



**PROPERTY
SERVICES**

FARM AUCTION

310.18± Acres – Iroquois County, IL

February 22nd, 2024 @ 2:00PM CT



LOCATION

Legal: S21, R10E, T29N

Milks Grove Township, Iroquois County, IL

ROBERT J. WARMBIR
Designated Managing Broker/Auctioneer
License #471.021140/441.002377

815.693.4063
rob@rwpropertyservice.com
rwpropertyservice.com



**PROPERTY
SERVICES**

LAND AUCTION

Iroquois County, IL

CONTACT US TODAY!

Total Taxable Acres

310.18±*

**To be surveyed and sold on surveyed acres*

Estimated Total Tillable Acres

303.56±

Taxes

2022 payable in 2023

\$11,069.26

PIN's

01-21-100-006, 01-21-100-004,
01-21-200-002, & 01-21-200-003

Lease

Open for the 2024 crop year

Yield History

- 2023 Corn 213 bushels/acre
- 2023 Soybeans 59 bushels/acre
- 2022 Corn 178 bushels/acre
- 2022 Soybeans 55 bushels/acre

Tile Information

Existing tile. There are no tile maps but historical aerial imagery available upon request.



The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate. All acreages are approximate and have been estimated.



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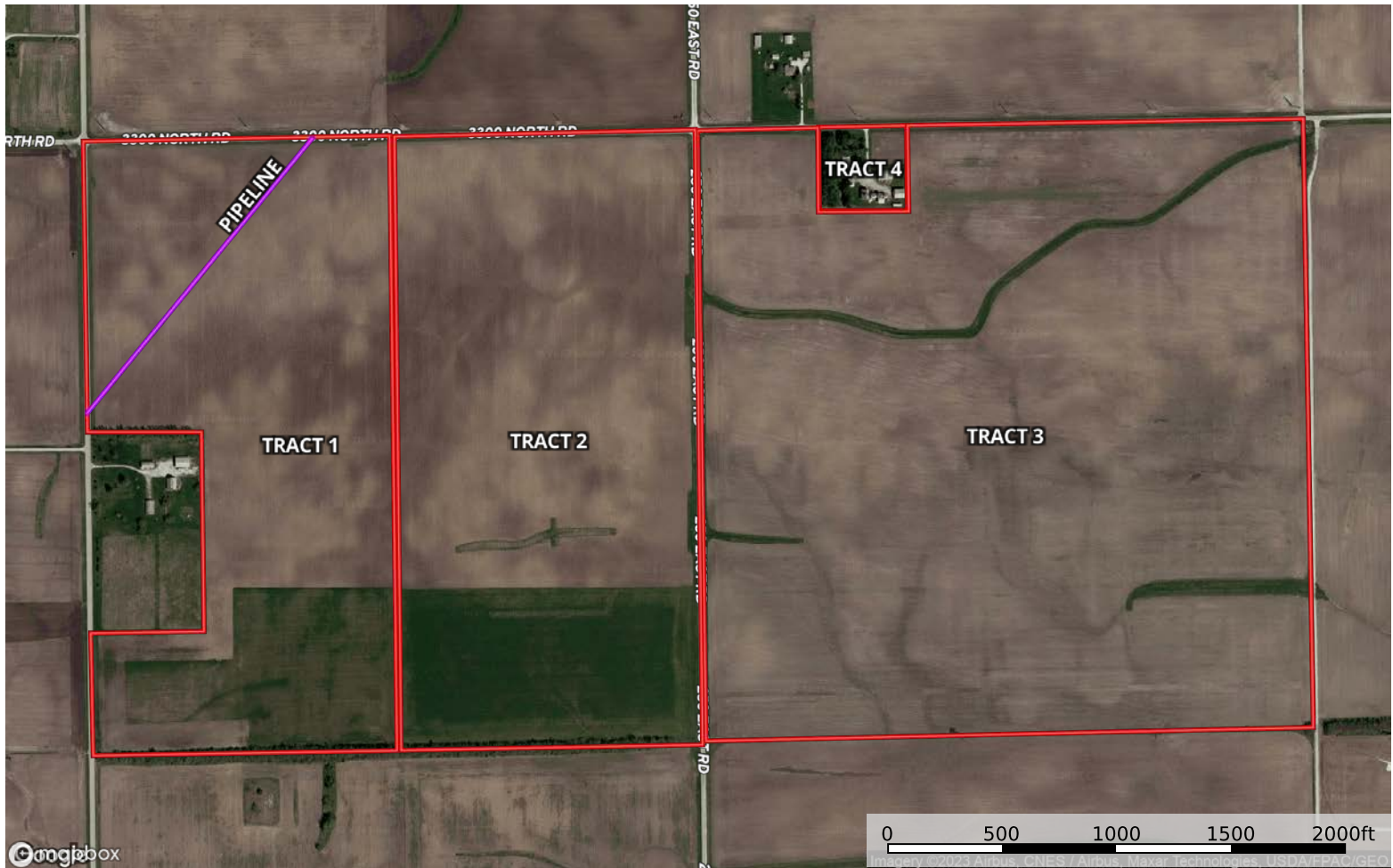
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LAND AUCTION

Iroquois County, IL

Aerial Map



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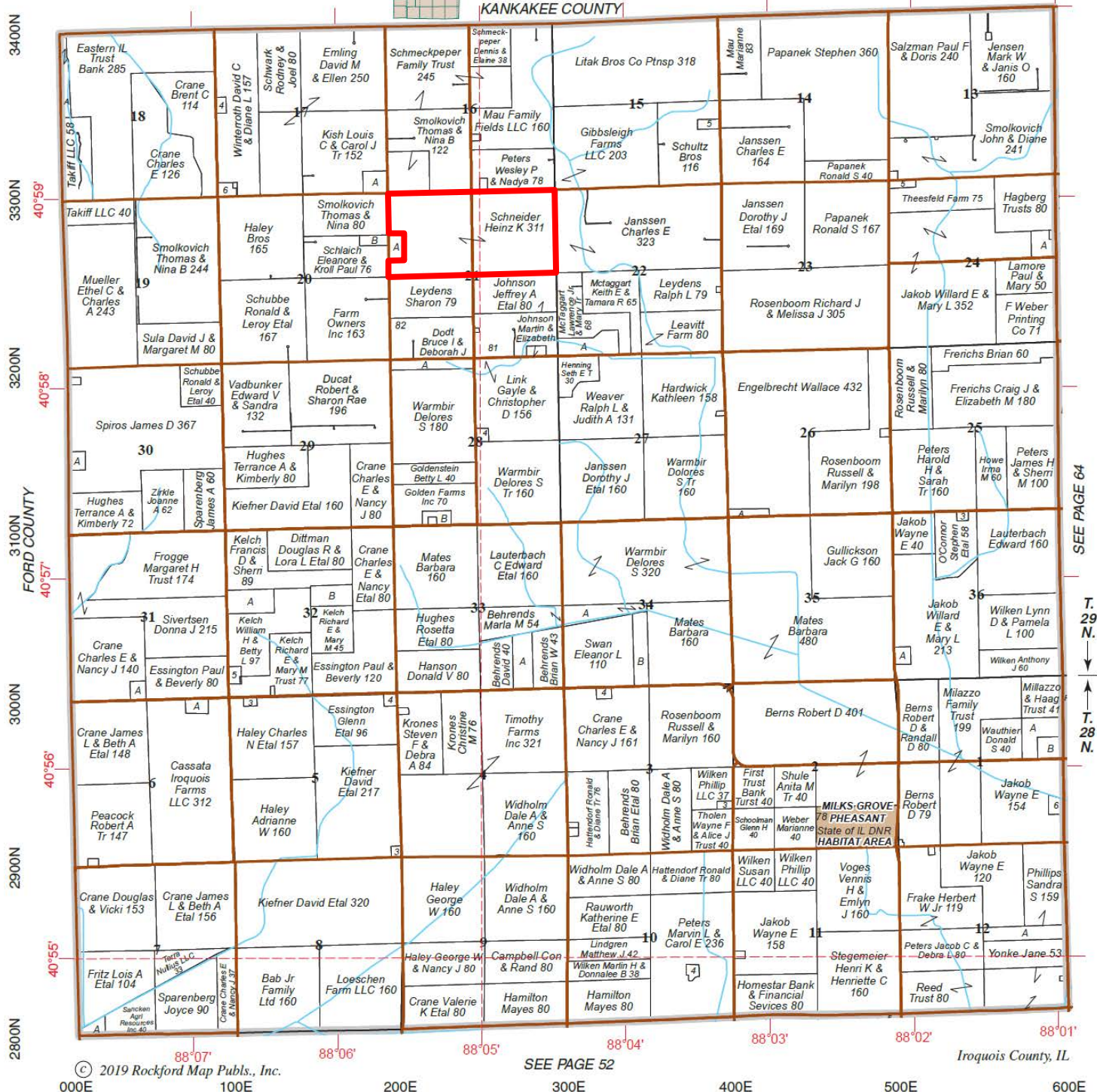
**PROPERTY
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LAND AUCTION

Iroquois County, IL

MILKS GROVE

T.28-29N.-R.10E.



