

ACREAGE:

Parcel 8 of 9
643.35 Acres, m/l
Henry County, IL

DATE:

Bid Deadline:
December 5, 2018
12:00 p.m., CST

RETURN BIDS TO:

Hertz Real Estate
Services
Geneseo, IL



Property *Key Features*

- Large, contiguous farmland tract with high percentage of tillable cropland
- Opportunity for conversion to historic use as productive farmland
- Located 2 miles west of Illinois Highway 78, north of Kewanee

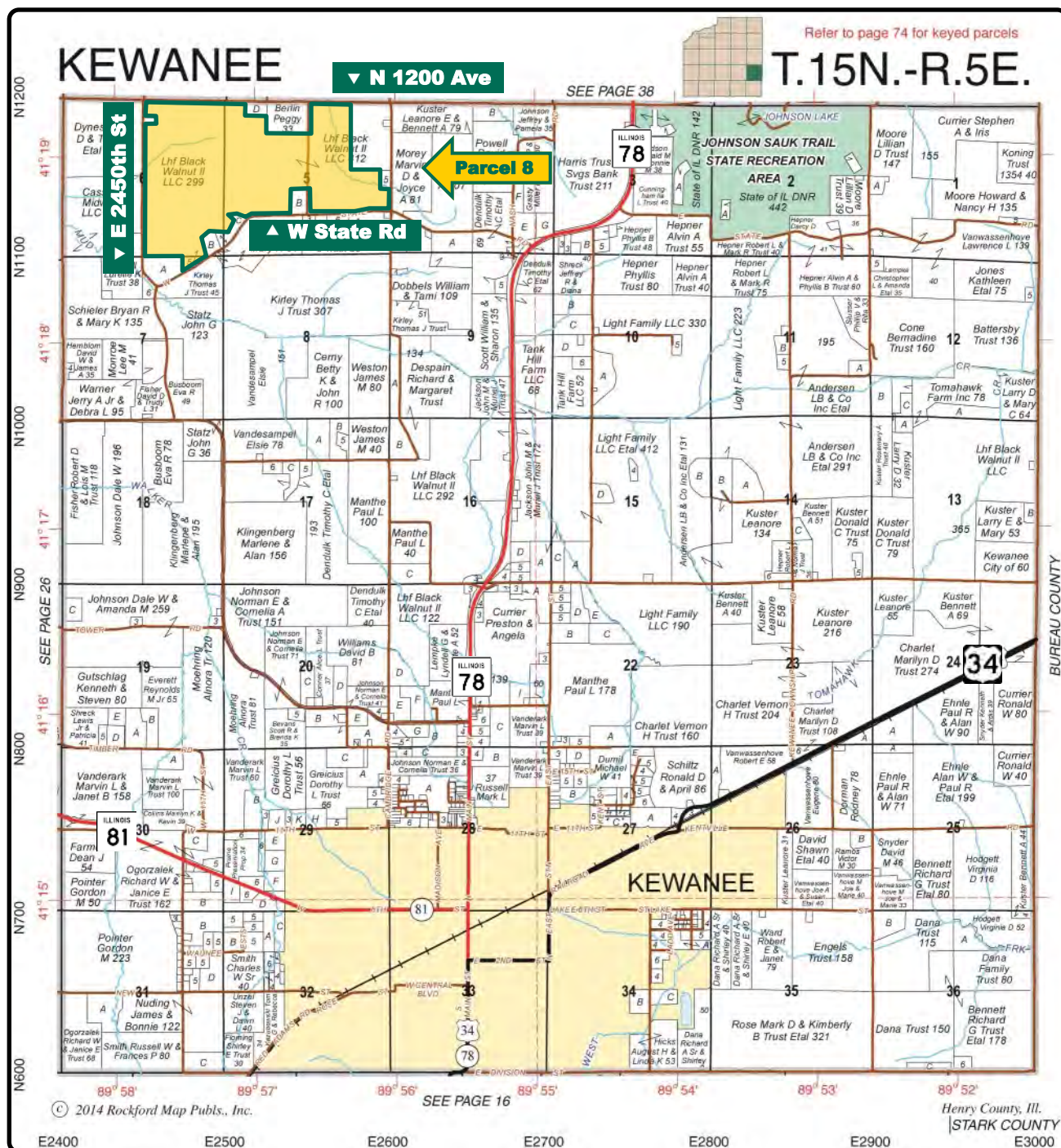
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Parcel 8 - 643.35 Acres, m/l, Henry County, IL

