

# FARMLAND AUCTION

*Bureau County, Illinois*

**53.304+/- TOTAL SURVEYED ACRES**

**Offered in 2 Tracts**

**Tract 1: 39.356± SURVEYED ACRES**

**Tract 2: 13.948± SURVEYED ACRES**



Property located in Princeton city limits  
West of Main Street 1 mile on Railroad Avenue  
adjacent to Bird Haven Subdivision

*Virtual Online Only Auction! No buyer's premium to bid online*

**Thursday, April 14, 2022  
at 10:00 a.m.**

**Online:** [www.capitalag.com](http://www.capitalag.com)

Seller: Dorothy E. Herrick, Timothy Herrick

Click on image  
to register



Click here to view  
video of Herrick Farm



Boundary lines are approximate

For more information, contact:  
Timothy A. Harris, IL Licensed Auctioneer  
815-875-7418 [timothy.a.harris@pgim.com](mailto:timothy.a.harris@pgim.com)

22263 1365 N Ave, Princeton, IL 61356 - IL Licensed Auctioneer #441.001976



# Bureau County Farm Auction Information

**Auction:** Thursday, April 14, 2022, at 10:00 a.m.

Online Information: [www.capitalag.com](http://www.capitalag.com)

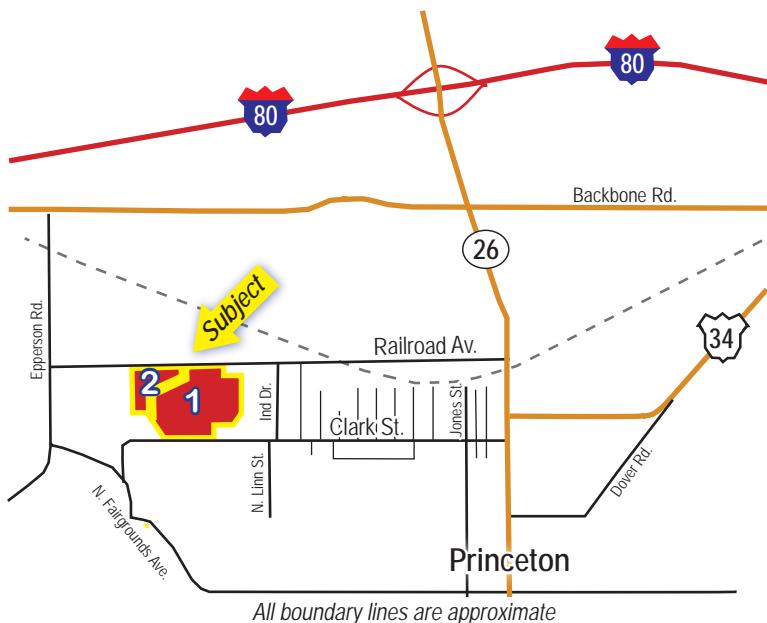
Online Bidding Powered by: Proxibid

**Procedure:** 53.304± total acres of farmland and timber will be offered in 2 tracts. Tract 1 will be sold on surveyed acres, then Tract 2 will be sold based upon surveyed acres. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed per tract. Property is being sold on an "as is/where is" basis. Bidder(s) should arrange financing prior to the auction and should be prepared to enter into purchase contract following the auction.

The successful bidder(s) will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 p.m. the day of the auction. A personal or cashier's check for 10% of the purchase price delivered to the Seller's attorney by 4:00 p.m. on April 15, 2022. The balance of the purchase price is due at closing, which will occur on or before May 13, 2022. The property is being sold in 2 tracts.

**Terms:** Cash. Ten percent (10%) earnest money deposit of contract selling price required on auction day at time of signing the purchase agreement, to be transferred either via wire transfer or by check to account designated by Seller's attorney delivered by 4:00 p.m., April 15, 2022. Balance due upon closing.

**Mineral Rights:** Any mineral rights owned by Seller will be conveyed to Buyer.



**Lease:** Open for 2022

**Closing & Possession:** Closing to occur on or before May 13, 2022, subject to rights of the current tenant.

**Survey:** The farm is being sold based upon surveyed acres.

**Real Estate Taxes:** The Seller has paid the 2020 real estate taxes due in 2021. Seller will give a credit to the buyer(s) at closing for the 2021 payable 2022 real estate taxes, based upon the most current and available information. According to the Bureau County Treasurer's Office, the total 2020 paid in 2021 real estate / drainage taxes were \$929.02, which includes 6.254± acres not part of this offering. The farm is located in the Princeton Grade School Dist. 115, Princeton High School Dist. 500, IVCC Junior College Dist. 513.