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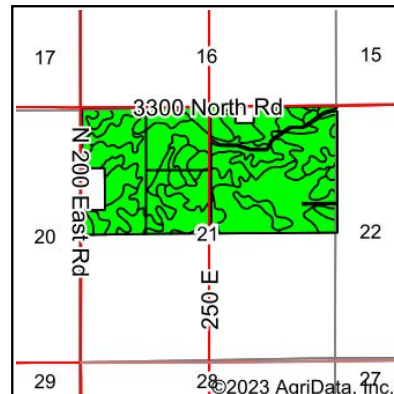
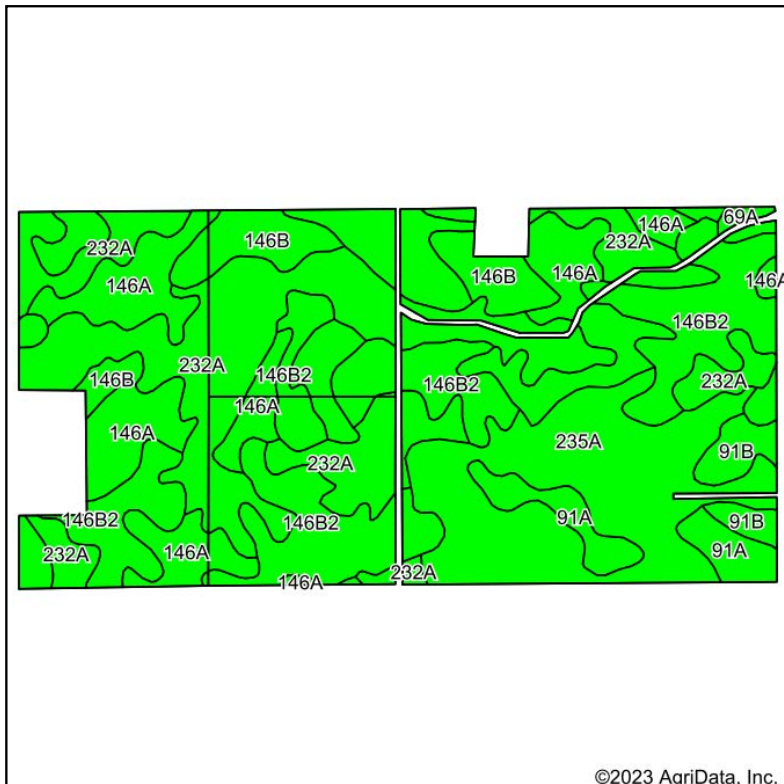
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LAND AUCTION

Iroquois County, IL

Soils Map



State: **Illinois**
 County: **Iroquois**
 Location: **21-29N-10E**
 Township: **Milks Grove**
 Acres: **303.56**
 Date: **12/16/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL075, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	82.97	27.3%		**170	**56	**127
146A	Elliott silt loam, 0 to 2 percent slopes	67.39	22.2%		168	55	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	64.12	21.1%		**158	**52	**118
**235A	Bryce silty clay, 0 to 2 percent slopes	50.80	16.7%		**161	**54	**120
**146B	Elliott silt loam, 2 to 4 percent slopes	17.62	5.8%		**166	**54	**124
**91A	Swygert silty clay loam, 0 to 2 percent slopes	10.67	3.5%		**158	**52	**118
**91B	Swygert silty clay loam, 2 to 4 percent slopes	6.31	2.1%		**156	**51	**117
**69A	Milford silty clay loam, 0 to 2 percent slopes	3.68	1.2%		**171	**57	**128
Weighted Average					164.6	54.2	122.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

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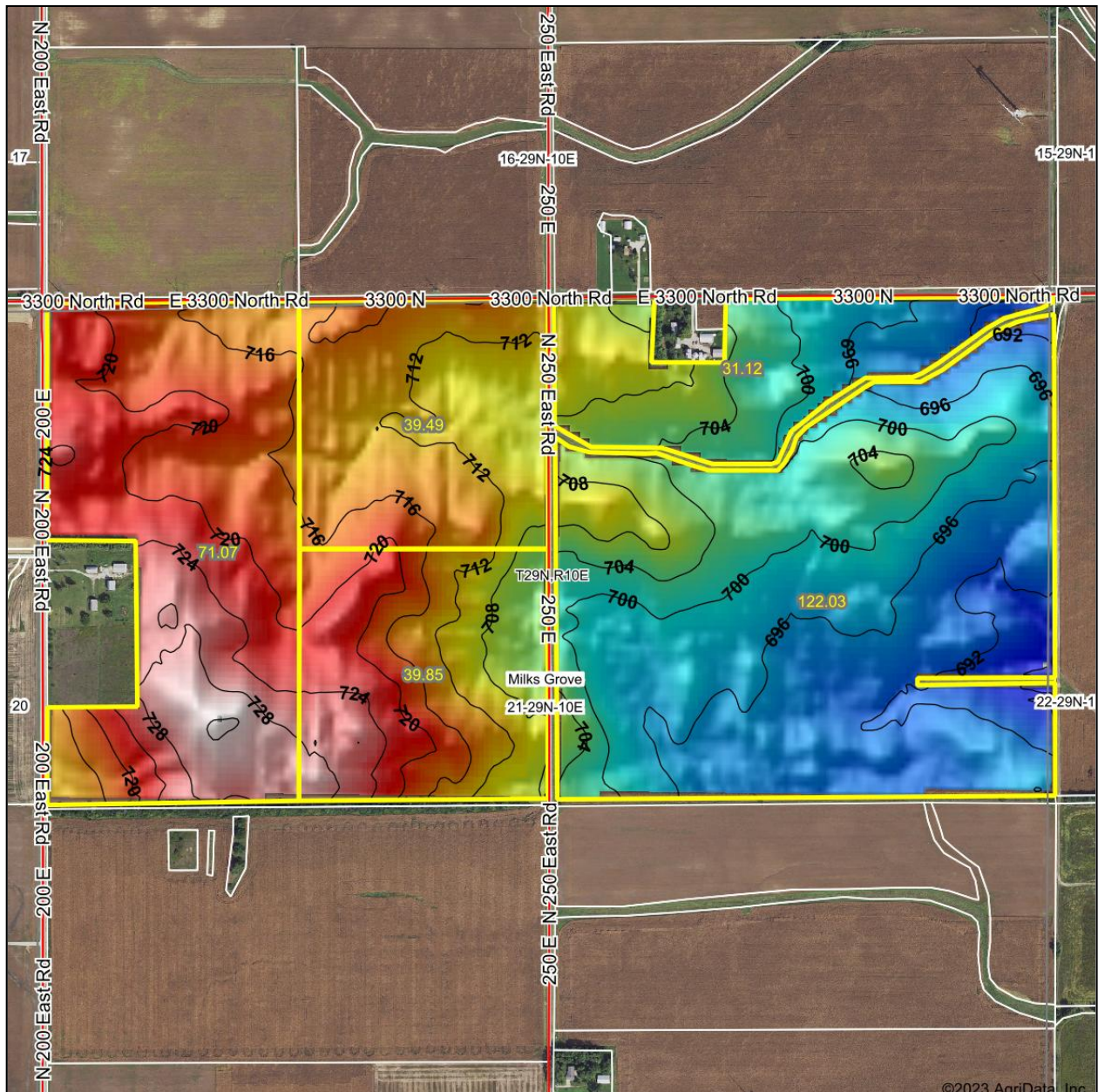


**PROPERTY
SERVICES**

LAND AUCTION

Iroquois County, IL

Topography Hillshade



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 4

Min: 687.6
Max: 732.5
Range: 44.9
Average: 708.3
Standard Deviation: 11.32 ft

0ft 822ft 1643ft



12/16/2023

21-29N-10E
Iroquois County
Illinois

Boundary Center: 40° 58' 48.96, -88° 5' 3.06

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TRACT #1



Total Taxable Acres

71.00±*

**To be surveyed and sold on surveyed acres*

FSA Tillable Acres

71.07±

P.I.

