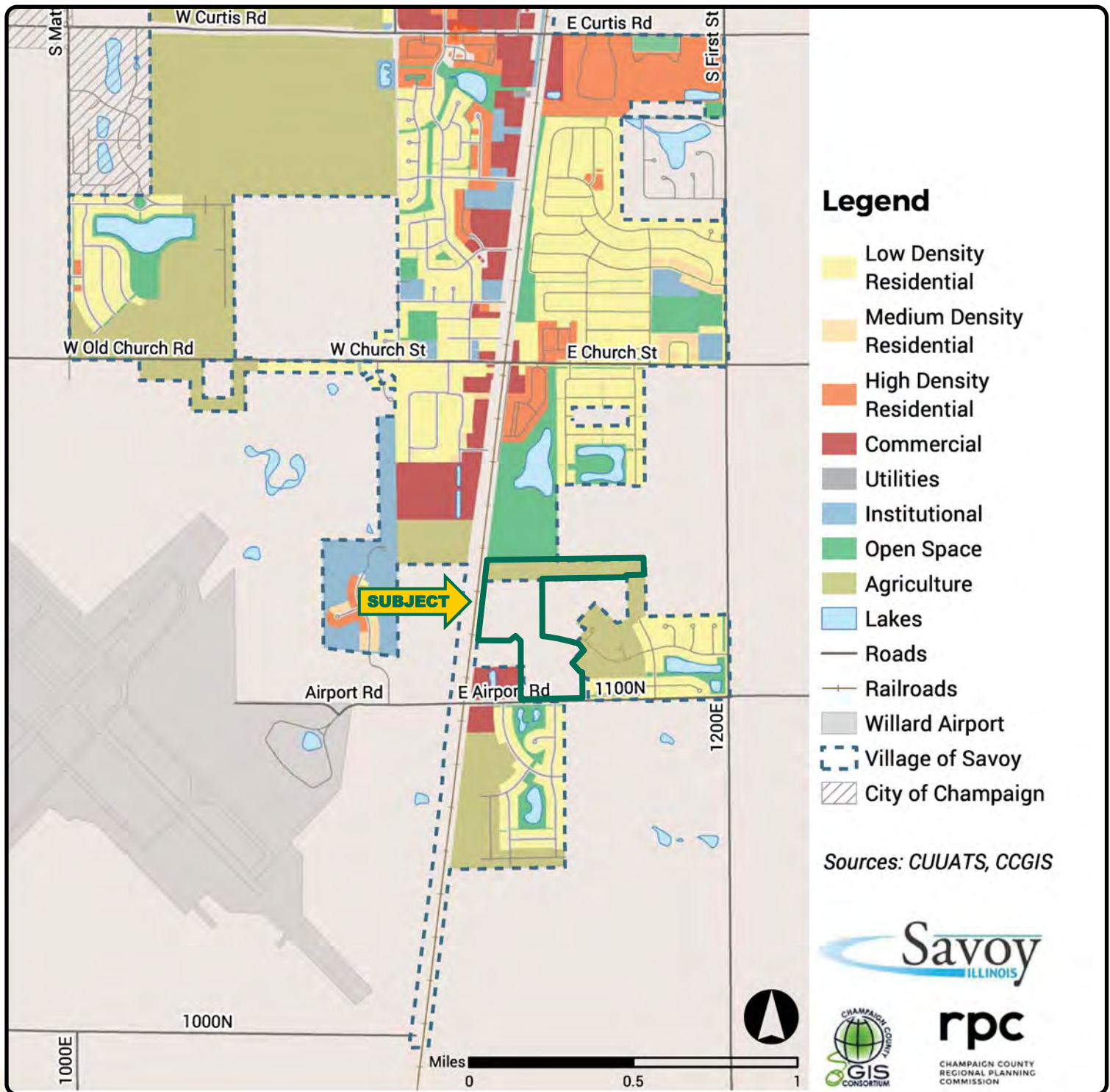
**AREA GENERAL PLAN
LAKE FALLS SUBDIVISION
VILLAGE OF SAVOY, ILLINOIS**

Drawn: CDG Date: 11/26/06 Sheet No: 1 OF 1
Checked: - Book No: - Project No: 106220

