

# **Land Auction**

ACREAGE: DATE: LOCATION:

136.03 Acres, m/l In 2 Parcels Iroquois County, IL Friday

December 8, 2017

10:00 a.m.

**Watseka Elks Lodge** Watseka, IL



**Property** Key Features

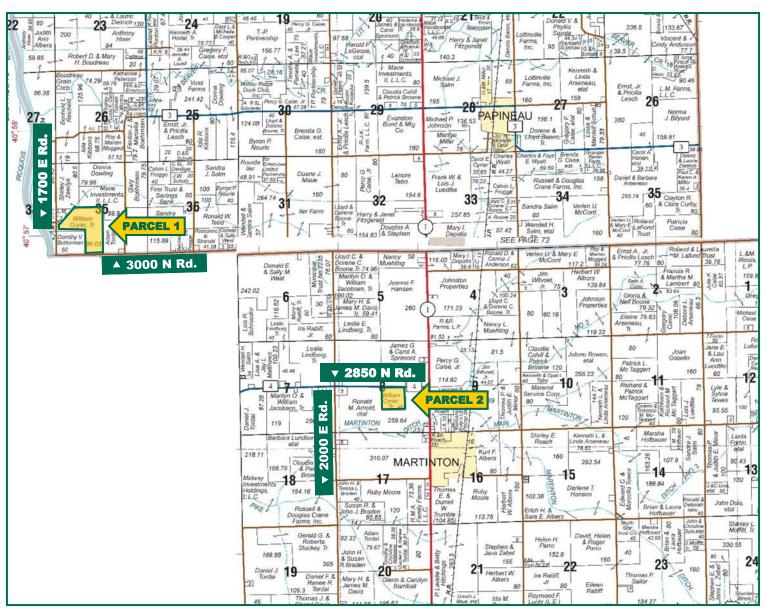
- 98% Tillable
- Excellent Fertility
- Buyer's Choice

Brian D. Massey, AFM Licensed Broker in IL BrianM@Hertz.ag **217-762-9881** 700 W. Bridge Street, PO Box 467 Monticello, IL 61856 **www.Hertz.ag**  Brent R. Bidner, AFM Licensed Managing Broker in IL BrentB@Hertz.ag



### **Plat Map**

136.03 Acres, m/l, in 2 parcels, Iroquois County, IL



Map reproduced with permission of Rockford Map Publishers.



### **Aerial Photo**

Parcel 1 - 96.03 Acres, m/l



#### Parcel 1

Total Acres:. 96.03
Crop Acres: 93.17
Corn Base: 74.98
Bean Base: 10.68
Wheat Base: 7.44
Soil Productivity Index: 129.6

## Parcel 1 Property Information 96.03 Acres, m/l

#### Location

6.2 miles northwest of Martinton. 15.5 miles northwest of Watseka. 23.5 miles northeast of Gilman.

#### **Legal Description**

Part of the North 1/2 of the Southwest 1/4 lying East of the center line of the creek or ditch located thereon and the East 3/4 of the Southeast 1/4 of Southwest 1/4 of Section 35, Township 29 North, Range 13 West, Papineau Township, Iroquois County, Illinois.

#### **Mineral Rights**

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

#### **Lease Status**

The lease is open for 2018.

#### **Real Estate Tax**

2016 Taxes Payable 2017: \$2,544.40 Taxable Acres: 96.03 Tax per Acre: \$26.50

PIN: 04-35-300-004

#### **FSA Data**

Farm Number 4783, Tract 5254

Crop Acres: 93.17 Corn Base: 74.98

Corn PLC Yield: 165 Bu.

Bean Base: 10.68

Bean PLC Yield: 50 Bu. Wheat Base: 7.44 Wheat PLC Yield: 63 Farm classified as NHEL.

Enrolled in ARC County.

#### **CRP Contracts**

None.

#### **Soil Types/Productivity**

Main soil type is Milford silty clay loam. Estimated Productivity Index (PI) is 129.6. See soil map for details.

#### **Fertility Data**

Soil tests taken in July 2014 by Pro-Ag Consulting.

pH: 6.7 P: 56 K: 456

#### **Yield History (Bu./Ac.)**

		•
Year	Corn	Beans
2016	205	n/a
2015	n/a	48
2014	n/a	56
Yield in	formation is reported	by tenant.

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### Soil Map

Parcel 1 - 96.03 Acres, m/l



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
69A	Milford silty clay loam, 0 to 2 percent slopes	64.42	67.1%		171	57	128
293A	Andres silt loam, 0 to 2 percent slopes	11.15	11.6%	1	184	59	135
189A	Martinton silt loam, 0 to 2 percent slopes	6.18	6.4%		173	57	130
**294B	Symerton silt loam, 2 to 5 percent slopes	5.98	6.2%		**177	**55	**130
3107A	Sawmill sitty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	4.64	4.8%		189	60	139
594A	Reddick clay loam, 0 to 2 percent slopes	3.16	3.3%		177	56	130
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	0.33	0.3%		151	51	114
**131B	Alvin fine sandy loam, 2 to 5 percent slopes	0.17	0.2%		**149	**49	**110
	<del>*</del>	107		Weighted Average	174	57.2	129.6

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

c: Using Capabilities Class Dominant Condition Aggregation Method

#### **Land Description**

Level to gently undulating.