124.8

Property Taxes

2022 payable in 2023

\$2,118.16

PIN

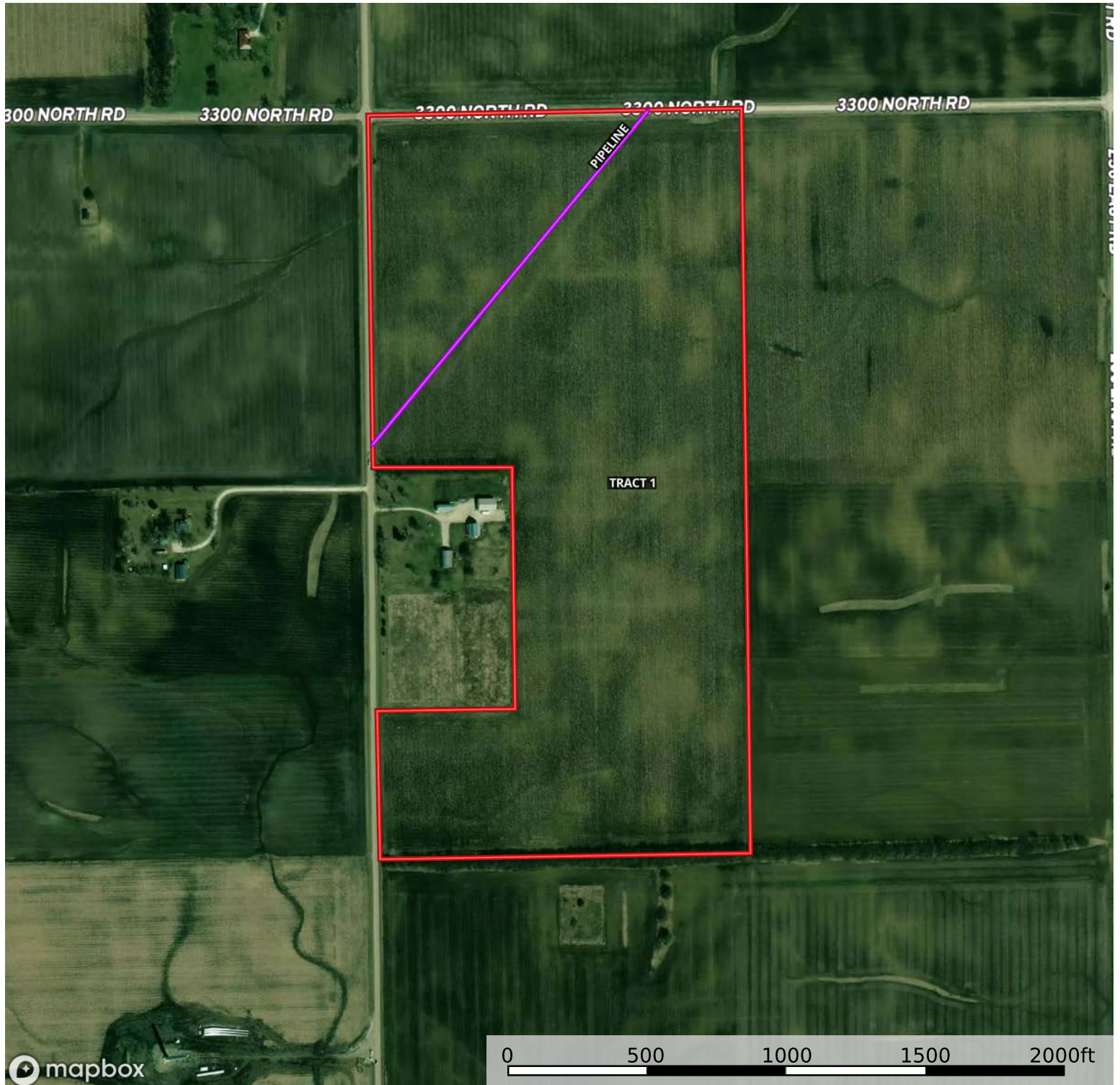
01-21-100-006



TRACT #1

71.00± Total Taxable Acres

Aerial Map



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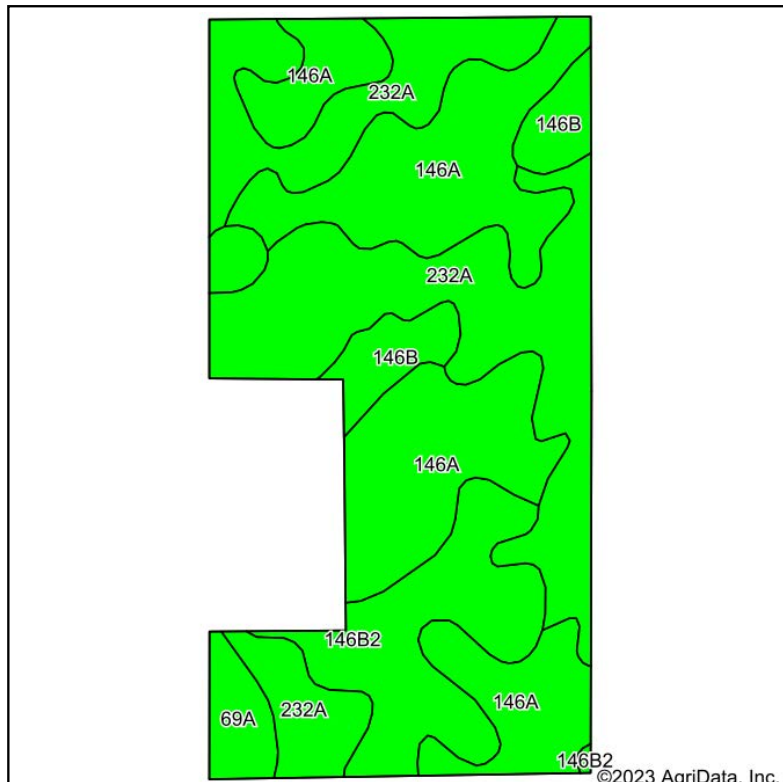
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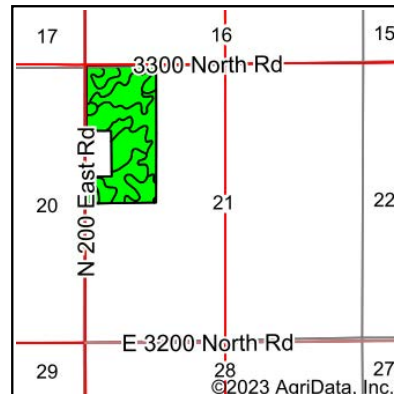
TRACT #1

71.00± Total Taxable Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Iroquois**
 Location: **21-29N-10E**
 Township: **Milks Grove**
 Acres: **71.07**
 Date: **12/16/2023**



Maps Provided By:



Area Symbol: IL075, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	27.22	38.3%		168	55	125
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	26.87	37.8%		**170	**56	**127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	9.95	14.0%		**158	**52	**118
**146B	Elliott silt loam, 2 to 4 percent slopes	4.90	6.9%		**166	**54	**124
**69A	Milford silty clay loam, 0 to 2 percent slopes	2.13	3.0%		**171	**57	**128
Weighted Average					167.3	54.9	124.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

