



125 Mooney Drive, Suite #4

Bourbonnais, Illinois

www.firstmidag.com

FARM FOR SALE



GIERTZ FAMILY LTD. PARTNERSHIP

269.14 +/- TOTAL ACRES

CHEBANSE TOWNSHIP

IROQUOIS COUNTY, ILLINOIS

Latitude: 40.997045, Longitude: -87.824019

Michael Bernhard, Broker

815.936.8978

Steve Jacob, Broker

815.936.8980

John Tammen, Managing Broker

815.936.8976

TERMS AND CONDITIONS

- SALE METHOD:** The Giertz Farm is listed at **\$8,900 per acre on 269.14 acres, or \$2,395,346**. Call a listing broker for details.
- CONTRACT:** Buyer will enter into a contract with a 10% down payment required and balance due at closing within 30 days.
- POSSESSION:** Possession given at closing. Contact a listing broker for any potential 2020 crop expense reimbursements.
- REAL ESTATE TAXES:** 2019 Real Estate Taxes payable in 2020 will be credited by the Seller to Buyer at closing; All subsequent real estate taxes and special assessments to be paid by Buyer.
- DRAINAGE DISTRICT:** Not in a formal drainage district.
- MINERALS:** All mineral rights owned by the Sellers will be conveyed.
- TITLE:** Owner's title policy in the amount of the sale price will be furnished to Buyer following closing. Buyer must pay for any mortgage or loan title policy requested by Buyer at Buyer's expense. Title policy will be issued subject to (a) standard exceptions; (b) lien of current taxes and special assessments; (c) easements, covenants, and restrictions of record; (d) rights of the public, the State of Illinois, to the part of the land, if any, taken, used or dedicated for roads, streets, alleys, or highways; (e) rights of way for drainage ditches, feeders, lateral and underground pipe or tile, if any; and (f) oil, gas, or other mineral leases and rights thereunder pertaining to any mineral estate excepted, reserved or retained by Sellers or others.
- ACREAGE:** Farm will be sold on surveyed acreage: 269.14 +/- acres.
- DISCLAIMER:** The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. All sketches, photo boundaries and dimensions in this brochure are approximate. Seller and Seller's agent disclaim any and all responsibility for potential buyer's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of offering this property for sale. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all buyers make an independent inspection of the property.
- AGENCY:** Michael Bernhard and Steve Jacob are the designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction.

