

## 281.39 Acres m/I, Knox County, IL

### Offered In Two Parcels



**Date: Friday, Sept. 19, 2014**

**Time: 10:00 a.m.**

**Auction Site:**

American Legion Hall

**Address:**

749 Henderson Road

Knoxville, IL 61448

### Auction Information

#### Method of Sale

- Land will be offered by the **choice and privilege method** with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

#### Seller

Robin Anderson Trust and Anderson Family Land Trust.

#### Auctioneer

Reid Thompson, #441.001804.

#### Attorneys for Seller

Brian A. Peterson - Simpson Peterson Galesburg, Illinois

#### Agency

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

#### 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 about October 20, 2014. Final settlement will require wire transfer. Possession will be given at closing subject to the current operator's rights.

#### 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).

#### Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes 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.

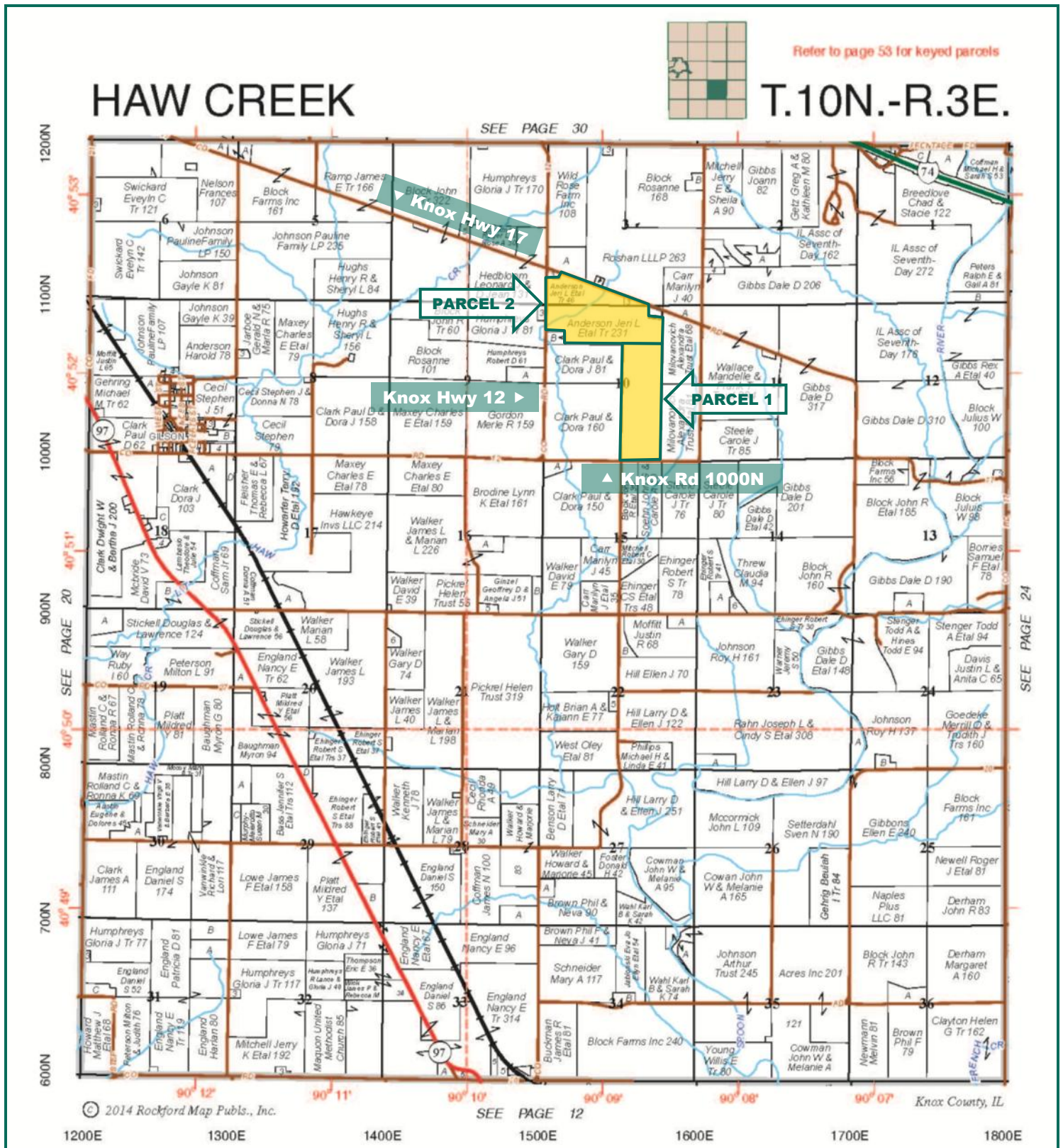
**Chad A. Kies, AFM**  
Licensed Real Estate Broker in Illinois  
720 E. Culver Court, PO Box 9  
Geneseo, IL 61254

(309) 944-2184  
ChadK@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)



# Plat Map



Map reproduced with permission of Rockford Map Publishers, Inc.

