

Land Auction

ACREAGE:

365.68 Acres, m/l
In 4 parcels
Marshall & Stark Co., IL

DATE:

Tuesday
March 31, 2020
10:00 a.m.

LOCATION:

Bradford Fire Dept.
Bradford, IL



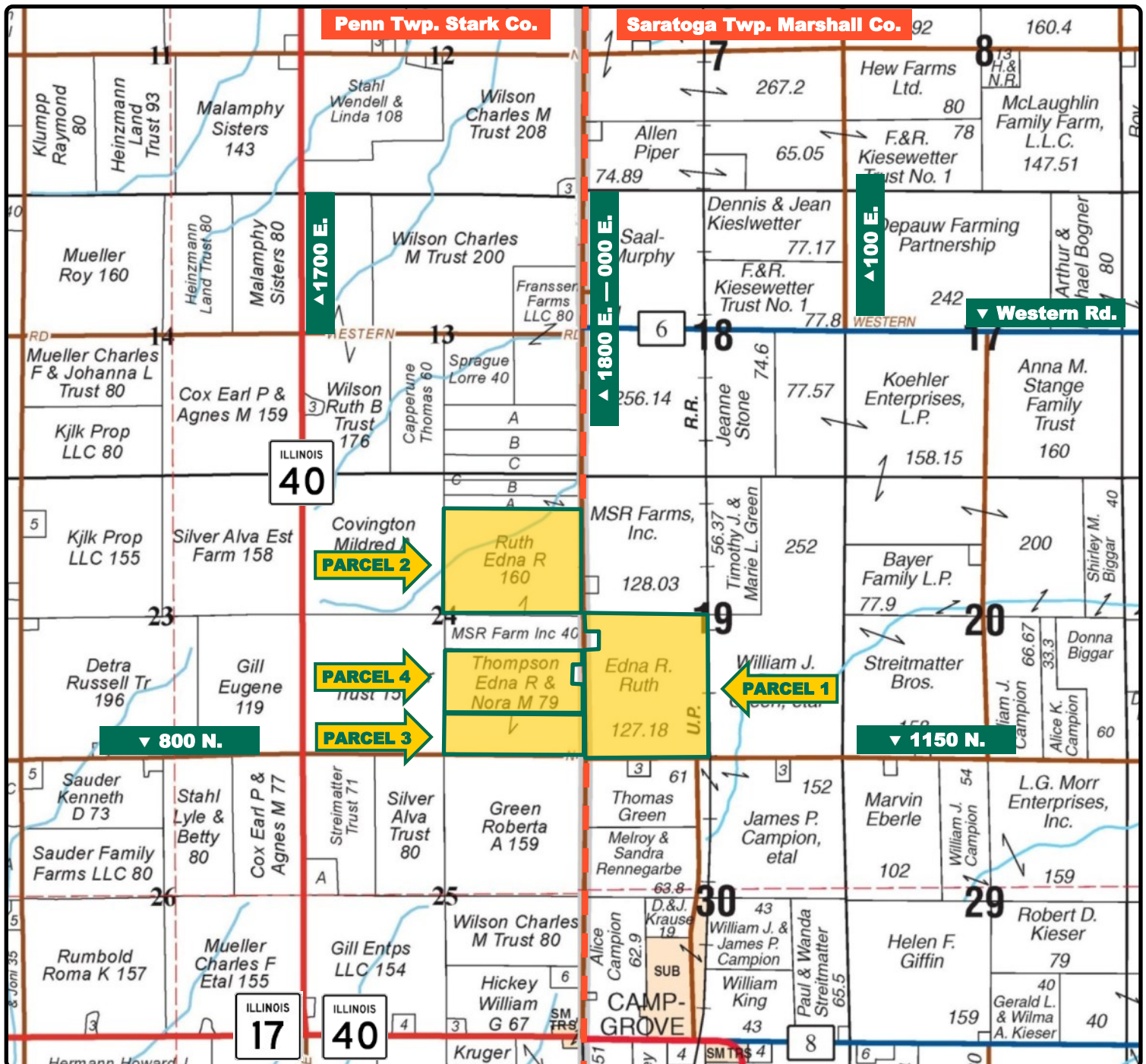
Property Key Features

- Excellent-Quality, Productive Soils
- Open Leases for 2020 Crop Year
- Additional Income From Wind Turbines