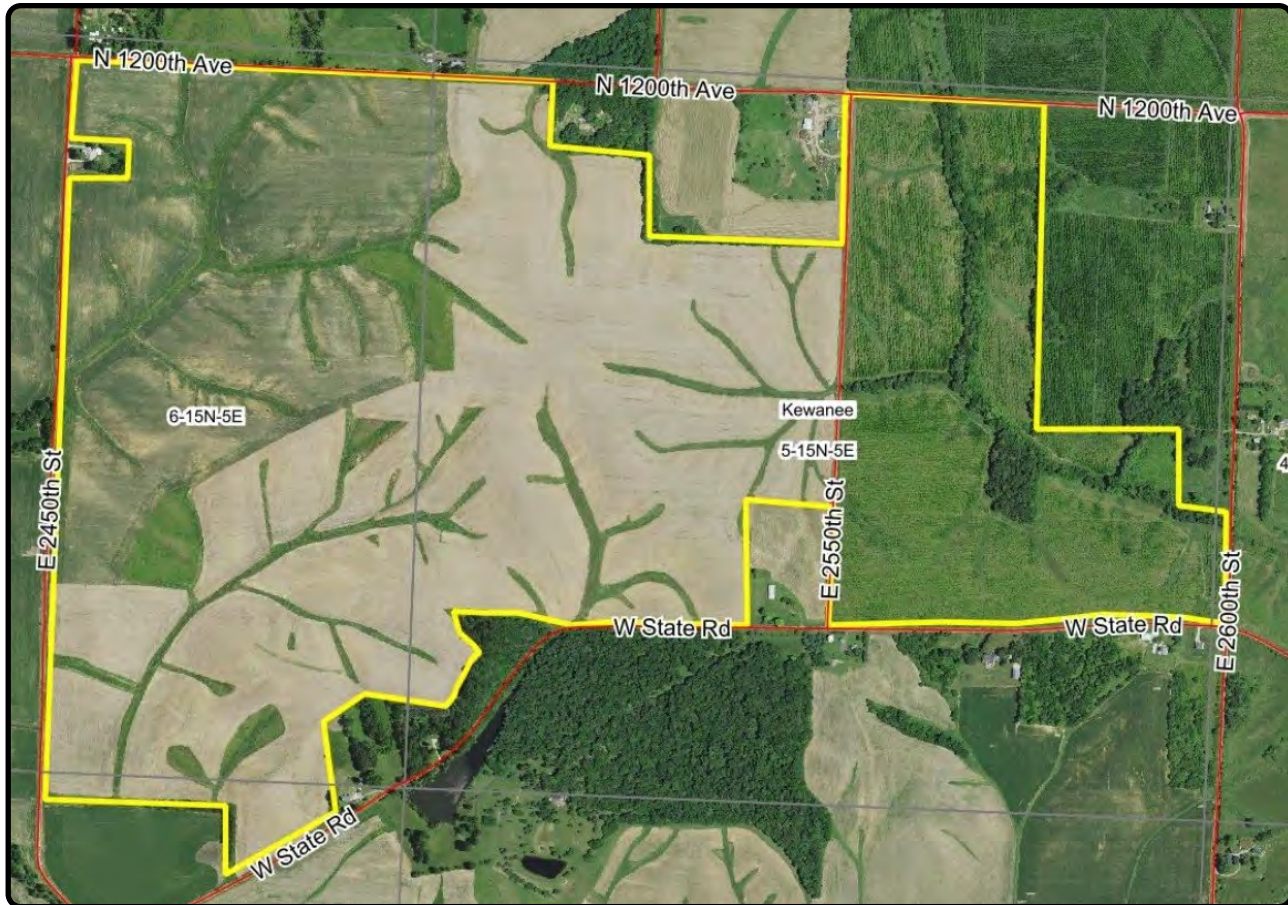


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Property Information

643.35 Acres, m/l

Location

3 miles north of Kewanee, Illinois on West State Road.