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# Aerial Photo: Parcel 1



## Property Information Parcel 1 - 120 Acres, m/l Location

The farm is located 3 miles east of Gilson in Section 10 of Haw Creek Township.

## Legal Description

Part of the SW 1/4 of the NE 1/4 and the W 1/2 of the SE 1/4 of Section 10, Township 10 North, Range 3 East of the 4th P.M., Knox County, Illinois.  
Complete legal to be provided by survey.

## Lease Status

The farm is leased for 2014. The farm is open for 2015.

## Real Estate Tax\*

Taxes Payable in 2014: \$8,402.86

Net Taxable Acres: 281.39

Tax per Net Tax. Ac.: \$29.86

\*Real Estate Tax figures include both parcels.

## FSA Data\*

Farm Number: 614

Cropland Acres: 262.17

Corn Base: 129.3

Corn Direct/CC Yields: 129/129

Bean Base: 129.3

Bean Direct/CC Yields: 37/37

\*FSA Data includes both parcels. Should the farm sell as two separate parcels, Acres and Bases would be determined by the local FSA office.

## CRP Contracts

There are no CRP contracts on this parcel.

## Soil Types / Productivity

Main soil types are Ipava, Osco and Sable. Productivity Index (PI) is 139.4. See soil map for details.

## Mineral Rights

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

## Land Description

Level to gently rolling.

## Buildings/Improvements

None.

## Drainage

Tile maps are available upon request.

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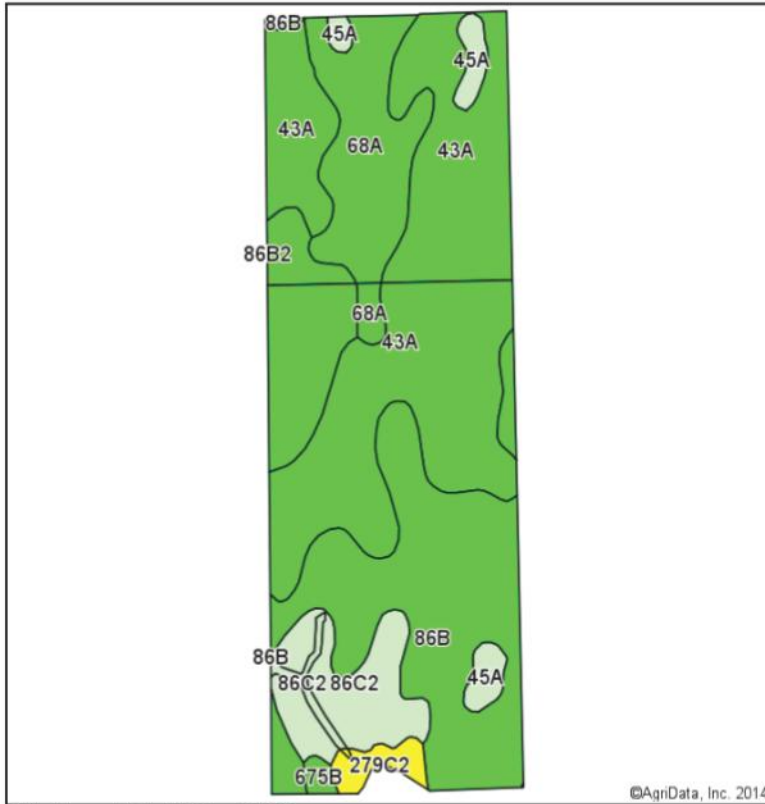
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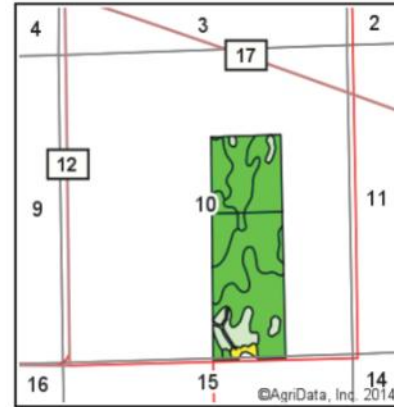
# Soil Map: Parcel 1

## Soil Map



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **Knox**  
 Location: **10-10N-3E**  
 Township: **Haw Creek**  
 Acres: **117.62**  
 Date: **8/11/2014**



Area Symbol: IL095, Soil Area Version: 7

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	48.28	41.0%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	40.01	34.0%		**189	**59	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	13.90	11.8%		192	63	143
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	9.84	8.4%		**178	**56	**131
45A	Denny silt loam, 0 to 2 percent slopes	3.04	2.6%		159	52	118
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	1.94	1.6%		**153	**47	**112
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.61	0.5%		**182	**57	**133
<b>Weighted Average</b>					<b>187.8</b>	<b>60.1</b>	<b>139.4</b>

Area Symbol: IL095, Soil Area Version: 7

**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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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# Aerial Photo: Parcel 2



## Property Information Parcel 2 - 161.39 Ac., m/l Location

The farm is located 3 miles east of Gilson in Sections 3 and 10 of Haw Creek Township.