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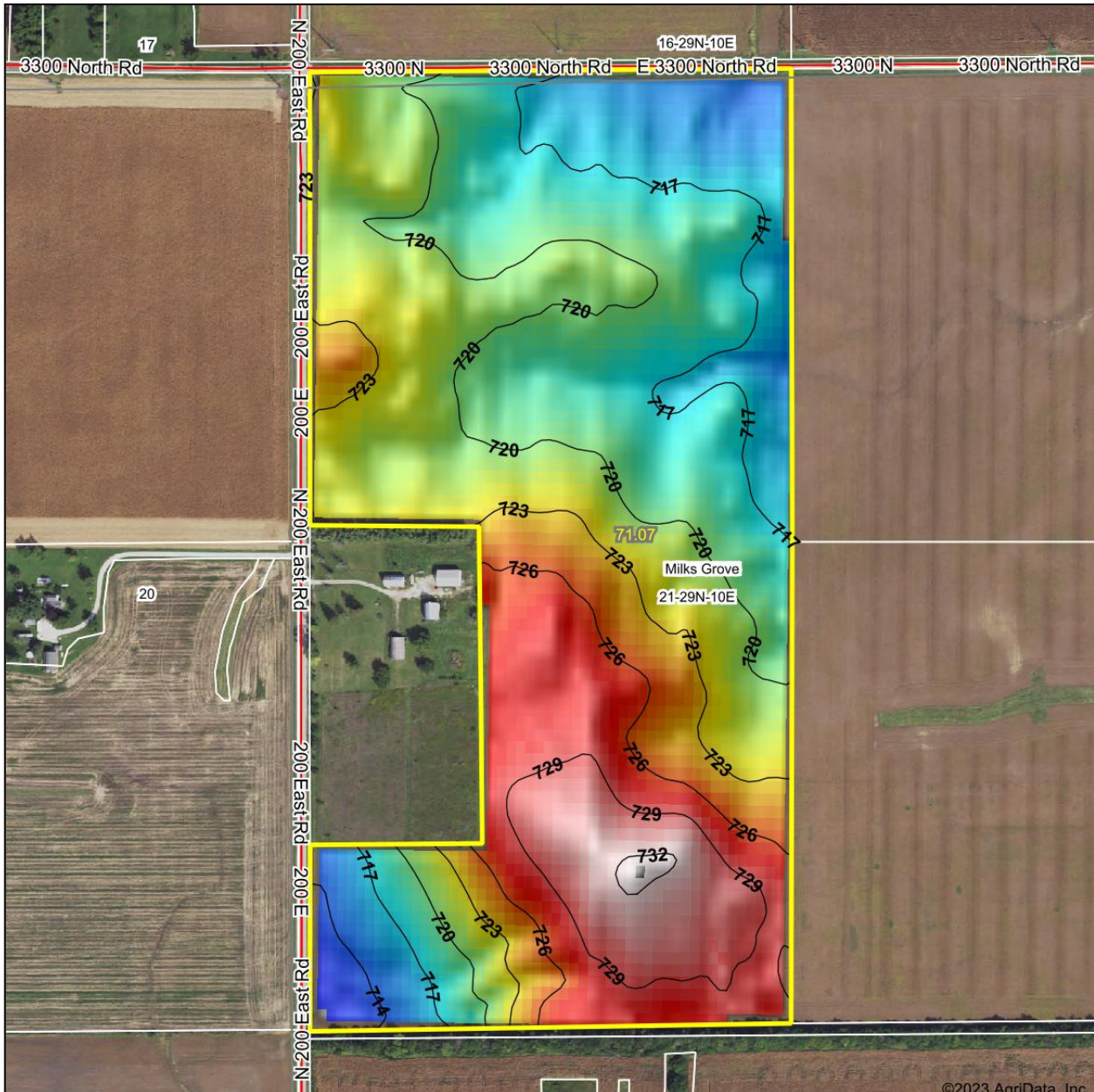


**PROPERTY
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TRACT #1

71.00± Total Taxable Acres

Topography Hillshade



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 3

Min: 712.3
Max: 732.5
Range: 20.2
Average: 721.8
Standard Deviation: 4.59 ft

0ft 430ft 861ft



12/16/2023

21-29N-10E
Iroquois County
Illinois

Boundary Center: 40° 58' 48.6, -88° 5' 29.08

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**PROPERTY
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TRACT #1

71.00± Total Taxable Acres

FSA Map



Common Land Unit ☐ Tract Boundary
☒ Non-Cropland
☐ Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Shares _____

All Crops NI All Crops Grain Unless Noted

Tract Cropland Total: 71.06 acres

2023 Program Year

Map Created April 11, 2023

Farm 8928

Tract 117

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Total Taxable Acres

80.00±*

**To be surveyed and sold on surveyed acres*

FSA Tillable Acres

79.34±

P.I.