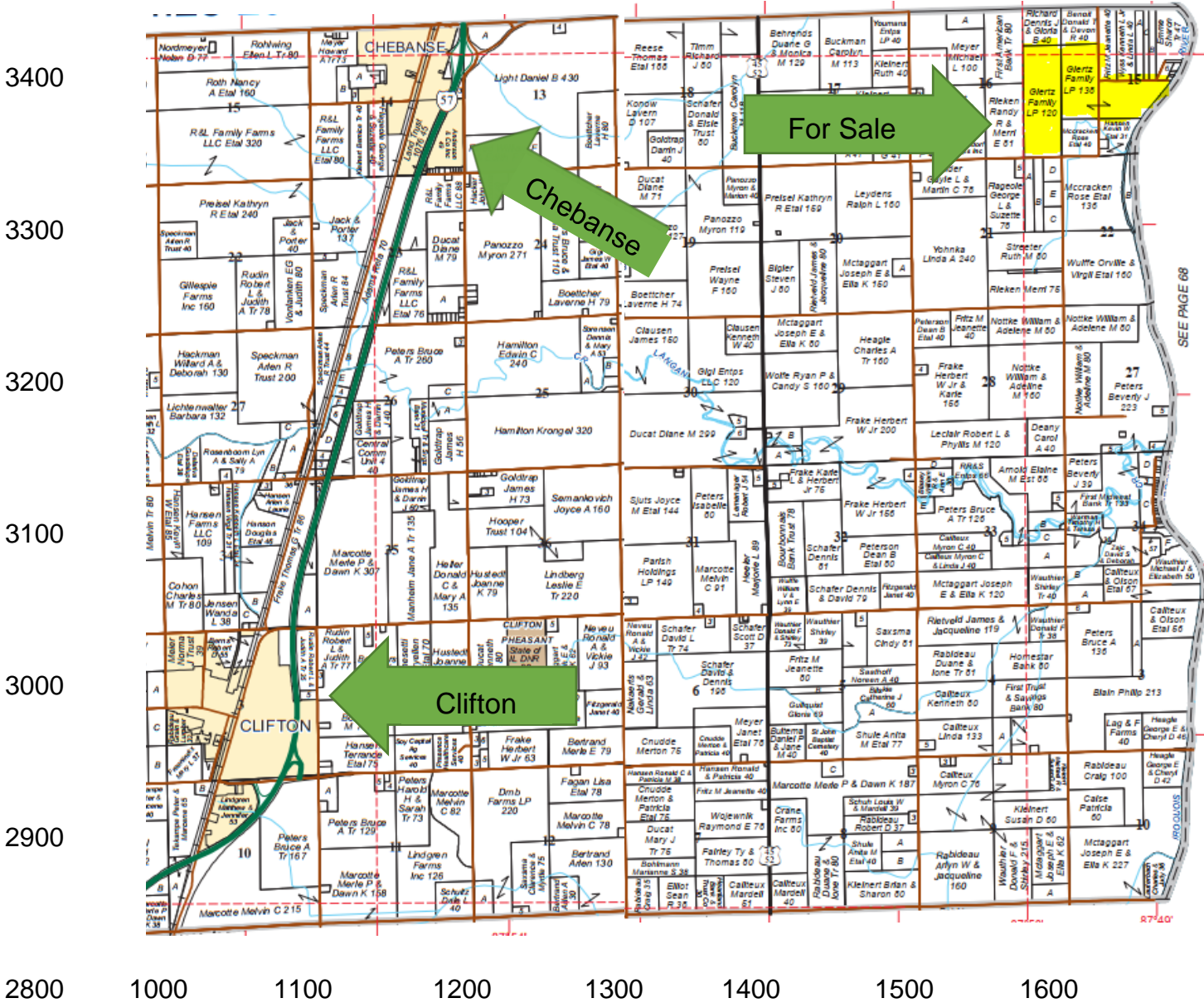
LOCATION MAP

Chebanse Township

Iroquois County, IL

West Part T. 28-29N. – R. 14W

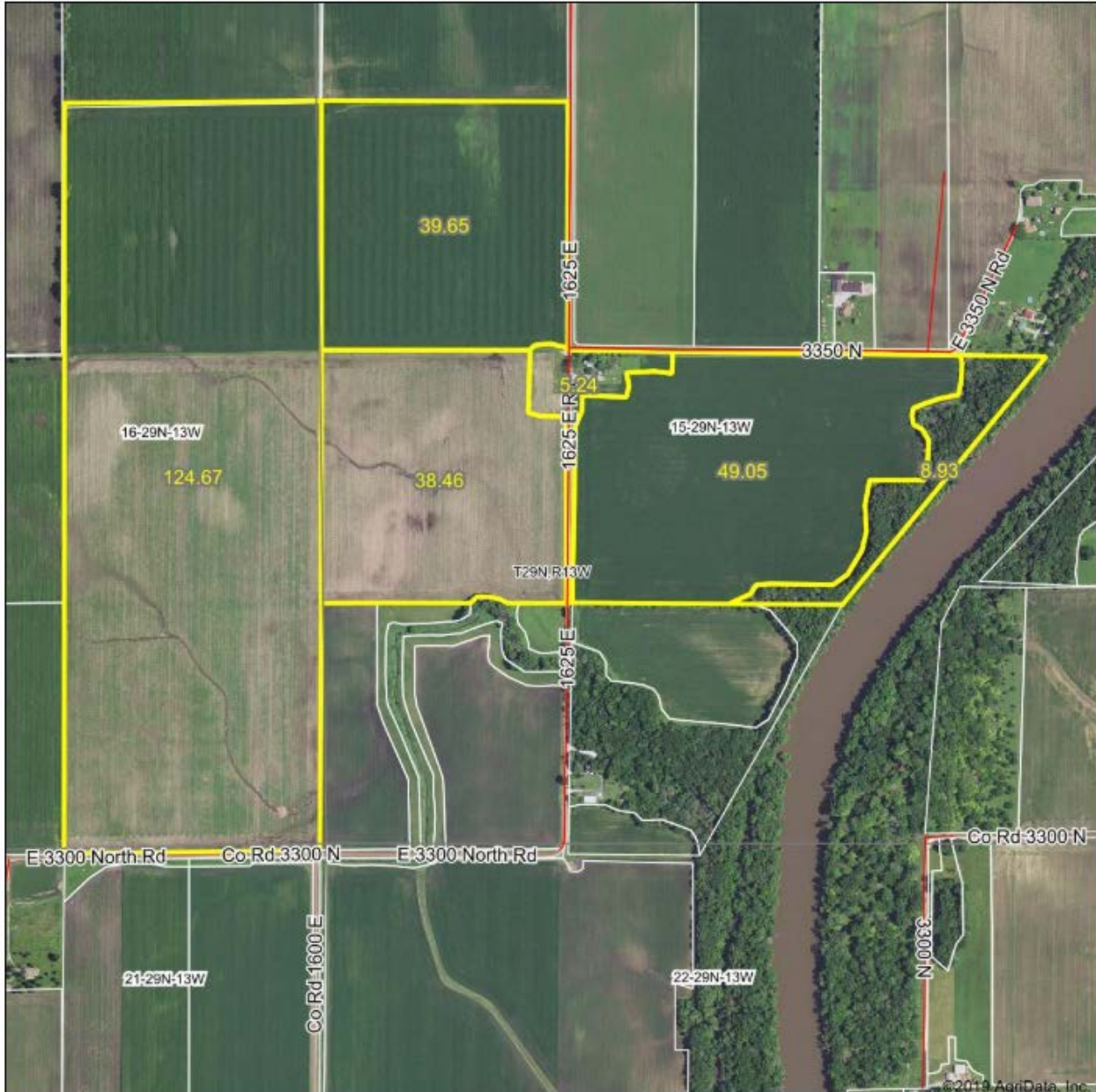
East Part T. 28-29N.-R. 13W



Reprinted with permission from Rockford Map Publishing, Inc.

Latitude: 40.997045, Longitude: -87.824019

Aerial Map



Map Center: 40° 59' 40.41, -87° 49' 26.05



15-29N-13W