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

815.935.9878
200 East Court Street, Ste 600
Kankakee, IL 60901
www.Hertz.ag

Elizabeth Heaton
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Parcel 1

| | |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 121.68 |
| Cert. Grass Acres: | 3.67 |
| Corn Base Acres: | 124.20 |
| Bean Base Acres: | 1.10 |
| Soil Productivity: | 138.10 P.I. |

Parcel 1 Property Information 127.18 Acres, m/I

Location

1/2 mile north of Camp Grove, IL.

Legal Description

127.18 acres lying W of the RR, excepting the homesite, Township 13N, Range 8E of the 4th P.M., Marshall County, IL. Exact legal to come from survey.

Lease Status

Open for 2020

Real Estate Tax

Taxes Payable 2018 - 2019: \$5,091.76

Taxable Acres: 126.76*

Tax per Taxable Acre: \$40.17

*Excludes wind farm acres

FSA Data

Farm Number 766, Tract 1756

FSA/Eff. Crop Acres: 121.68

Cert. Grass Acres: 3.67

Corn Base Acres: 124.20

Corn PLC Yield: 175 Bu.

Bean Base Acres: 1.10

Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Main soil types are Osco silt loam and Muscatune silt loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 138.10 See soil map for details.

Mineral Rights

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

Land Description

Level to moderately sloping.

Fertility Data

Sample Date - 3/4/2018

pH 6.4

P1 107

K 339

Test samples taken by AIM.

Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|-------|-------|
| 2014 | - | 67.1 |
| 2015 | 195.3 | - |
| 2016 | - | 69.2 |
| 2017 | 227.9 | - |
| 2018 | - | 69.0 |
| 2019 | 170.5 | - |

Yield information is reported by owner management records.

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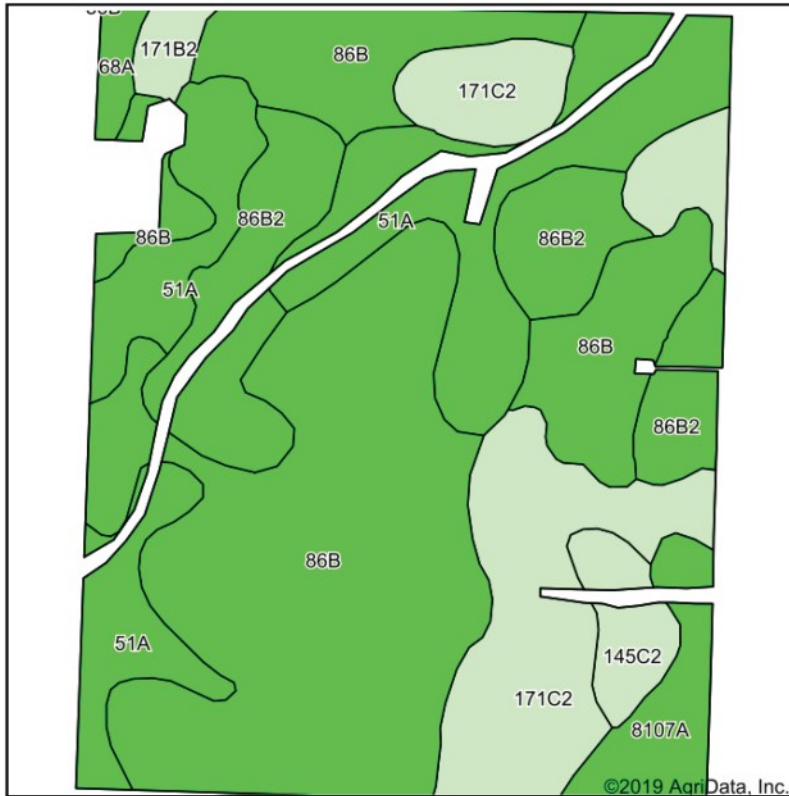
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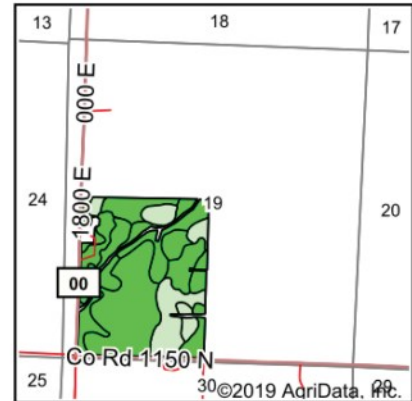
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Marshall**
Location: **19-13N-8E**
Township: **Saratoga**
Acres: **121.68**
Date: **2/21/2020**