Legal Description

Part of Sections 5 and 6, Township 15 North, Range 5 East of the 4th P.M., Henry County, Illinois.

Possession

As agreed, subject to the existing lease.

Lease Status

Cropland west of E 2550th St. was leased in 2018, open for lease for 2019. Hunting rights for land east of E 2550th are leased through 6/30/19. Additional information available upon request.

Real Estate Tax

2017 Taxes Payable in 2018: \$6,140.46
Taxable Acres: 643.35
Tax per Taxable Acre: \$9.54

FSA Data

Farm Number 6444, Tract 1772
Crop Acres: 132.11**
Corn Base Acres: 127.3
Corn PLC Yield: 120 Bu.

** Crop acres currently planted in trees.

Total Acres:	643.35
Crop Acres:*	615.59
Corn Base Acres:	536.40
Soybean Base Acres:	0.10
Soil Productivity:	105.5 P.I.

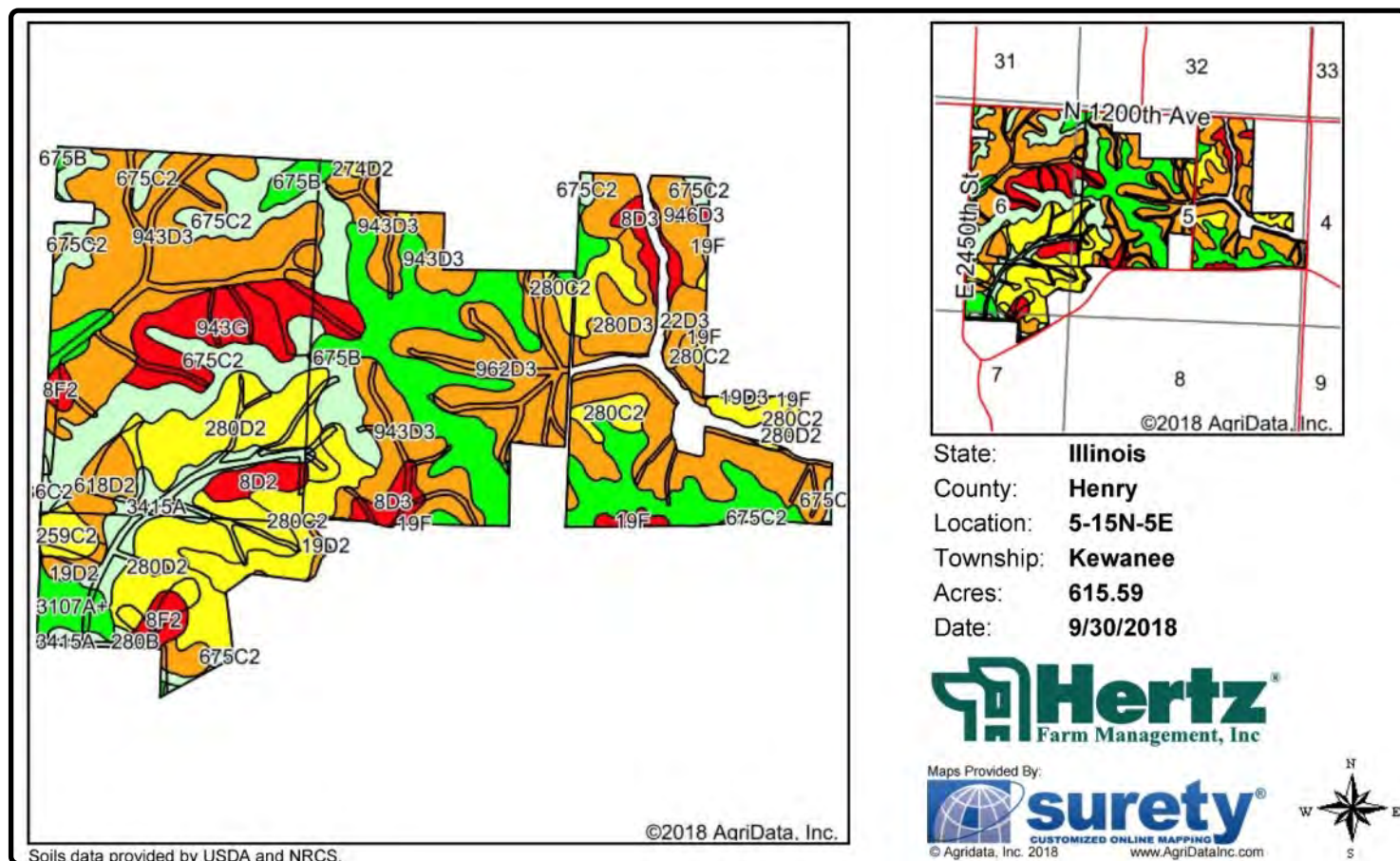
* Part of crop acres currently planted to trees.