123.6

Property Taxes

2022 payable in 2023

\$2,364.68

PIN

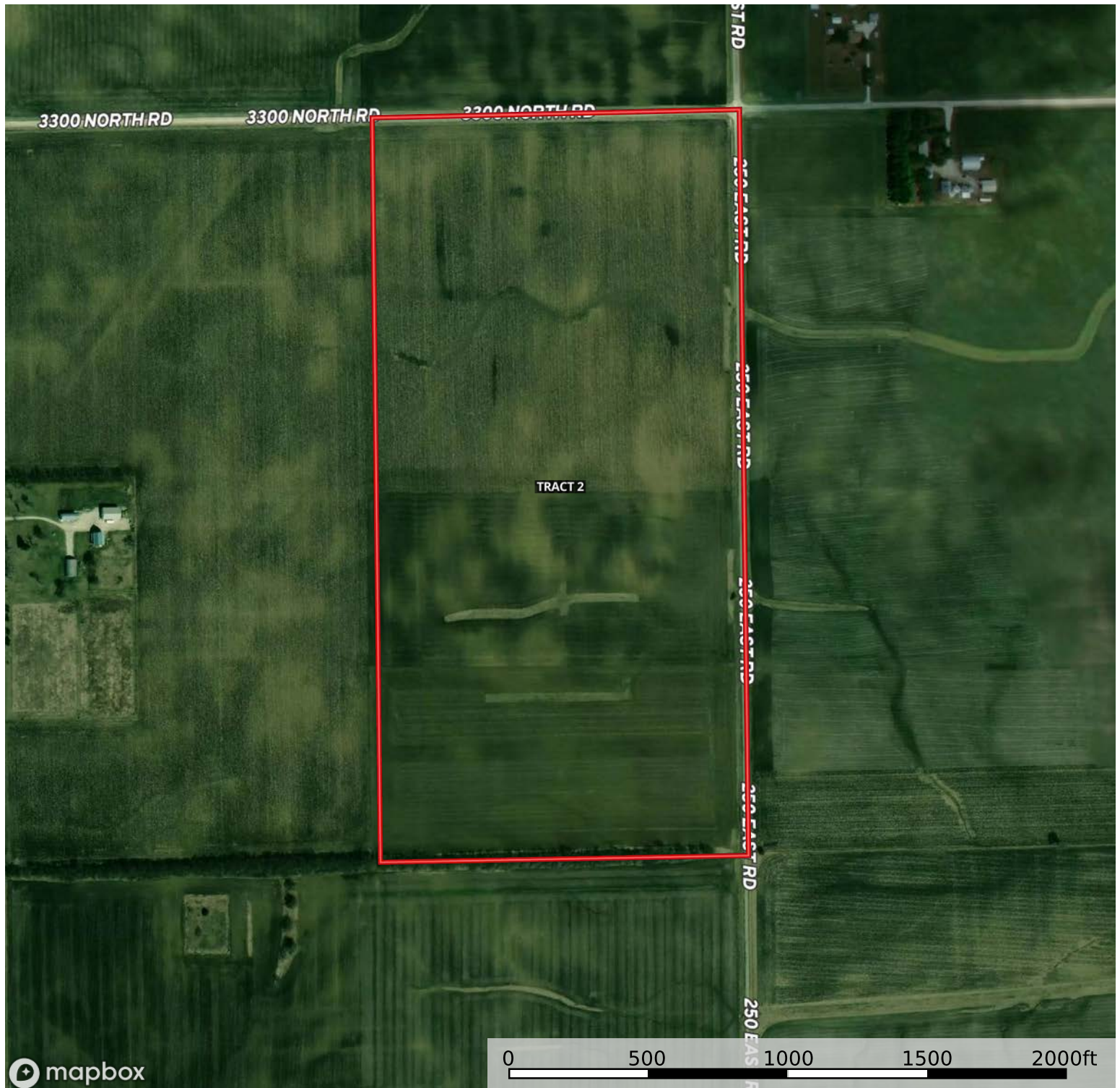
01-21-100-004



TRACT #2

80.00± Total Taxable Acres

Aerial Map



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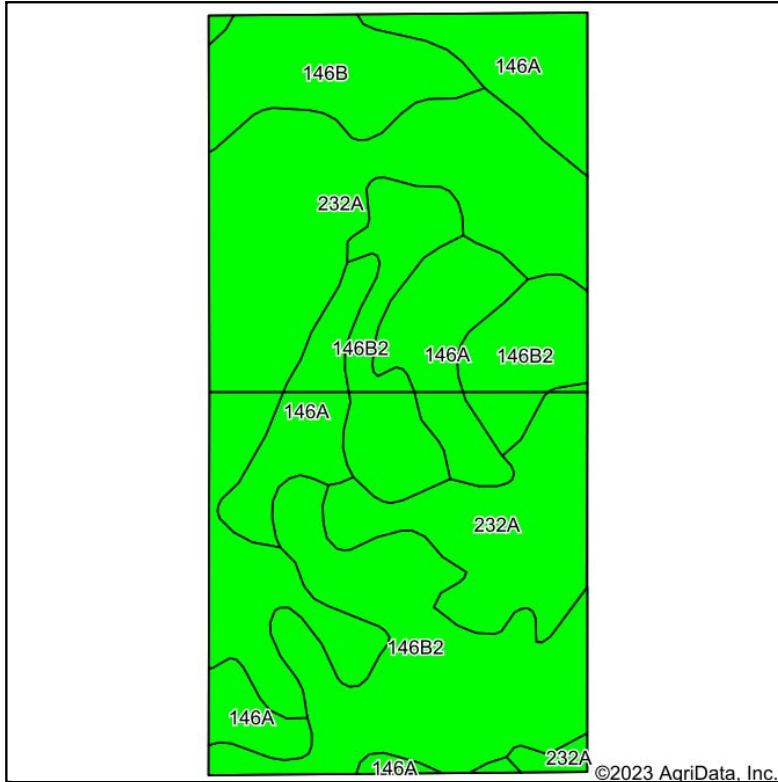
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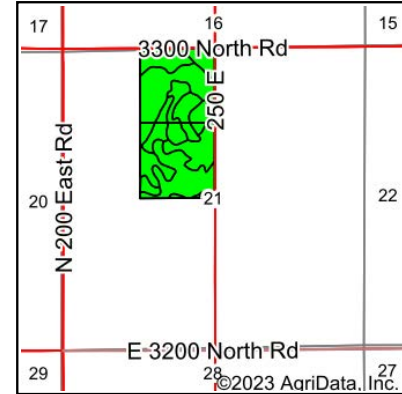
TRACT #2

80.00± Total Taxable Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Iroquois**
 Location: **21-29N-10E**
 Township: **Milks Grove**
 Acres: **79.34**
 Date: **12/16/2023**



Maps Provided By:



Area Symbol: IL075, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	31.96	40.3%		**170	**56	**127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	24.63	31.0%		**158	**52	**118
146A	Elliott silt loam, 0 to 2 percent slopes	16.22	20.4%		168	55	125
**146B	Elliott silt loam, 2 to 4 percent slopes	6.53	8.2%		**166	**54	**124
Weighted Average					165.5	54.4	123.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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

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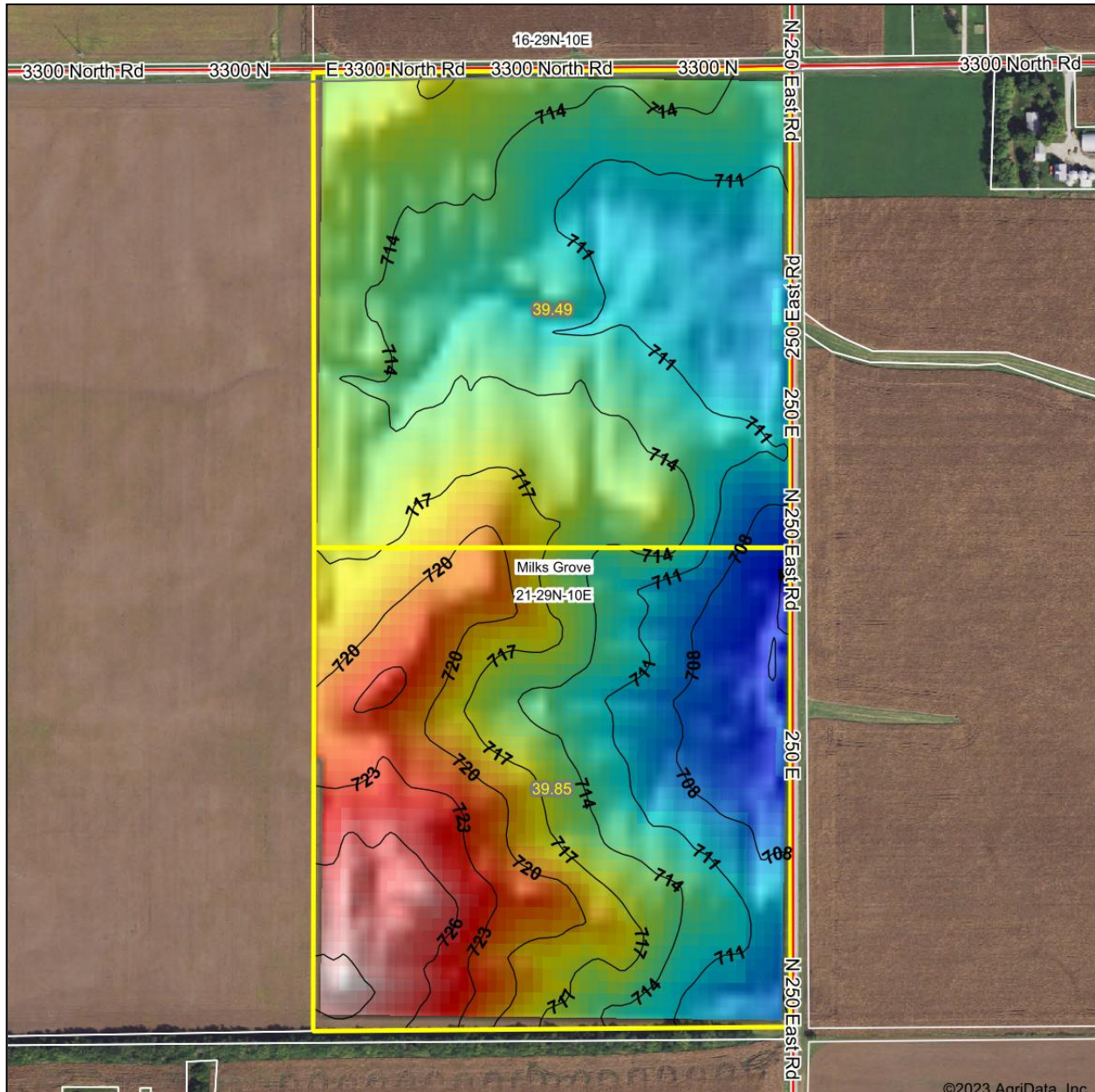


**PROPERTY
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TRACT #2

80.00± Total Taxable Acres

Topography Hillshade



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 704.3

Max: 730.7

Range: 26.4

Average: 714.7

Standard Deviation: 5.25 ft

0ft 429ft 858ft



12/16/2023

21-29N-10E
Iroquois County
Illinois

Boundary Center: 40° 58' 48.92, -88° 5' 11.85

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**PROPERTY
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TRACT #2

80.00± Total Taxable Acres

FSA Map



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Shares _____

All Crops NI All Crops Grain Unless Noted

Tract Cropland Total: 79.32 acres

2023 Program Year

Map Created April 11, 2023

Farm 8928

Tract 5370

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Estimated Total Acres

156.18±*

**To be surveyed and sold on surveyed acres*

Estimated Tillable Acres

153.15±

P.I.