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 |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| **86B | Osco silt loam, 2 to 5 percent slopes | 53.03 | 43.6% | | **189 | **59 | **140 |
| 51A | Muscataine silt loam, 0 to 2 percent slopes | 23.54 | 19.3% | | 200 | 64 | 147 |
| **171C2 | Catlin silty clay loam, 5 to 10 percent slopes, eroded | 19.90 | 16.4% | | **174 | **55 | **128 |
| **86B2 | Osco silt loam, 2 to 5 percent slopes, eroded | 14.73 | 12.1% | | **181 | **57 | **134 |
| 8107A | Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded | 4.79 | 3.9% | | 189 | 60 | 139 |
| **145C2 | Saybrook silt loam, 5 to 10 percent slopes, eroded | 3.04 | 2.5% | | **166 | **53 | **123 |
| **171B2 | Catlin silt loam, 2 to 5 percent slopes, eroded | 1.43 | 1.2% | | **178 | **56 | **131 |
| 68A | Sable silty clay loam, 0 to 2 percent slopes | 1.22 | 1.0% | | 192 | 63 | 143 |
| Weighted Average | | | | | 187 | 59 | 138.1 |

Buildings/Improvements

- Barn (3,510 sq. ft.)
- 5 Grain Bins (24,200 bu.)

Drainage

Natural, plus tile. No maps available.

Wind Easement

This parcel is subject to an existing wind easement agreement. Buyer agrees to assume Seller's interest and future payments. Contact Broker for details.

Comments

Excellent-quality farm with wind easement income.

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Parcel 2

| | |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 114.66 |
| Cert. Grass Acres: | 3.13 |
| CRP Acres: | 2.55 |
| Corn Base Acres: | 112.40 |
| Bean Base Acres: | 1.30 |
| Soil Productivity: | 136.70 P.I. |

Parcel 2 Property Information 120.00 Acres, m/l

Location

1 mile north of Camp Grove, IL.

Legal Description

The S 120 acres of the NE 1/4 of Section 24, Township 13N, Range 7E of the 4th P.M. Stark County, IL. Exact legal to come from survey.

Lease Status

Open for 2020.

Real Estate Tax

Taxes Payable 2018 - 2019: \$3,781.62
Taxable Acres: 120.00
Tax per Taxable Acre: \$31.51

FSA Data

Farm Number 766, Tract 1757
FSA/Eff. Crop Acres: 114.66
Cert. Grass Acres: 3.13
CRP Acres: 2.55
Corn Base Acres: 112.40
Corn PLC Yield: 176 Bu.
Bean Base Acres: 1.30
Bean PLC Yield: 55 Bu.

CRP Contracts

There are 2.55 acres enrolled in CP-8A contracts that pay \$661 annually and expire in 2027 and 2028.

Soil Types/Productivity

Main soil types are Catlin and Osco silt loams. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 136.70. See soil map for details.

Mineral Rights

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

Land Description

Level to gently sloping

Drainage

Natural, plus tile. Tile maps available upon request. New tile main installed and extensive waterway reshaping and seeding completed in 2016.

