

# 2,029 Acres, m/l

Offered in 9 parcels, across six counties, in  
West-Central Illinois

Opportunity to acquire any single parcel,  
combination, or the entire offering!

**BID DEADLINE**

**December 5, 2018 12:00 pm**

**Dan Riewerts**  
Licensed Broker in IL  
**DanR@Hertz.ag**

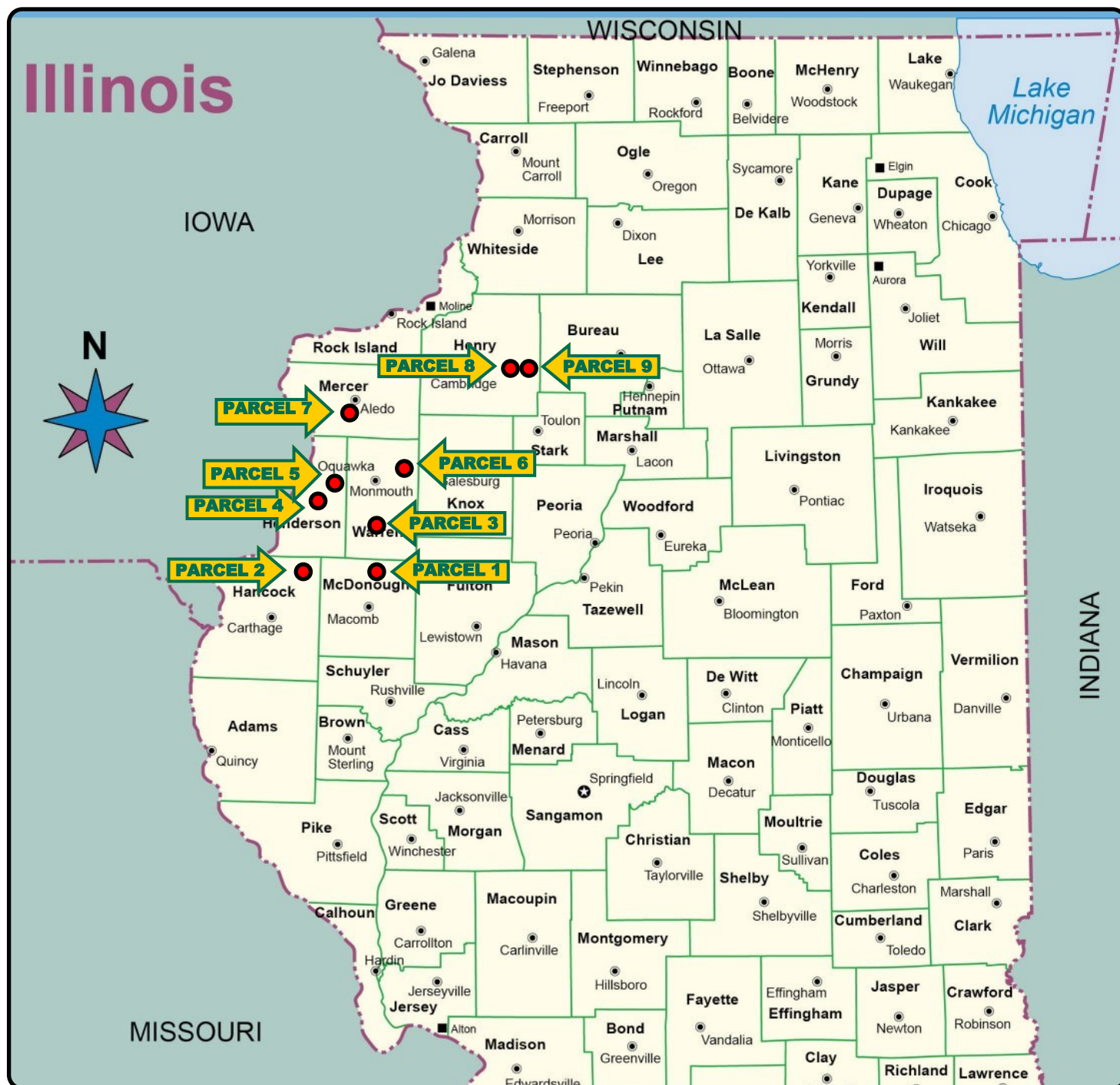
**(309) 944-2184**  
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Geneseo, IL 61254-0009  
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**Doug Hensley**  
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## **LHF Black Walnut (IL) LLC - 2,029 Acres m/l One-Chance Sealed Bid Sale - Offered in 9 Parcels Bid Deadline - Wednesday, December 5, 2018 @ 12 pm**