121.5

Property Taxes

2022 payable in 2023

\$6,586.46 (Includes Tract 4)

PIN

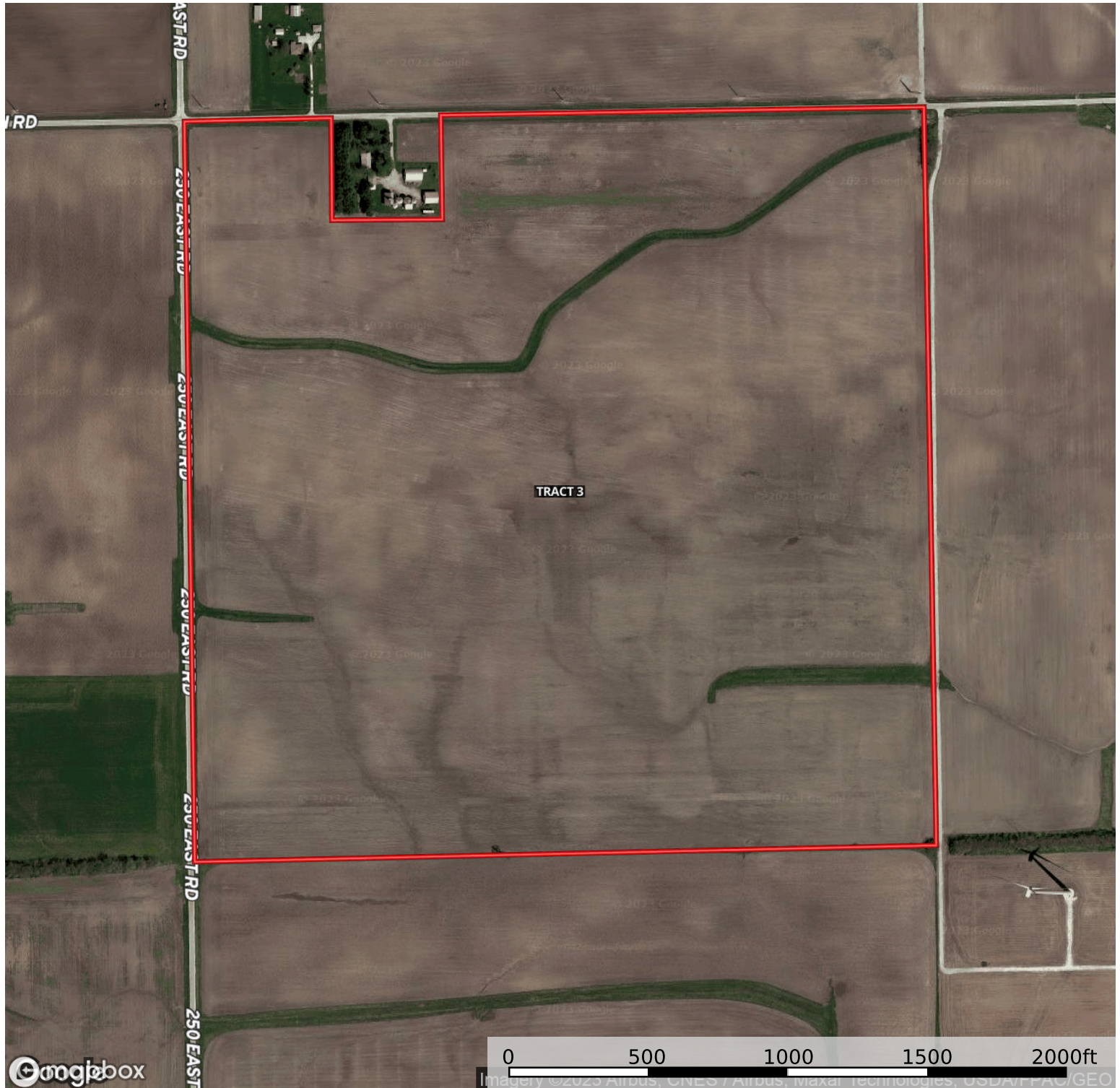
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& 01-21-200-003



TRACT #3

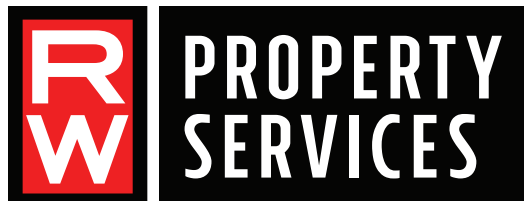
156.18± Est. Total Acres

Aerial Map



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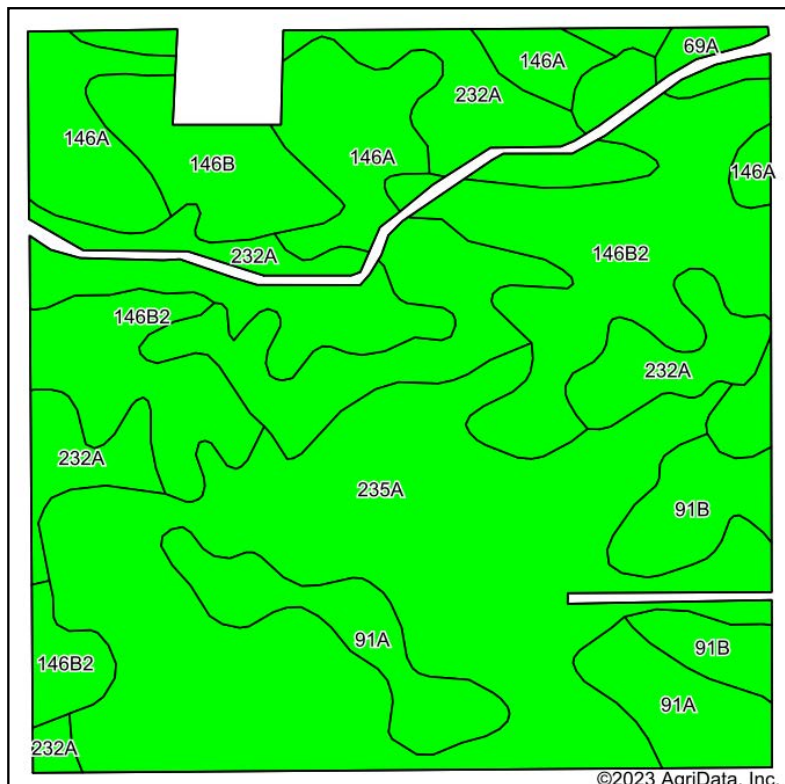
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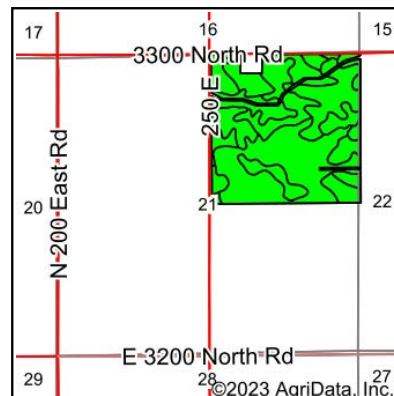
TRACT #3

156.18± Est. Total Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Iroquois**
Location: **21-29N-10E**
Township: **Milks Grove**
Acres: **153.15**
Date: **12/16/2023**



Maps Provided By:



Area Symbol: IL075, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**235A	Bryce silty clay, 0 to 2 percent slopes	50.81	33.2%		**161	**54	**120
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	29.54	19.3%		**158	**52	**118
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	24.15	15.8%		**170	**56	**127
146A	Elliott silt loam, 0 to 2 percent slopes	23.92	15.6%		168	55	125
**91A	Swygart silty clay loam, 0 to 2 percent slopes	10.67	7.0%		**158	**52	**118
**91B	Swygart silty clay loam, 2 to 4 percent slopes	6.31	4.1%		**156	**51	**117
**146B	Elliott silt loam, 2 to 4 percent slopes	6.20	4.0%		**166	**54	**124
**69A	Milford silty clay loam, 0 to 2 percent slopes	1.55	1.0%		**171	**57	**128
Weighted Average					162.8	53.9	121.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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

