

Land Auction

ACREAGE:

144.91 Acres, m/l
Kankakee County, IL

DATE:

Tuesday
December 15, 2020
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



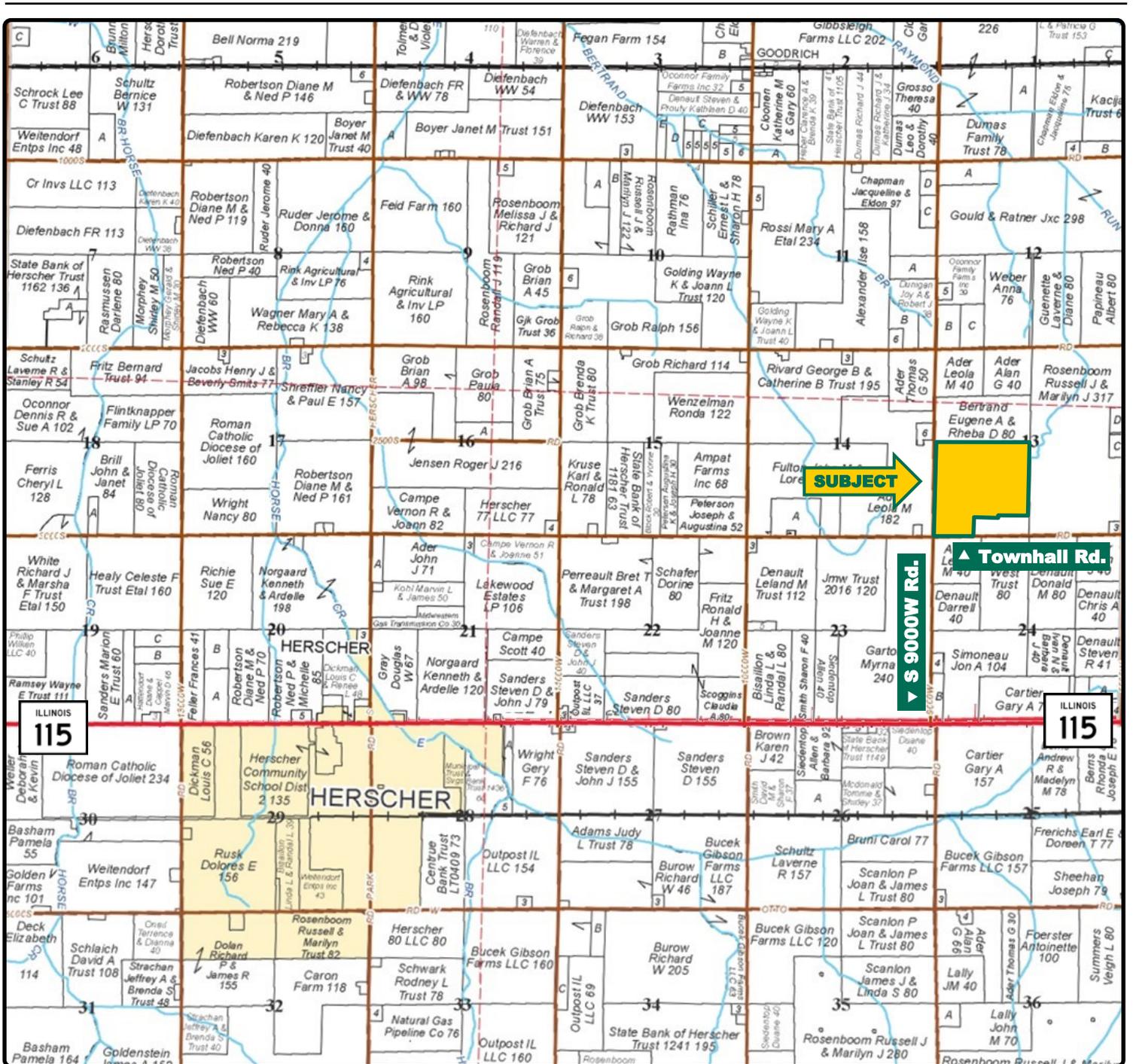
Property Key Features

- **Highly Tillable Farm in Kankakee County**
- **Good-Quality Farm with PI of 130.20**
- **Excellent Investment Opportunity or Addition to a Farm Operation**

Melissa Halpin
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FSA/Eff. Crop Acres: 143.01*
Corn Base Acres: 70.52*
Bean Base Acres: 49.31*
Wheat Base Acres: 23.18*
Soil Productivity: 130.20 P.I.

**Acres are estimated.*

Property Information

144.91 Acres, m/l

Location

Located 3 miles east and 1 mile north of Herscher, IL on the northeast corner of the intersection of Townhall Rd. and S 9000W Rd.

Legal Description

SW¼ of Section 13, excluding 22.07 acres in the southeast portion of the SW¼, all in Township 30 North, Range 10 East of the 3rd P.M., Kankakee Co., IL

Lease Status

Open lease for the 2021 crop year.

