

39.0 Acres m/l, Sangamon County, IL



DEVELOPMENT POTENTIAL!

Date: Thursday, June 2, 2016

Time: 10:00 a.m.

Auction Site:

Erin's Pavilion at South Wind Park

Address:

4965 S. 2nd St.

Springfield, IL 62703

Property Information

Location

Located on the south side of the Springfield, IL city limits. 4 miles northeast of Chatham, IL.

Legal Description

The SE 1/4 of the NE 1/4 of Section 28, Township 15 North, Range 5 West, Woodside Township, Sangamon County, Illinois.

Lease Status

The farm is leased through February 28, 2017. The farm will be open for lease at the end of the lease term or following the harvest of the 2016 crop; whichever occurs first.

2016 Crop

The Seller will retain the landowner's share of the 2016 crop.

Real Estate Tax

2014 Taxes Payable in 2015: \$1,136.68

Taxable Acres: 39.0

Tax per acre: \$29.15

PIN: 22-28.0-276-001

FSA Data

Farm Number: 9869

Crop Acres: 35.31

Corn Base: 26.4 Ac.

Corn PLC Yield: 151 Bu.

Bean Base: 8.8 Ac.

Bean PLC Yield: 66 Bu.

Farm Program: ARC-CO Election

Land Description

The land is predominantly level to gently undulating.

Soil Types / Productivity

Soils are Hartsburg silty clay loam, Sable silty clay loam and Ipava silt loam.

Productivity Index (PI) of 138.3.

See soil map for details.

Mineral Rights

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

Reid L. Thompson

Real Estate Broker: IL & IN

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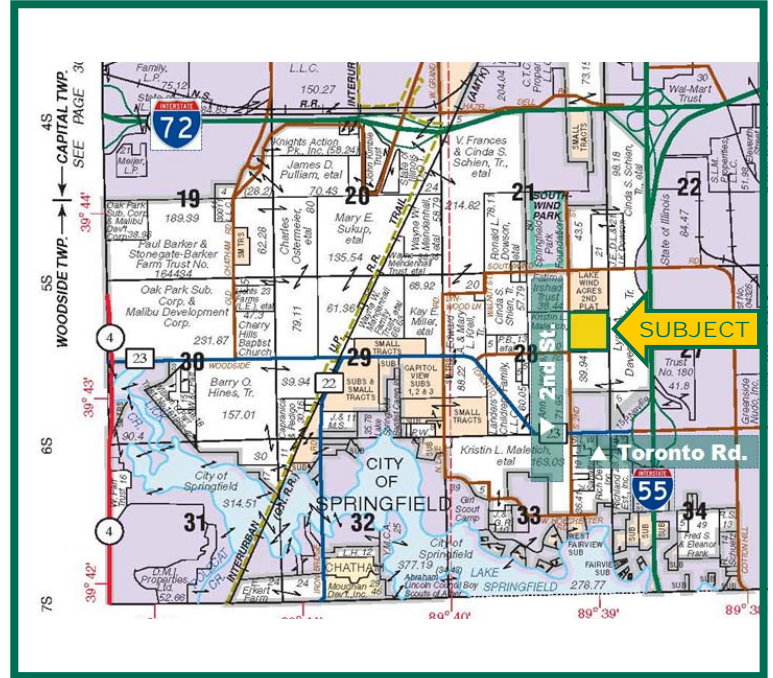
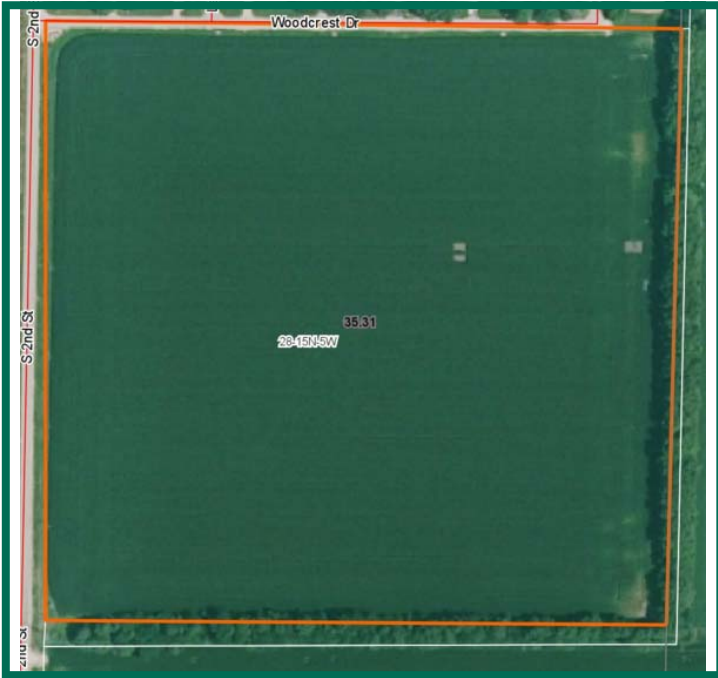
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Aerial Photo and Plat Map