## Legal Description

Part of the S 1/2 of Section 3 lying S of Knox Hwy 17; part of the N 1/2 of the NW 1/4 and part of the NW 1/4 of the NE 1/4 of Section 10, all in Township 10 North, Range 3 East of the 4th P.M., Knox County, Illinois. Complete legal to be provided by survey.

## Lease Status

The farm is leased for 2014. The farm is open for 2015.

## Real Estate Tax\*

Taxes Payable in 2014: \$8,402.86  
Net Taxable Acres: 281.39  
Tax per Net Tax. Ac.: \$29.86  
*\*Real Estate Tax figures include both parcels.*

## FSA Data\*

Farm Number: 614  
Cropland Acres: 262.17  
Corn Base: 129.3  
Corn Direct/CC Yields: 129/129  
Bean Base: 129.3  
Bean Direct/CC Yields: 37/37  
*\*FSA Data includes both parcels. Should the farm sell as two separate parcels, Acres and Bases would be determined by the local FSA office.*

## CRP Contracts

There are no CRP contracts on this parcel.

## Soil Types / Productivity

Main soil types are Osco, Ipava and Sable. Productivity Index (PI) is 137.8. See soil map for details.

## Mineral Rights

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

## Land Description

Level to gently rolling.

## Buildings/Improvements

None.

## Drainage

Tile maps are available upon request.

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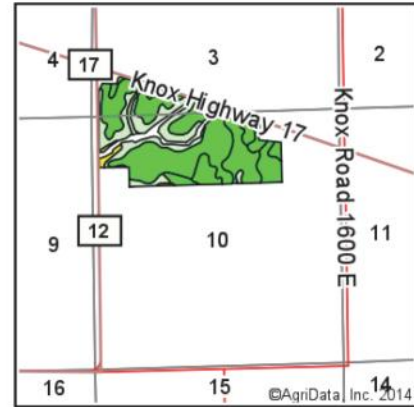
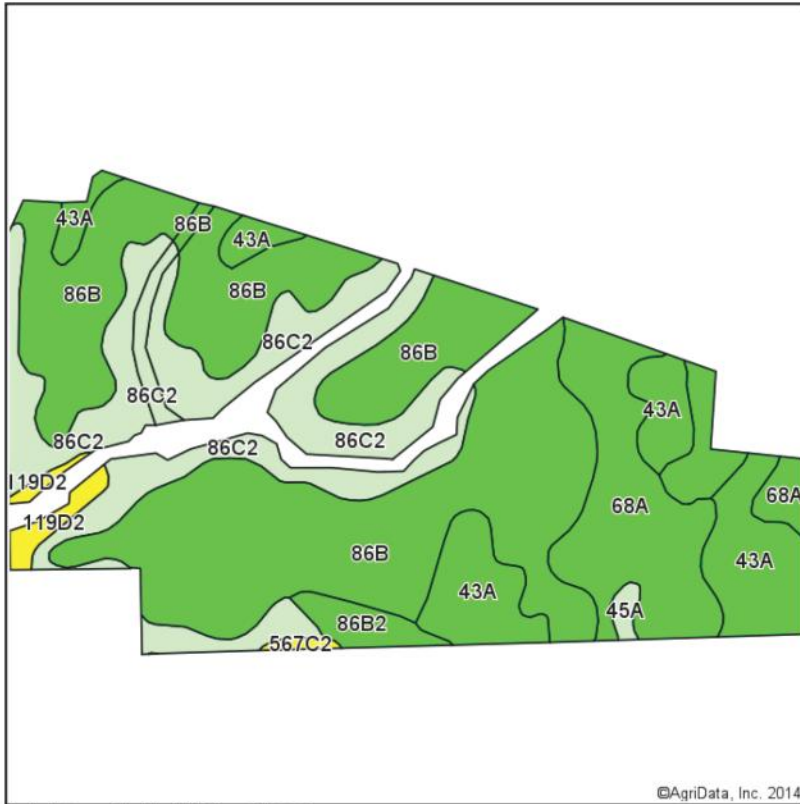
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# Soil Map: Parcel 2

## Soil Map



State: **Illinois**  
 County: **Knox**  
 Location: **10-10N-3E**  
 Township: **Haw Creek**  
 Acres: **144.55**  
 Date: **8/11/2014**



Soils data provided by USDA and NRCS.

### Area Symbol: IL095, Soil Area Version: 7

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	71.32	49.3%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	31.44	21.8%		**178	**56	**131
43A	Ipava silt loam, 0 to 2 percent slopes	18.68	12.9%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	17.51	12.1%		192	63	143
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	2.56	1.8%		**181	**57	**134
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	1.96	1.4%		**134	**44	**100
45A	Denny silt loam, 0 to 2 percent slopes	0.67	0.5%		159	52	118
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	0.41	0.3%		**159	**50	**116
<b>Weighted Average</b>					<b>186.1</b>	<b>58.9</b>	<b>137.8</b>

Area Symbol: IL095, Soil Area Version: 7

**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 (Updated 1/10/2012)

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