Real Estate Tax*

Taxes Payable in 2019-2020: \$3,750.30

Surveyed Acres: 144.91

Gross Taxable Acres: 137.96

Tax per Taxable Gross Acre: \$27.18

**All tax figures are estimated due to tax parcel split. Kankakee County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 1454, Tract 1650

FSA/Eff. Crop Acres: 143.01*

Corn Base Acres: 70.52*

Corn PLC Yield: 135.00 Bu.

Bean Base Acres: 49.31*

Bean PLC Yield: 43.00 Bu.

Wheat Base Acres: 23.18*

Wheat PLC Yield: 66.00 Bu.

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

Soil Types/Productivity

Main soil types are Symerton, Andres and Reddick. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 130.20. 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.

Drainage

Natural, with some tile. No maps available.

Buildings/Improvements

None.

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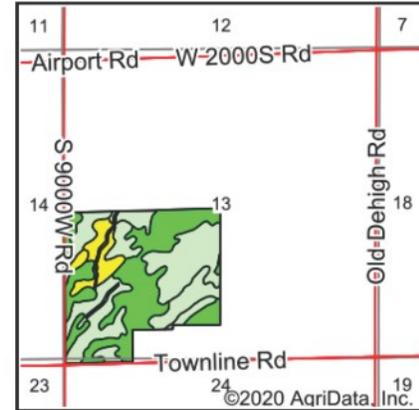
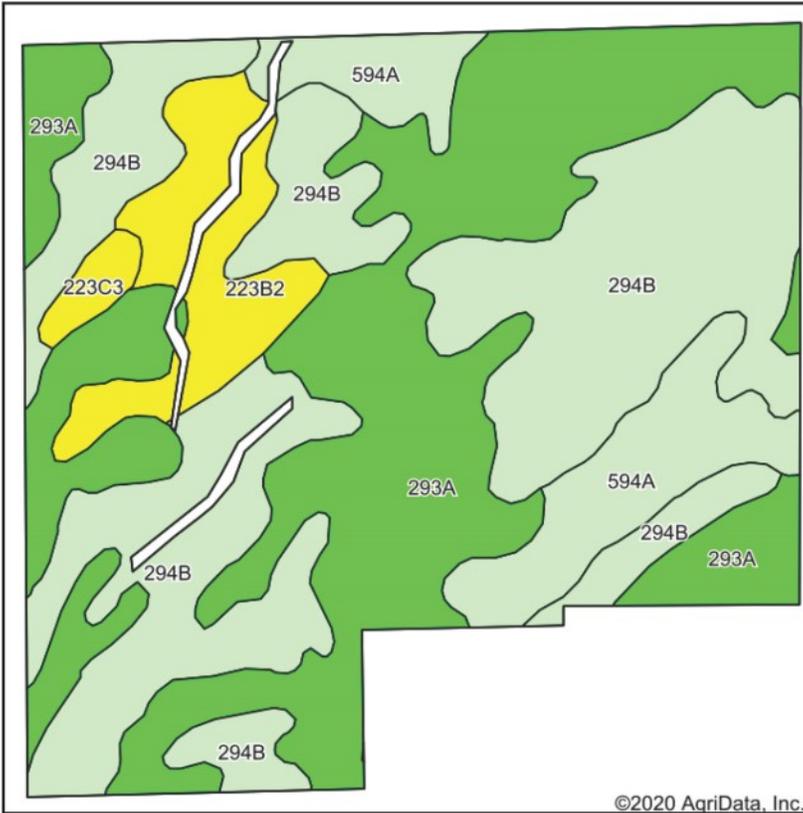
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State: **Illinois**
 County: **Kankakee**
 Location: **13-30N-10E**
 Township: **Pilot**
 Acres: **143.01**
 Date: **11/16/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: IL091. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**294B	Symerton silt loam, 2 to 5 percent slopes	59.51	41.6%		**130
293A	Andres silt loam, 0 to 2 percent slopes	57.17	40.0%		135
594A	Reddick clay loam, 0 to 2 percent slopes	14.22	9.9%		130
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	10.48	7.3%		**110
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	1.63	1.1%		**102
Weighted Average					130.2

Water & Well Information

None.

Comments

Farm has been surveyed and is being sold based on gross surveyed acres.

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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Southwest corner looking northeast



Southwest side looking north



Southeast corner looking northwest



Northeast corner looking southwest



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

Site: **Virtual Live Auction
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Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on-screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Kankakee County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Melissa Halpin, at 815.935.9878 with questions.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Leah R. Denault 2016 Revocable Trust

Agency

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

Auctioneer

Doug Hensley, License # 471.000048

Attorney

Jeff Godin
Godin, Denton & Elliott, P.C.

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 January 15, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will credit the successful bidder at closing for the 2020 real estate taxes, payable in 2021.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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