Fertility Data

Sample Date - 3/7/2018

pH 6.5

P1 108

K 405

Test samples taken by AIM.

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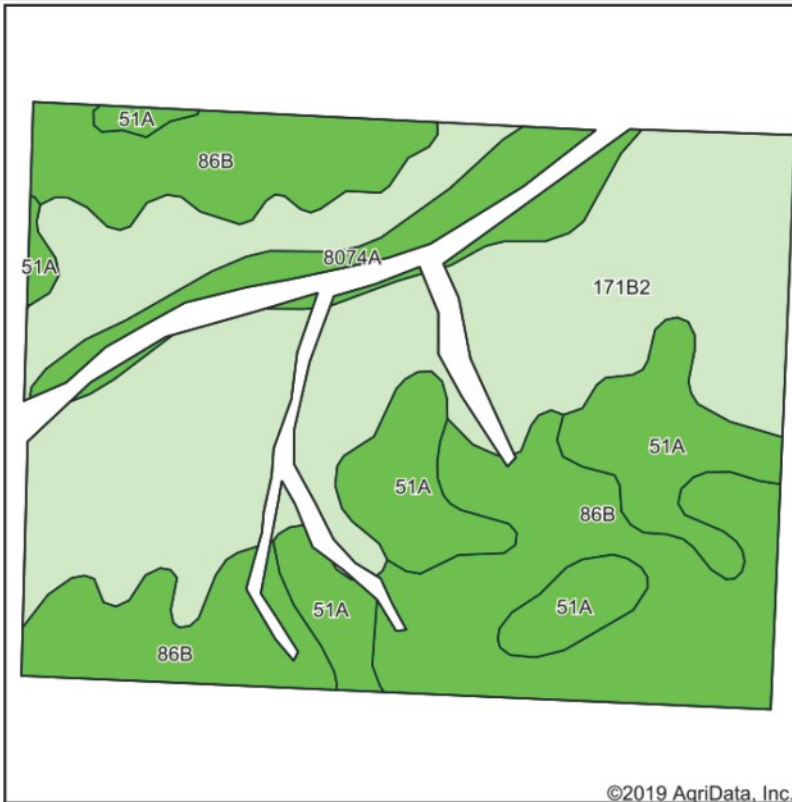
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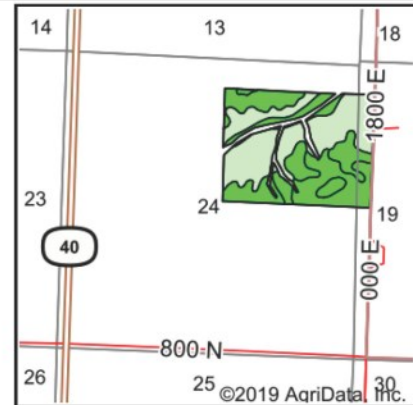
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **24-13N-7E**
Township: **Penn**
Acres: **114.66**
Date: **2/13/2020**



| Area Symbol: IL175_Soil Area Version: 12 | | | | | | | |
|--|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
| **171B2 | Catlin silt loam, 2 to 5 percent slopes, eroded | 52.66 | 45.9% | | **178 | **56 | **131 |
| **86B | Osco silt loam, 2 to 5 percent slopes | 37.20 | 32.4% | | **189 | **59 | **140 |
| 51A | Muscature silt loam, 0 to 2 percent slopes | 18.07 | 15.8% | | 200 | 64 | 147 |
| 8074A | Radford silt loam, 0 to 2 percent slopes, occasionally flooded | 6.73 | 5.9% | | 186 | 58 | 136 |
| Weighted Average | | | | | 185.5 | 58.4 | 136.7 |

Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|-------|-------|
| 2014 | 199.5 | - |
| 2015 | - | 62.9 |
| 2016 | 155.9 | - |
| 2017 | - | 61.0 |
| 2018 | 233.0 | - |
| 2019 | - | 57.1 |

Yield information is reported by owner management records.