Yield History

2013 soybean yield: 69 bushels per acre
 2014 corn yield: 247 bushels per acre
 2015 corn yield: 176 bushels per acre

**Yield information is as reported by the operator.*

Fertility Data

Property was soil tested in fall 2013.
 pH: 5.4
 Phosphorus: 107
 Potassium: 374

Lime was applied at 3 tons per acre in the fall of 2014.

Comments

A high quality farm with excellent soils. Future development potential located in Chatham Unit #5 school district.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Pyle Land Trust

Auctioneer

Reid L. Thompson, #441.001804.

Agency

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

Terms of Possession

10% earnest 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 **July 1, 2016**, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing subject to the current operator's rights. Access will be granted after the 2016 crop is harvested.

Contract & Title

Immediately upon conclusion of the auction, the high bidder 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.

Announcements

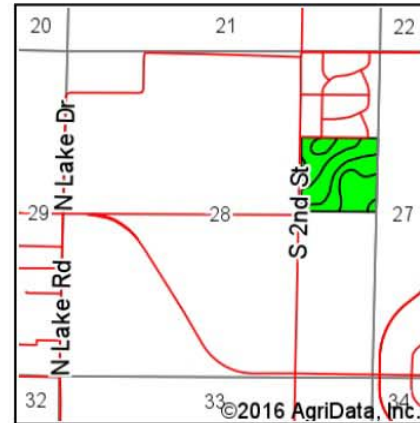
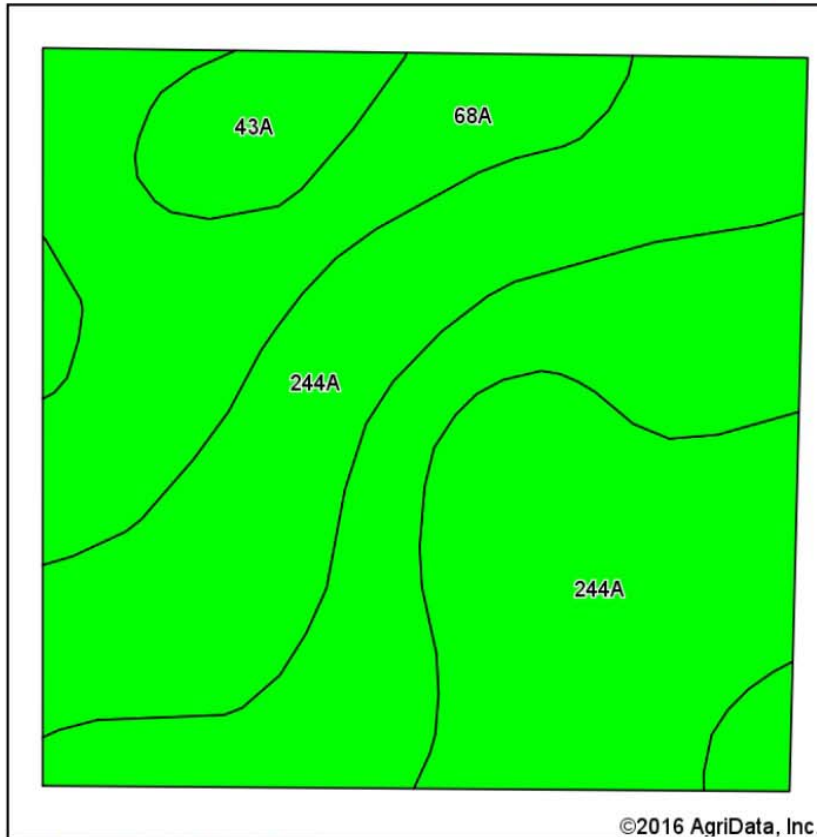
Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services and the Auctioneer make no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will 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.

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Soils Map



State: **Illinois**
 County: **Sangamon**
 Location: **28-15N-5W**
 Township: **Woodside**
 Acres: **35.31**
 Date: **4/19/2016**



Soils data provided by USDA and NRCS.

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Area Symbol: IL167, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	18.07	51.2%		182	59	134
68A	Sable silty clay loam, 0 to 2 percent slopes	15.29	43.3%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	1.95	5.5%		191	62	142
Weighted Average					186.8	60.9	138.3

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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

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