Farm Number 8457, Tract 7035 & 8838
Crop Acres: 483.48
Corn Base Acres: 409.1
Corn PLC Yield: 114 Bu.
Bean Base Acres: 0.1
Bean PLC Yield: 40 Bu.

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CRP Contracts

None.

Soil Types/Productivity

Main soil types are Seaton-Timula, Greenbush, Fayette, and Sylvan-Bold. Productivity Index (PI) is 105.5. See soil table for details.

Mineral Rights

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

Land Description

Gently rolling to rolling.

Buildings/Improvements

None.

Comments

The majority of this land was converted in recent years from black walnut tree plantings. The acres currently planted to young black walnut trees can efficiently be converted back to their historical use as agricultural land. Alternatively, the black walnut trees may be managed for high-value timber if desired.

The Seller has converted 955 acres from black walnut trees to farmland and will provide an overview of the conversion process and costs upon request.

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Area Symbol: IL073, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	131.08	21.3%		**131	**41	**96
**675B	Greenbush silt loam, 2 to 5 percent slopes	83.56	13.6%		**182	**57	**133
**962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	77.88	12.7%		**124	**38	**89
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	71.60	11.6%		**171	**54	**125
**280D2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	65.38	10.6%		**149	**47	**109
**280C2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	37.83	6.1%		**155	**49	**113
**943G	Seaton-Timula silt loams, 35 to 60 percent slopes	31.28	5.1%		**78	**24	**57
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	21.38	3.5%		180	57	131
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	14.71	2.4%		**135	**43	**99
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	13.87	2.3%		189	60	139
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	12.86	2.1%		**130	**42	**95
**8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	11.77	1.9%		**98	**33	**75
**8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	7.07	1.1%		**80	**27	**61
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	6.57	1.1%		**108	**36	**82
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	5.81	0.9%		**152	**48	**111
**22D3	Westville clay loam, 10 to 18 percent slopes, severely eroded	5.20	0.8%		**123	**41	**92
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	5.00	0.8%		**134	**44	**100
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	4.45	0.7%		**134	**44	**99
**19F	Sylvan silt loam, 18 to 35 percent slopes	2.32	0.4%		**107	**35	**79
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	2.19	0.4%		**165	**52	**121
**86C2	Oско silt loam, 5 to 10 percent slopes, eroded	1.47	0.2%		**178	**56	**131
**946D3	Hickory-Atlas complex, 10 to 18 percent slopes, severely eroded	1.24	0.2%		**82	**28	**63
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	0.99	0.2%		**148	**45	**107
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.08	0.0%		189	60	139
Weighted Average					144.3	45.4	105.5

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

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

Mail To:

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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

- Parcel 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

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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