Iroquois County
Illinois



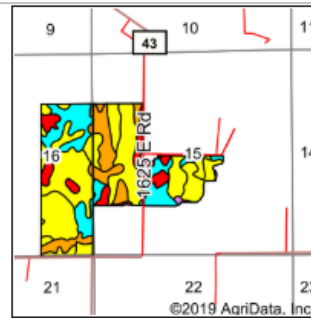
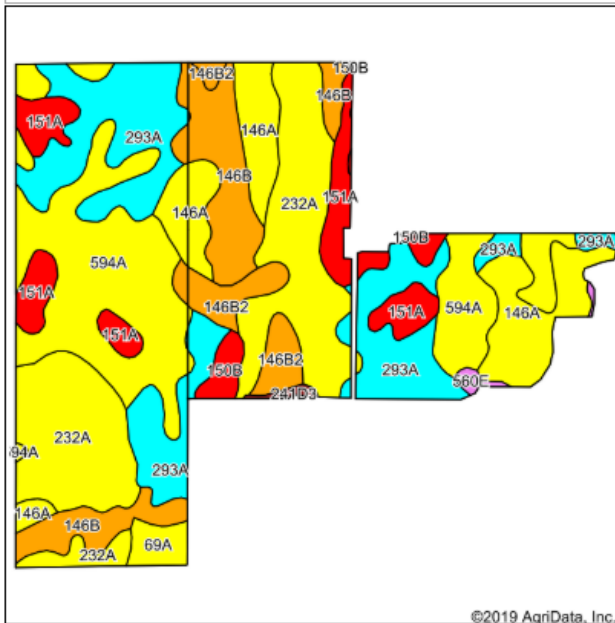
9/17/2019



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Source: AgriData, Inc.

Soils Map



State: Illinois
 County: Iroquois
 Location: 15-29N-13W
 Township: Chebanse
 Acres: 253.02
 Date: 10/16/2019



Soils data provided by USDA and NRCS.