Wind Easement

This parcel is subject to an existing wind easement agreement. Buyer agrees to assume Seller's interest and future payments, if any. Currently there are no operating wind facilities or annual payments on this parcel. Contact Broker for details.

Comments

Excellent-quality farm with CRP income.

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Parcel 3

FSA/Eff. Crop Acres: 33.70*
Cert. Grass Acres: 0.95*
Corn Base Acres: 30.30*
Bean Base Acres: 4.10*
Soil Productivity: 142.30 P.I.

**Acres and bases are estimated.*

Parcel 3 Property Information 40.00 Acres, m/l

Location

1/2 mile northwest of Camp Grove, IL.

Legal Description

The S 1/2 of the S 1/2 of the SE 1/4 of Section 24, Township 13N, Range 7E of the 4th P.M. Stark County, IL. Exact legal to come from survey.

Lease Status

Open for 2020

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,384.26

Taxable Acres: 34.78*

Tax per Taxable Acre: \$39.80

**Excludes wind farm acres*

FSA Data

Farm Number 2764, Tract 727

FSA/Eff. Crop Acres: 33.70*

Cert. Grass Acres: 0.95*

Corn Base Acres: 30.30*

Corn PLC Yield: 183 Bu.

Bean Base Acres: 4.10*

Bean PLC Yield: 58 Bu.

**Acres and bases are estimated pending reconstitution of farm by local FSA office.*

Soil Types/Productivity

Main soil types are Muscatune silt loam and Osco silt loam. Productivity Index (PI) based on the estimated FSA/Eff. Crop Acres is 142.30. See soil map for details.

Mineral Rights

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

Land Description

Level to gently sloping.

Buildings/Improvements

None.

Fertility Data**

Sample Date - 4/19/2016

pH 5.6*

P1 44

K 359

Test samples taken by ASM.

**2.72 tons/acre lime spread in fall of 2017*

***Data shown is for parcels 3 & 4 combined.*

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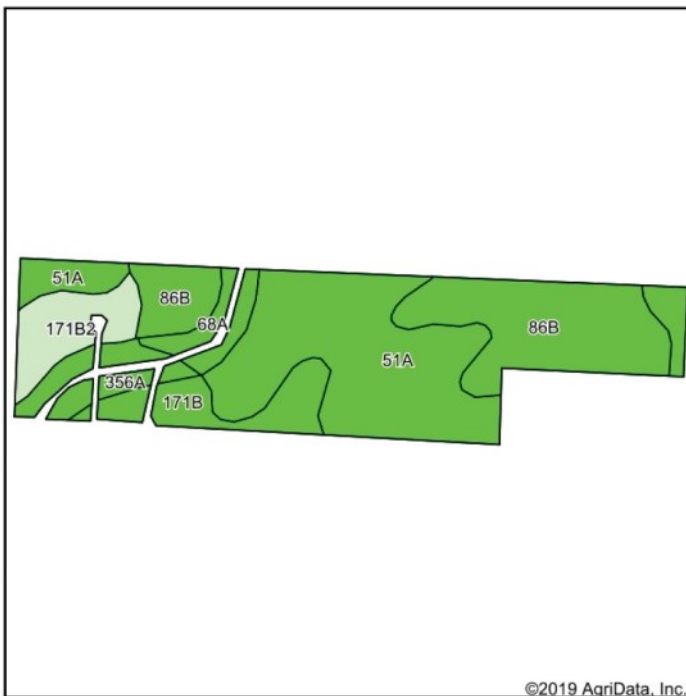
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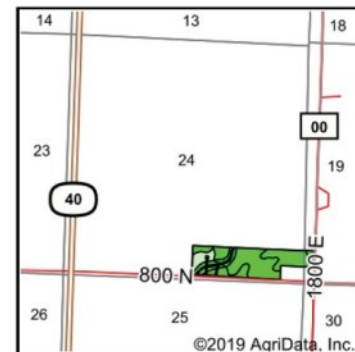
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **24-13N-7E**
Township: **Penn**
Acres: **33.7**
Date: **2/12/2020**