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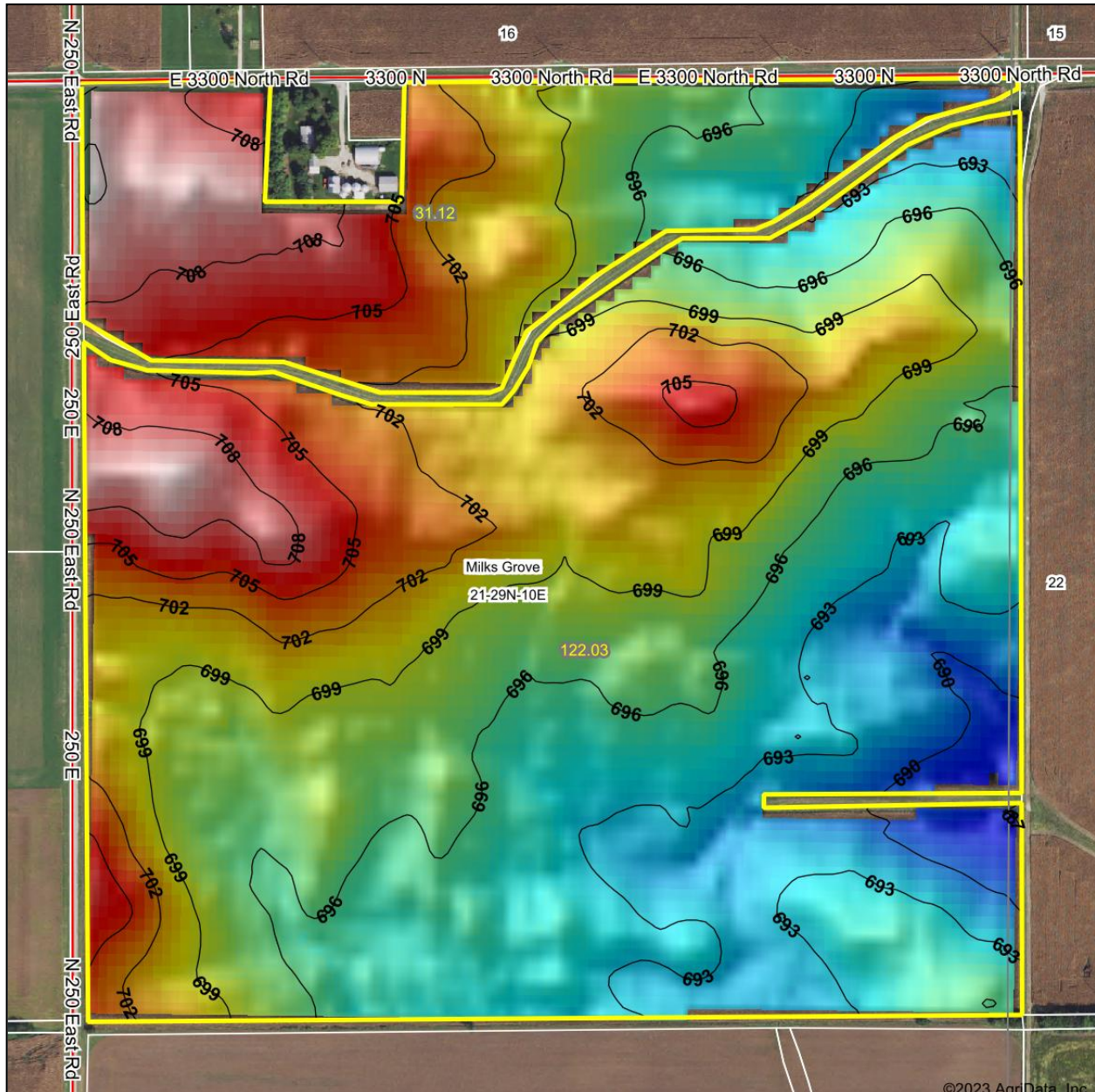


**PROPERTY
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TRACT #3

156.18± Est. Total Acres

Topography Hillshade



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 687.6

Max: 711.5

Range: 23.9

Average: 698.4

Standard Deviation: 5.12 ft

0ft 438ft 877ft



12/16/2023

21-29N-10E
Iroquois County
Illinois

Boundary Center: 40° 58' 49.28, -88° 4' 45.63

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**PROPERTY
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TRACT #3

156.18± Est. Total Acres

FSA Map



Common Land Unit Tract Boundary

Non-Cropland

Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Shares _____

All Crops NI All Crops Grain Unless Noted

Tract Cropland Total: 156.94 acres

2023 Program Year

Map Created April 11, 2023

Farm 8928

Tract 118

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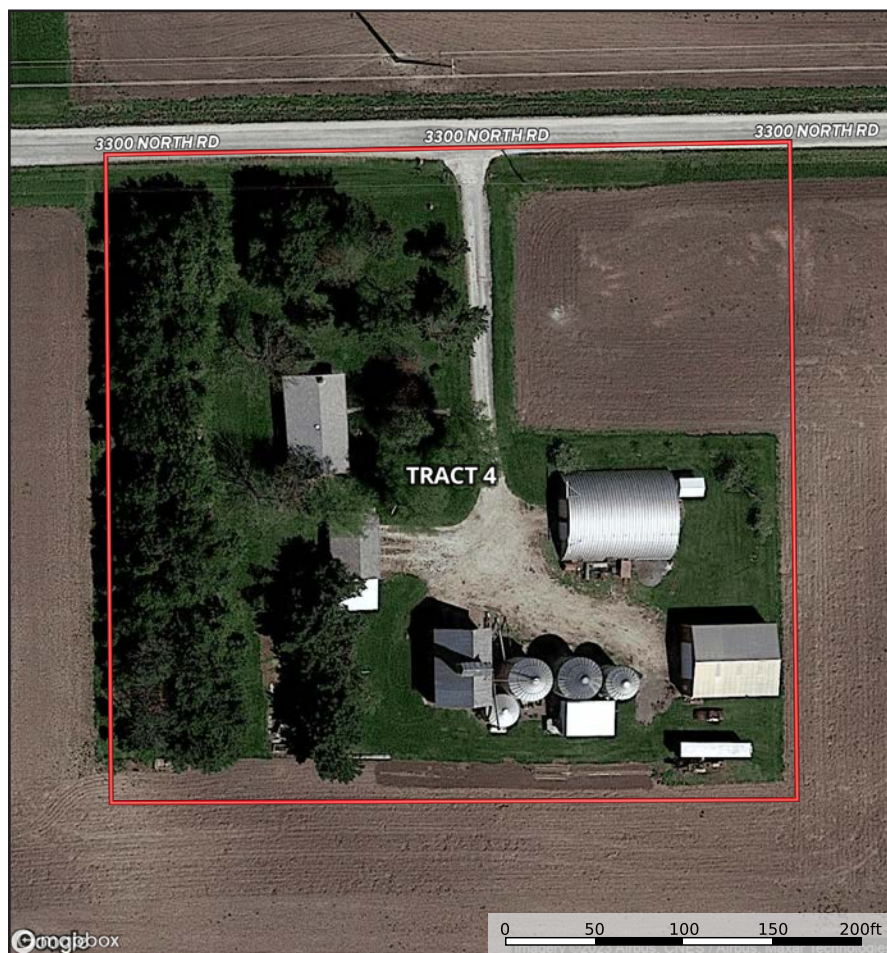
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rob@rwpropertyservice.com
rwpropertyservice.com



TRACT #4

Address of Property

265 E 3300 North Rd, Herscher, IL 60941



House Site

Estimated Total Acres

3.00±*

**To be surveyed and sold on surveyed acres*

Property Taxes

2022 payable in 2023

\$6,586.46

(Includes Tract 3)

PIN

01-21-200-002

(Includes Tract 3)

Open House Dates

Friday, February 9th from 4:00-6:00PM
Thursday, February 15th from 4:00-6:00PM

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**PROPERTY
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TRACT #4