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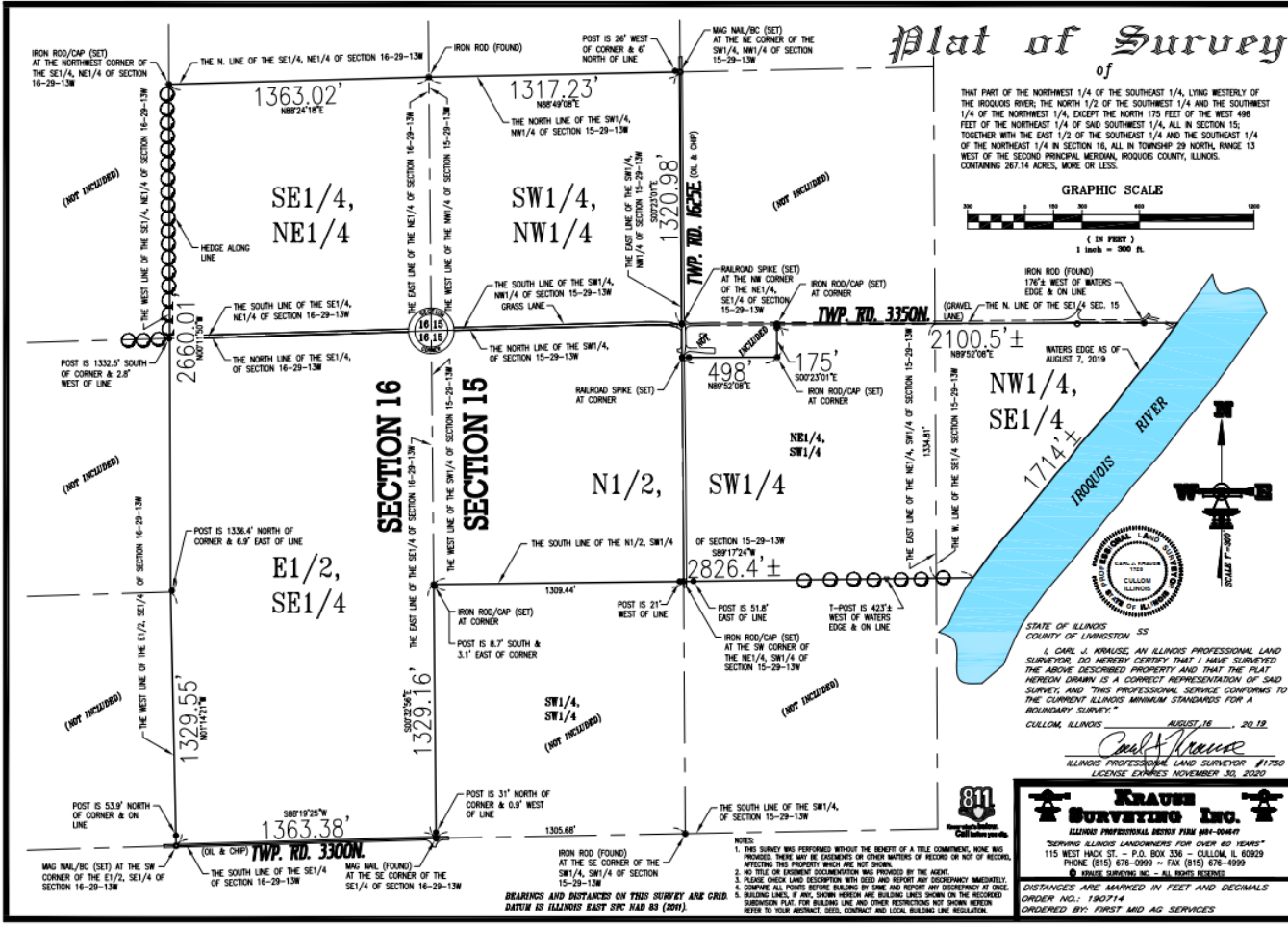
Area Symbol: IL075, Soil Area Version: 12											
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Soil Drainage	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume hay, T/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	55.34	21.9%		Poorly drained	FAV	170	56	65	5.14	127
594A	Reddick clay loam, 0 to 2 percent slopes	55.15	21.8%		Poorly drained	FAV	177	56	66	5.14	130
293A	Andres silt loam, 0 to 2 percent slopes	50.05	19.8%		Somewhat poorly drained	FAV	184	59	71	5.39	135
146A	Elliott silt loam, 0 to 2 percent slopes	29.20	11.5%		Somewhat poorly drained	FAV	168	55	68	5.02	125
**146B	Elliott silt loam, 2 to 4 percent slopes	24.72	9.8%		Somewhat poorly drained	FAV	**166	**54	**67	**4.97	**124
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	20.02	7.9%		Somewhat poorly drained	FAV	151	51	63	5.02	114
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	10.16	4.0%		Somewhat poorly drained	FAV	**160	**52	**65	**4.77	**119
69A	Milford silty clay loam, 0 to 2 percent slopes	3.47	1.4%		Poorly drained	FAV	171	57	68	5.52	128
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	3.08	1.2%		Well drained	FAV	**147	**48	**60	0.00	**109
**560E	St. Clair silty clay loam, 12 to 20 percent slopes	1.12	0.4%		Moderately well drained	UNF	**105	**36	**46	**3.41	**80
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	0.71	0.3%		Moderately well drained	UNF	**75	**27	**27	**2.41	**57
Weighted Average							170.9	55.5	66.6	5.06	126.8