Maps Provided By:

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| Area Symbol: IL 175 Soil Area Version: 12 | | | | | | | |
|---|---|-------|------------------|-------------------------------------|-----------|---------------|--|
| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
| 51A | Muscataine silt loam, 0 to 2 percent slopes | 14.39 | 42.7% | | 200 | 64 | 147 |
| **86B | Osco silt loam, 2 to 5 percent slopes | 9.59 | 28.5% | | **189 | **59 | **140 |
| **171B | Catlin silt loam, 2 to 5 percent slopes | 3.11 | 9.2% | | **185 | **58 | **137 |
| **171B2 | Catlin silt loam, 2 to 5 percent slopes, eroded | 2.92 | 8.7% | | **178 | **56 | **131 |
| 356A | Elpaso silty clay loam, 0 to 2 percent slopes | 2.19 | 6.5% | | 195 | 63 | 144 |
| 68A | Sable silty clay loam, 0 to 2 percent slopes | 1.50 | 4.5% | | 192 | 63 | 143 |
| Weighted Average | | | | | 192.9 | 61.2 | 142.3 |

Yield History (Bu./Ac.)*

| Year | Corn | Beans |
|------|-------|-------|
| 2014 | 205.7 | - |
| 2015 | 223.9 | - |
| 2016 | - | 81.2 |
| 2017 | 242.1 | - |
| 2018 | 228.4 | - |
| 2019 | - | 57.1 |

Yield information is reported by owner management records.

*Yields shown are for parcels 3 & 4 combined.

Drainage

Natural, plus tile. Tile maps available upon request. New tile main installed in 2019.

Wind Easement

This parcel is subject to an existing wind easement agreement. Buyer agrees to assume Seller's interest and future payments. Contact Broker for details.

Comments

Excellent-quality farm with wind easement income.

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Parcel 4

| | |
|----------------------|-------------|
| FSA/Eff. Crop Acres: | 77.28* |
| Cert. Grass Acres: | 1.77* |
| Corn Base Acres: | 68.00* |
| Bean Base Acres: | 9.30* |
| Soil Productivity: | 142.20 P.I. |

**Acres and bases are estimated.*

Parcel 4 Property Information 78.50 Acres, m/l

Location

1 mile Northwest of Camp Grove, IL.

Legal Description

The S 1/2 of the N 1/2, excluding the homesite, and the N 1/2 of the S 1/2 of the SE 1/4 of Section 24, Township 13N, Range 7E of the 4th P.M. Stark County, IL. Exact legal to come from survey.

Lease Status

Open for 2020.

Real Estate Tax

Taxes Payable 2018 - 2019: \$3,230.70
Taxable Acres: 78.50
Tax per Taxable Acre: \$41.16

FSA Data

Farm Number 2764, Tract 727
FSA/Eff. Crop Acres: 77.28*
Cert. Grass: 1.77*

Corn Base Acres: 68.00*

Corn PLC Yield: 183 Bu.

Bean Base Acres: 9.30*

Bean PLC Yield: 58 Bu.

**Acres and bases are estimated pending reconstitution of farm by local FSA office.*

Soil Types/Productivity

Main soil types are Osco silt loam and Muscatune silt loam. Productivity Index (PI) based on the estimated FSA/Eff. Crop Acres is 142.20. See soil map for details.

Mineral Rights

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

Land Description

Level to gently sloping.

Buildings/Improvements

None.

Fertility Data**

Sample Date - 4/19/2016

pH 5.6*

P1 44

K 359

Test samples taken by ASM.

