

Land Auction

ACREAGE:

**81.6 Surveyed
Acres, m/l**
Henderson County, IL

DATE:

Thursday
December 14, 2017
10:00 a.m.

LOCATION:

**St. Patrick's
Community Center**
Raritan, IL



Property Key Features

- **91% Tillable**
- **Excellent Quality Soils**
- **CRP Income**

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Total Acres:	81.6
Crop Acres:	78.89*
CRP Acres:	4.1
Corn Base:	53.1*
Bean Base:	21.6*

Property Information

81.6 Surveyed Acres, m/l

Location

Two miles south of Raritan, IL.

Legal Description

Part of the Southwest Quarter of Section 23, Township 8 North, Range 4 West of the Fourth Principal Meridian, situated in Raritan Township, Henderson County, State of Illinois.

Lease Status

Lease is open for 2018.

Real Estate Tax*

Taxes Payable 2016 - 2017: \$3,107.94*

Taxable Acres: 79.50*

Tax per Taxable Acre: \$39.09

PIN# 14-23-300-002, part of 14-23-300-001 *Henderson County Assessor will determine final taxable acres.

FSA Data*

Farm Number 3015*, Tract 12374*

Crop Acres: 78.89*

Corn Base: 53.1*

Corn PLC Yield: 158 Bu.

Bean Base: 21.6*

Bean PLC Yield: 50 Bu.

*Acres are estimated. The local FSA office will determine final acres and bases.

CRP Contracts

There are 4.1 acres enrolled under contract #400 with an annual rental rate of \$253.90 per acre, which expires April 30, 2020. Total annual payment is \$1,041.00.

Soil Types/Productivity

Main soil types are Muscatune silt loam, Osco silt loam, Assumption silt loam, and Sable silty clay loam. Productivity Index (PI) is 139.8. See soil map for details.

Mineral Rights

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

Land Description

Nearly level to moderately sloping.

Buildings/Improvements

None

Drainage

There are two established waterways throughout the tract.

Survey

Farm was surveyed prior to the auction, it will be sold based on surveyed acres.

Comments

A high quality Henderson County farm. Mostly Muscatune and Osco soils.

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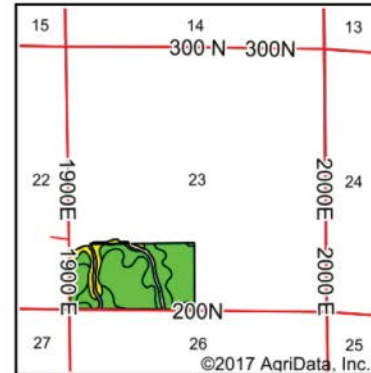
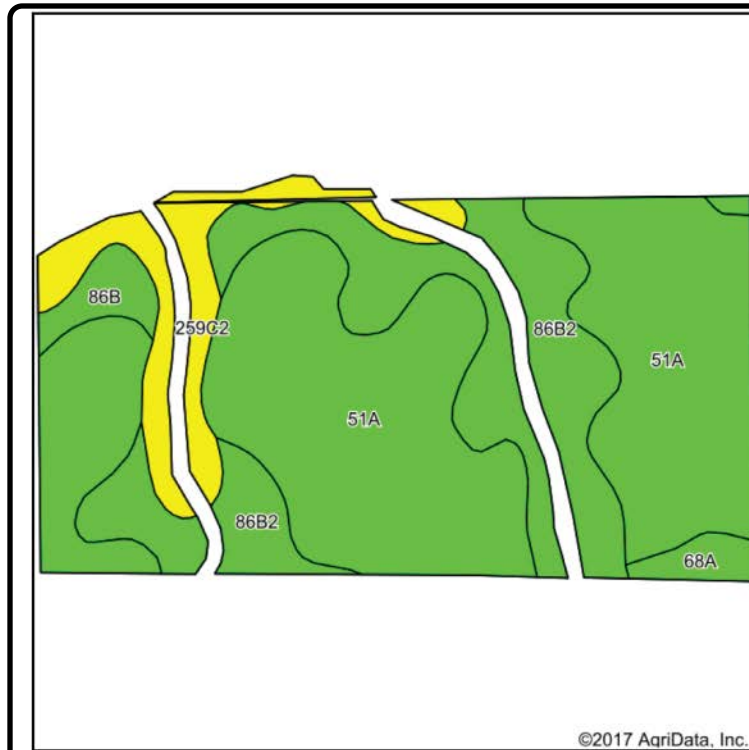
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State: **Illinois**
County: **Henderson**
Location: **23-8N-4W**
Township: **Raritan**
Acres: **74.59**
Date: **12/8/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IL071. Soil Area Version: 18

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	44.67	59.9%		200	64	147
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	19.34	25.9%		**181	**57	**134
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	7.34	9.8%		**152	**48	**111
**86B	Osco silt loam, 2 to 5 percent slopes	1.92	2.6%		**189	**59	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	1.32	1.8%		192	63	143
Weighted Average					189.9	60.5	139.8

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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

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Site: **St. Patrick's
Community Center
2000 E 600 N
Raritan, IL 61471**

Seller

Cynthia S. Vilardo Trust

Agency

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

Auctioneer

Reid L. Thompson, #441.001804

Attorney

Stephen E. Holland, Holland and Holland
397 W. Main St.
Bushnell, IL 61422
(309) 772-3178

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 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 12, 2018 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 28, 2018. The 2017 real estate taxes payable in 2018 will be paid by the Buyer, but credited at 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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