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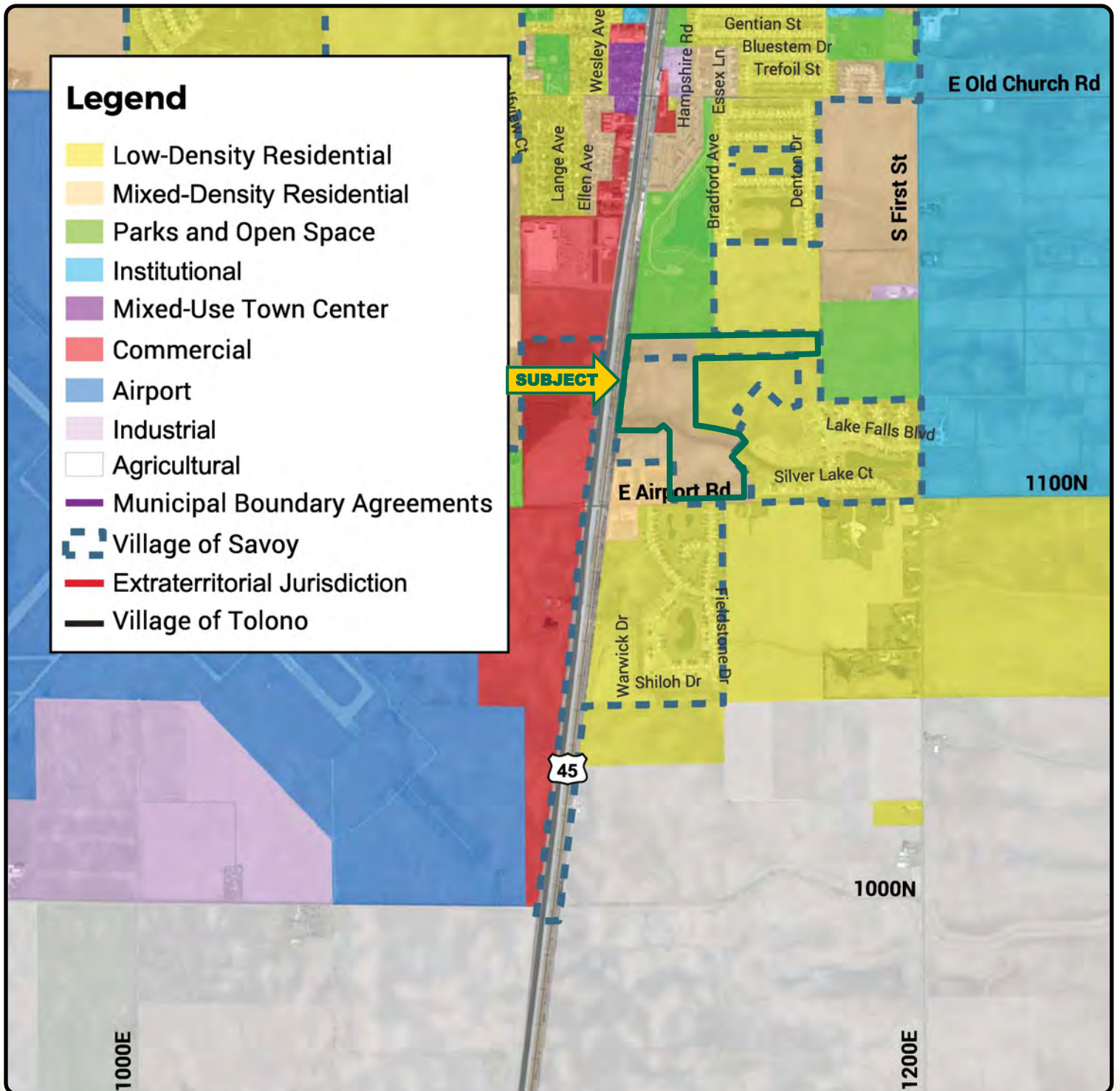
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Sealed Bid Sale Information

Bid Deadline: **Monday,
March 9, 2020**

Time: **5:00 p.m., CST**

Mail To:

**Hertz Real Estate Services
700 W. Bridge Street
P.O. Box 467
Monticello, IL 62856**

Seller

Louise D. Johnson Trust and
Ann M. Maxwell Trust

Agency

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

Attorney

Richard L. Heimberg
Huck Bouma PC

Method of Sale

- Parcel 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 based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call a Sale Manager, Spencer Smith or Brent Bidner, at 217-762-9881.

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 Monticello, Illinois Hertz office, on or before March 9, 2020 by 5:00 p.m. CST. The Seller will accept or reject all bids by 5:00 p.m. CST on March 13, 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 is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 21, 2020, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at closing. The Seller will credit the successful bidder at closing for the 2019 real estate taxes, payable in 2020. Buyer will be responsible for the 2020 calendar year taxes payable in 2021.

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. 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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