Acreage:	2,029 acres, m/l, in 9 parcels. The total acreage per parcel is based on taxable acres, or on existing boundary surveys. Final purchase price per parcel will be based upon surveyed acres where a boundary surveys currently exists, and will be based on taxable acres where no boundary survey currently exists.
Location:	The 9 parcels are located across 6 west-central Illinois counties, including; McDonough, Hancock, Warren, Henderson, Mercer, and Henry.
Seller:	LHF Black Walnut (IL) LLC.
Soils:	Detailed soil information is available under each individual parcel brochure.
Crop Yield History:	Historical yield data is available upon request.
FSA Data:	Detailed USDA/FSA information is available in the Data Tables, as well as under each individual parcel brochure.
Lease status:	Current and historical lease information is available upon request.
Buildings and Improvements:	There are no buildings or improvements on any parcel.
Real Estate Taxes:	Current real estate tax data is available in the Data Tables, as well as under each individual parcel brochure.
Possession:	As agreed, subject to existing lease agreements per parcel.
Title:	The seller will pay for an owner's title insurance policy in the amount of the contract price at closing with a title company selected by the seller. Preliminary title work has been completed on each parcel and is available upon request.
Disclaimer:	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.





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# Sale Information—Data Tables

Taxable Data						
Parcel #	Taxable Acres	Surveyed Acres	Township	County	Tax Parcel #	2017 Taxes Payable 2018
Parcel 1	150.76		Walnut Grove	McDonough	19-000-046-10	\$3,701.40
Parcel 2	8.00 117.65		LaHarpe	Hancock	06-07-000-047 06-07-300-008	\$68.80 \$480.38
Parcel 3	71.87 88.27	160.14*	Roseville	Warren	07-011-004-00 07-012-001-00	\$1,522.22 \$1,043.46
Parcel 4	58.53	58.44*	Biggsville	Henderson	07-03-400-001	\$106.06
Parcel 5	80.00		Rozetta	Henderson	04-36-100-001	\$1,291.40
Parcel 6	80.00 80.00		Kelly	Warren	05-028-001-10 05-028-001-00	\$186.96 \$188.48
Parcel 7	53.22 44.75	94.91*	Ohio Grove	Mercer	15-15-05-200-008 15-15-05-200-006	\$128.96 \$92.78
Parcel 8	5.40 298.67 187.15 152.13	643.35*	Kewanee	Henry	20-07-200-009 20-06-200-004 20-05-100-008 20-05-200-003	\$58.08 \$3,343.00 \$2,476.72 \$262.66
Parcel 9	322.59 233.31	555.90*	Annawan	Henry	15-33-400-004 15-34-100-007	\$740.30 \$586.86

\*Parcels 3, 4, 7, 8 and 9 have recorded surveys.

FSA Data and Soil Productivity Index							
Parcel #	Total Acres	FSA #	FSA Cropland Acres	FSA Corn Base Acres	FSA Soybean Base Acres	FSA Wheat Base Acres	PI
Parcel 1	150.76	6654	113.07	65.80	8.30		133.9
Parcel 2	125.65	8335	117.12				121.1
Parcel 3	160.14	5365	103.69	59.12	24.08		121.0
Parcel 4	58.44	3225	55.98	51.50		0.40	101.4
Parcel 5	80.00	3252	60.01	55.90	3.70		120.5
Parcel 6	160.00	5359	150.74	130.20			107.5
Parcel 7	94.91	1050	82.71	65.90		0.30	108.1
Parcel 8	643.35	8457, 6444	615.59	536.40	0.10		105.5
Parcel 9	555.90	8448	526.56	385.80	2.10	81.10	109.1
<b>Total</b>	<b>2,029.15</b>		<b>1,825.47</b>				

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Bid Deadline: **Wed., Dec. 5, 2018**

Time: **12:00 p.m., CST**

Mail To:

**Hertz Real Estate Services  
720 E. Culver Court  
PO BOX 9  
Geneseo, IL 61254**

### **Seller**

LHF Black Walnut (IL) LLC

### **Agency**

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

### **Method of Sale**

- Parcels will be offered individually and in combination. Combination offers will require allocations by parcel.
- 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 or email Sale Manager, Dan Riewerts, at 309-944-2184, [DanR@Hertz.ag](mailto:DanR@Hertz.ag)

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 Geneseo, IL Hertz office, on or before December 5, 2018 by 12:00 p.m., CST. The Seller will accept or reject all bids by 5:00 p.m., CST on December 14, 2018, and all bidders will be notified shortly thereafter. Winning bidders will be required to submit ten percent (10%) down payment upon notification.

### **Terms of Possession**

The successful bidder(s) is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 15, 2019, or as soon thereafter as closing documents are available. Final settlement will require wire transfer. Possession will be given at closing, subject to any existing lease. The Seller will credit the successful bidder at closing for the 2018 real estate taxes, payable in 2019.

### **Income/Expense**

The Seller/Operator will retain all income attributed to the 2018 crop year and before and will pay all expenses for the same.

### **Contract & Title**

The Seller will pay for an owner's title insurance policy in the amount of the contract price at closing with a title company selected by the Seller. If there are any closing fee expenses, they will be shared by the Seller and Buyer(s). 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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