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:
<http://soilproductivity.nres.illinois.edu/>

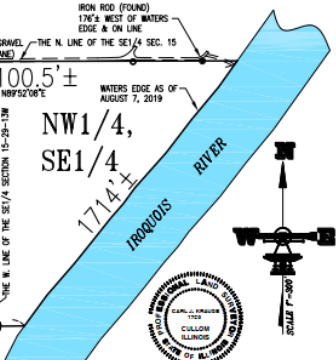
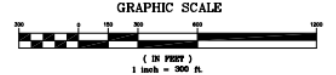
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
^a UNF = unfavorable; FAV = favorable
^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".
^{*c}: Using Capabilities Class Dominant Condition Aggregation Method

Source: AgriData, Inc.

Plat of Survey



THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LYING WESTERLY OF THE IROQUOIS RIVER; THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, EXCEPT THE NORTH 175 FEET OF THE WEST 498 FEET OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4, ALL IN SECTION 15; TOGETHER WITH THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 16, ALL IN TOWNSHIP 29 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, IROQUOIS COUNTY, ILLINOIS, CONTAINING 267.14 ACRES, MORE OR LESS.



- NOTES:**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, WHICH HAS PRODUCED THERE MAY BE ENCUMBRANCES OR OTHER MATTERS OF RECORD OR NOT OF RECORD, AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN.
 2. NO TITLE OR EASEMENT DOCUMENTATION WAS PROVIDED BY THE OWNER.
 3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
 4. COMPARE ALL POINTS BEFORE BUILDING BY SINE AND REPORT ANY DISCREPANCY AT ONCE.
 5. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT FOR BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.

BEARINGS AND DISTANCES ON THIS SURVEY ARE GRID DATUM IS ILLINOIS EAST SFC NAD 83 (GDA).



Field view- Looking east along 3350 N road.



Field view- Looking west.



House- 1,756 square feet, 3 bedrooms, 1 bath.



Field view- Looking east along lane between the north 80 and the south 120.

ADDITIONAL INFORMATION

FSA Information:

		<u>Crop</u>	<u>Base Acres</u>	<u>PLC Yield</u>
Farm Number:	#1361	Corn	169.5	157
Tract Number:	328	Soybeans	82.3	51
Farmland Acres:	265.37			
Cropland Acres:	251.82			
DCP Land:	251.82			
CRP Land:	0.0			
Base Acres:	251.80			

Farm Program: Seller will work with the Buyer to complete farmland program sign up for 2019 & 2020.

HEL Status: NHEL: no agricultural commodity planted on undermined fields

Wetland Status: Wetland determination not complete

WL Violations: None

FARM YIELDS

	Corn	Soybeans
2014	208	60
2015	157	60
2016	230	61
2017	233	58
2018	207	59
	=====	=====
Average	207	60

SOIL TEST- Completed Spring 2016 – Field averages below:

pH: 6.3

P1: 117

K20: 471

2016 Soil test report available upon request.

REAL ESTATE TAXES:

2019 real estate taxes payable in 2020 will be credited to the buyer at closing. All subsequent real estate taxes and special assessments to be paid by Buyer.

Tax Parcel ID Number	Acres	Assessed Values Land	Buildings	2018 Taxes paid in 2019	Taxes per Acre
04-15-300-001	137.25	\$36,110	\$17,607	\$4,249.26	\$30.96
04-16-400-002	120	\$38,840	-	\$3,006.84	\$25.06



Picture taken on August 7, 2019