#### **Comments**

The farm has excellent fertility and is 97% tillable.

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



### **Aerial Photo**

Parcel 2 - 40.0 Acres, m/l



#### Parcel 2

Total Acres:. 40.00
Crop Acres: 40.49
Corn Base: 32.61
Bean Base: 4.64
Wheat Base: 3.23
Soil Productivity Index: 128.8

## Parcel 2 Property Information 40.0 Acres, m/l

#### Location

1.4 miles northwest of Martinton.13.8 miles north of Watseka.24.3 miles northeast of Gilman.

#### **Legal Description**

The Northwest 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 12 West, East Part of Martinton Township, Iroquois County, Illinois.

#### **Lease Status**

The lease is open for 2018.

#### **Mineral Rights**

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

#### **Real Estate Tax**

2016 Taxes Payable 2017: \$910.14 Taxable Acres: 40.0 Tax per Acre: \$22.75 PIN: 12-08-400-001

#### **FSA Data**

Farm Number 4783, Tract 5283

Crop Acres: 40.49 Corn Base: 32.61

Corn PLC Yield: 165 Bu.

Bean Base: 4.64 Bean PLC Yield: 50 Bu. Wheat Base: 3.23

Wheat PLC Yield: 63 Bu. Farm classified as NHEL. Enrolled in ARC County.

#### **CRP Contracts**

None.

#### **Soil Types/Productivity**

Main soil type is Milford silty clay loam. Estimated Productivity Index (PI) is 128.8. See soil map for details.

#### **Fertility Data**

Soil tests taken in May 2013 by Pro-Ag Consulting.

pH: 6.6 P: 42 K: 468

#### **Yield History (Bu./Ac.)**

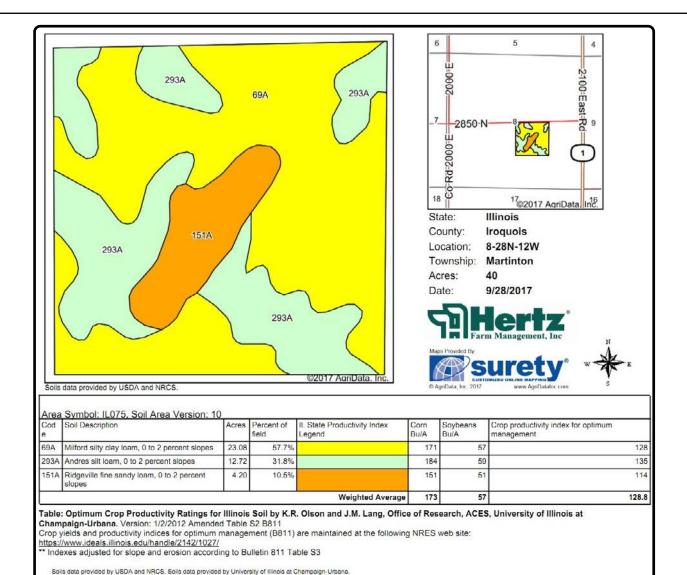
Year	Corn	Beans			
2016	n/a	55			
2015	108	n/a			
2014	n/a	57			
Yield information is reported by tenant.					

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## Soil Map

**Parcel 2** - 40.0 Acres, m/l



#### **Land Description**

Level to gently undulating.

#### **Comments**

\*c: Using Capabilities Class Dominant Condition Aggregation Method

The farm has excellent fertility and is 100% tillable.



### **Auction Information**

Date: Fri., December 8, 2017

Time: 10:00 a.m.

Site: Watseka Elks Lodge

111 North 3rd Street Watseka, IL 60970

#### Seller

Cyrier Family Trust Dorothy Cyrier Survivor Trust

#### **Agency**

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

#### **Auctioneer**

Reid L. Thompson, #411.001804

#### **Attorney**

Dana M. Meyer Marek, Meyer & Coghlan, LTD.

#### **Method of Sale**

- Parcels will be offered by the choice and privilege method with choice to the higher bidder to take one or both parcels. The remaining parcel shall be offered to the contending bidder at the high bid. Should the contending bidder elect not to take the remaining parcel at the high bid, another round of bidding will take place.
- 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 and the Auctioneer make 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 8, 2018 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to the existing lease which expires December 1, 2017. The 2017 real estate taxes paid in 2018 will be paid by the Seller by way of credit 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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