Features

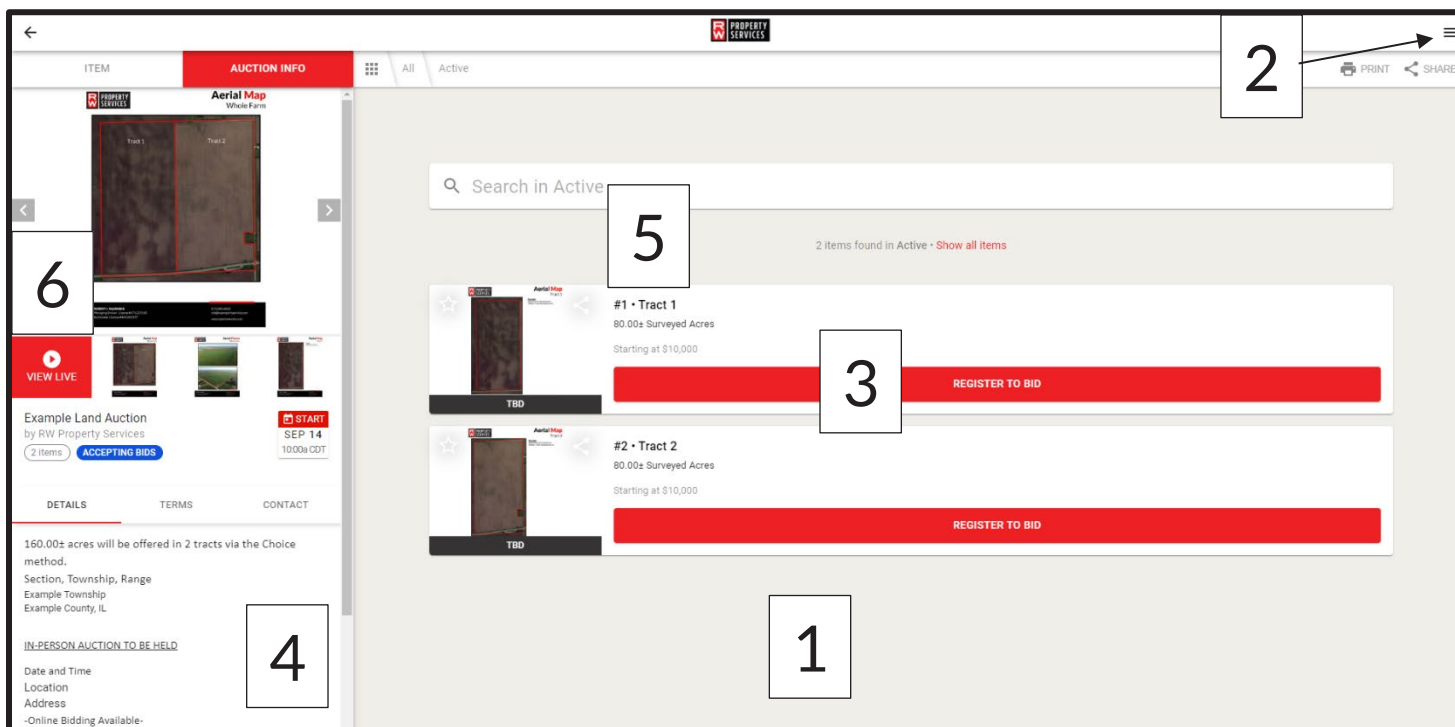
- Built 1976
- 3 Bed 1 Bath
- Full Basement
- 1,495 Square Ft
- 3 Car Detached Garage with Concrete Floor
- Electric/Wood Heat
- Outbuildings
 - Quonset
 - 50'x62'
 - 12' Eves
 - ½ concrete floor, ½ dirt floor
 - 3,100 Square Ft.
 - Pole Building
 - 40'x48'
 - 15' Eves
 - Concrete Floor
 - 1,920 Square Ft.
 - Grain Bin 1
 - 24'x18'8"
 - Dryer
 - 6,900 Bushels
 - Grain Bin 2
 - 18'x10'8"
 - 2,000 Bushels
 - Grain Bin 3
 - Brock
 - 24'x18'8"
 - Dryer
 - 6,900 Bushels
 - Grain Bin 4
 - 18'x19'8"
 - 3,890 Bushels
 - Corn Crib
 - 16' Eves
 - Metal Siding



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Navigating the Bidding Platform



1. Desktop Auction Platform
2. Account Information
 - Must be signed in to register and bid.
3. Registration/Prebid/Bid Button
 - Must be registered to bid at the auction.
 - Do not have to be registered to view auction.
 - Once registered and signed in, this turns into the “Prebid/Bid” button.
4. General Farm Information
5. Tract Information
 - Each tract has a documents section with all relevant information pertaining to the auction and each individual tract.
6. Live Auction Viewing
 - Must click on “View Live” to view the auction.
 - Auction goes live approximately 15 minutes before scheduled start time.
 - Do not have to be registered to view auction.

Procedure. This is a four-tract auction. The three farmland tracts, tracts 1-3, will be offered by the “Choice” auction method. The “Choice” method allows the high bidder to choose which tract(s) they would like to purchase. If there are remaining tracts after the high bidder decides, the remaining tracts will be offered with additional rounds of bidding. Tracts will not be combined at the end. Tracts 1-3 will be offered on a per acre bid basis. Tract 4, the house site, will be offered individually as the last round of bidding and sold on a gross dollar amount. Bids will be taken in-person at the auction site and live online. If you are bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required.

Financing. Bidding is not conditional upon financing. Be certain financing has been arranged, if needed, and that you are capable of paying cash at closing.

Acceptance of Bid Prices. The successful bidder will sign a purchase and sale agreement immediately following the close of bidding. **The purchase price of the farmland will be calculated by multiplying the surveyed acres by the accepted per acre bid. The purchase price of the house site will be based on the gross dollar bid. Seller reserves the right to accept or reject any or all bids for any and all reasons.**

Down Payment. A ten percent (10%) earnest money deposit of the total purchase agreement price will be due immediately after a purchase and sale agreement is signed by all parties to the transaction. The down payment may be paid in the form of a personal check, business check, cashier’s check, or wire transfer. The balance of the gross sale price is due at closing.

Closing. Closing shall take place thirty (30) days after February 22, 2024, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before March 23, 2024.

Possession/Lease

Possession will be granted at closing. Seller has terminated the 2023 cash rental lease with the tenant in possession. Lease is open for the 2024 crop year.

Title. Seller shall provide an Owner’s Policy of Title Insurance, in the amount of the purchase price, and shall also provide a deed conveying the property to the Buyer.

Real Estate Taxes and Assessments.

- A. **Farmland:** Seller will credit to Buyer at closing, the 2023 real estate taxes, payable in 2024, based upon the most recent real estate tax information available. The 2024 real estate taxes payable in 2025, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.
- B. **House Site:** The 2024 real estate taxes, special assessments, due and payable in 2025 shall be prorated to the date of closing and given to Buyer at closing.

Survey. The farm has been surveyed and will be sold based on surveyed acres.

Mineral Rights. All mineral rights owned by the Seller will be conveyed at closing.

Agency. RW Property Services LLC and its representatives are exclusive agents of the Seller.

Disclaimer and Absence of Warranties. All information and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer before and during the auction will take precedence over any previously printed material or any other oral statements made. The property is being sold on an “AS-IS, WHERE-IS, WITH ALL FAULTS” basis, and no warranty or representation, either expressed or implied, concerning the condition of the property is made by the Seller, RW Property Services LLC, or its representatives. Each potential bidder is responsible for conducting its own independent inspections, investigations, inquiries, and due diligence concerning this property. The property information is believed to be accurate but is subject to verification by all parties relying on the information. No liability for its accuracy, errors, or omissions is assumed by the Seller, RW Property Services LLC, or its representatives. All sketches and dimensions are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The Seller, RW Property Services LLC, and its representatives reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person’s credentials, fitness, conduct, etc. With the permission of RW Property Services LLC, this sale may be recorded and/or videoed. Seller, RW Property Services LLC, and its representatives disclaim any and all responsibility for bidder’s safety during any physical inspection of the property. All decisions of the auctioneer are final. Neither the auctioneer nor the online bidding software and service provider shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Seller. The Heinz K. Schneider Revocable Living Trust dated December 3, 1999

Attorney. Larry Serene