**2.72 tons/acre lime spread in fall of 2017*

***Data shown is for parcels 3 & 4 combined.*

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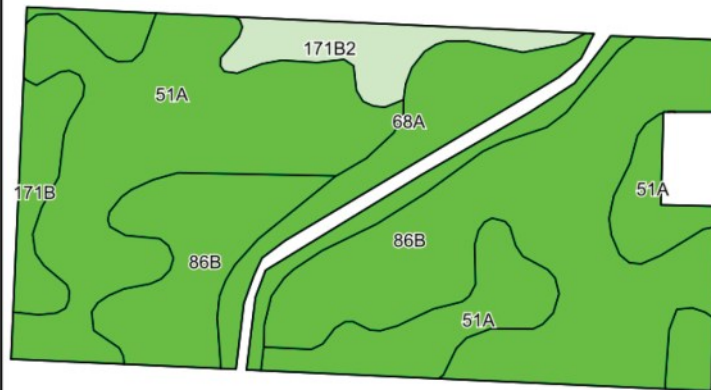
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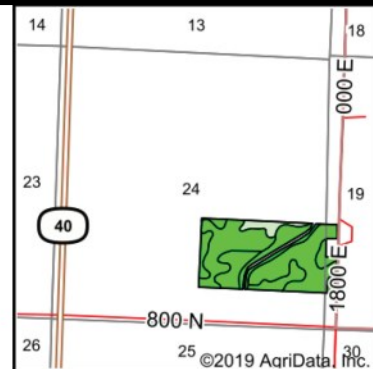
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **24-13N-7E**
Township: **Penn**
Acres: **77.28**
Date: **2/12/2020**



Maps Provided By:

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Area Symbol: IL175, Soil Area Version: 12

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|---|-------|------------------|-------------------------------------|-----------|---------------|--|
| **86B | Osco silt loam, 2 to 5 percent slopes | 31.64 | 40.9% | | **189 | **59 | **140 |
| 51A | Muscatare silt loam, 0 to 2 percent slopes | 28.12 | 36.4% | | 200 | 64 | 147 |
| 68A | Sable silty clay loam, 0 to 2 percent slopes | 9.11 | 11.8% | | 192 | 63 | 143 |
| **171B2 | Catlin silt loam, 2 to 5 percent slopes, eroded | 4.22 | 5.5% | | **178 | **56 | **131 |
| **171B | Catlin silt loam, 2 to 5 percent slopes | 4.19 | 5.4% | | **185 | **58 | **137 |
| Weighted Average | | | | | 192.5 | 61.1 | 142.2 |

Yield History (Bu./Ac.)*

| Year | Corn | Beans |
|------|-------|-------|
| 2014 | 205.7 | - |
| 2015 | 223.9 | - |
| 2016 | - | 81.2 |
| 2017 | 242.1 | - |
| 2018 | 228.4 | - |
| 2019 | - | 57.1 |

Yield information is reported by owner management records.

*Yields shown are for Parcels 3 & 4 combined.

Drainage

Natural, plus tile. Tile maps available upon request. New tile main installation completed in 2019.

Comments

Excellent-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.

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Parcel 1 - 127.18 Acres



Parcel 2 - 120.00 Acres



Parcel 3 - 40.00 Acres



Parcel 4 - 78.50 Acres



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Date: **Tues., March 31, 2020**

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

Site: **Bradford Fire Department
241 W. Main St.
Bradford, IL 61421**

Seller

Edna Ruth Testamentary Trust
Thomas Thompson, Debra Ralston
& Nora Thompson

Agency

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

Auctioneer

Spencer Smith (Lic. #441.002375)

Attorneys

Ross Sorensen
Heather Clauss
Martensen, Niemann & Sorensen

Michael R. Seghetti
Elias, Meginnis & Seghetti, PC

Method of Sale

- Parcels 1-3 will be offered, by the **choice and privilege method** with the choice to the high bidder to take one or all of the parcels. Should the high bidder not select all parcels, the contending bidder will have the privilege to select any remaining parcels at high bid. Should the contending bidder elect not to purchase. Any parcels that remain, will be offered with another round of bidding.
- Then Parcel 4 will be offered as a single tract of land.
- Sellers reserve 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 April 30, 2020 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Immediate possession for agricultural purposes will be given upon execution of purchase contracts and deposit of earnest money. 2019 taxes payable in 2020 shall be credited to the buyer(s) at the time of closing.

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).

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