**Improvements:** None

**Seller's Attorney:** John Isaacson  
Angel, Isaacson & Tracy, ph. 815-875-6551

**Seller:** Dorothy E. Herrick, Timothy Herrick

**Auctioneer:** Timothy A. Harris, Designated Managing Broker  
Illinois Auctioneer Lic. #441.001976

**Agency:** Capital Agricultural Property Services, Inc. and  
Timothy A. Harris, Auctioneer, represent and are  
agents of the Owner/Seller.

For more information, contact:

Timothy A. Harris  
815-875-7418  
[timothy.a.harris@pgim.com](mailto:timothy.a.harris@pgim.com)



**Location:**

West of Main Street 1 mile on Railroad Avenue  
5± miles north of Tiskilwa, IL  
6± miles east of Wyanet, IL  
11± miles northwest of Hennepin, IL  
22± miles west of LaSalle/Peru, IL

**Directions to Property:**

From Interstate 80 exit US 26 south, turn west on Railroad Avenue to property.

# Herrick Farmland Tract 1

**39.356± TOTAL SURVEYED ACRES  
38.55± EST. FSA CROPLAND ACRES**

## Property Location:

Section 8 in Princeton Twp. 16N, Range 9E, Bureau Co., Ill.  
West of Main Street 1 mile on Railroad Avenue

Improvements: None. City services and utilities are available.

## FSA Information: Farm #5071

Crop	Base Acres*	Tract Yield*	Program
Corn-T7948	19.60	172	PLC
Soybeans-T7948	19.60	50	ARC-Co

Base acres include acreage that is not part of this offering.

\*Exact base acres and yields to be determined upon reconstitution from the Bureau County FSA Office.

## Parcel Real Estate/Drainage Taxes for 2020 paid in 2021:

Parcel No.	Tax Acres	Total Taxes	Tax Per Ac.
16-08-301-009*	36.95	\$862.50	\$23.34

Zoning: R1-A and located within the Princeton City Limits.

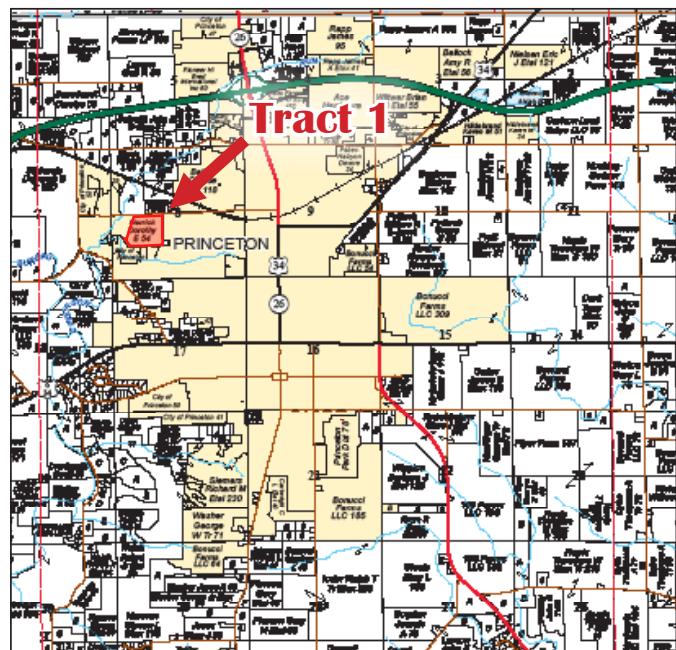
\*Includes acres offered for sale in Tract 2, and buildings and pasture not part of sale. Parcel numbers and real estate taxes to be determined after split from the Bureau County Assessor/Treasurer's Offices.

Seller: Dorothy E. Herrick



Winning Bid:

\$ \_\_\_\_\_



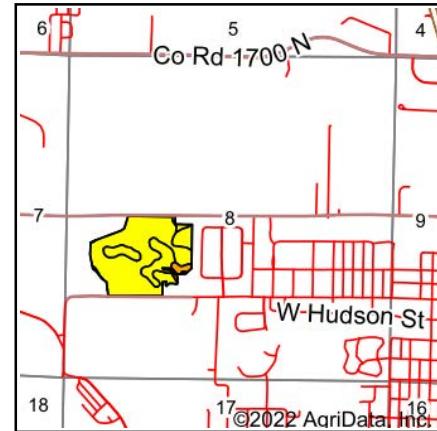
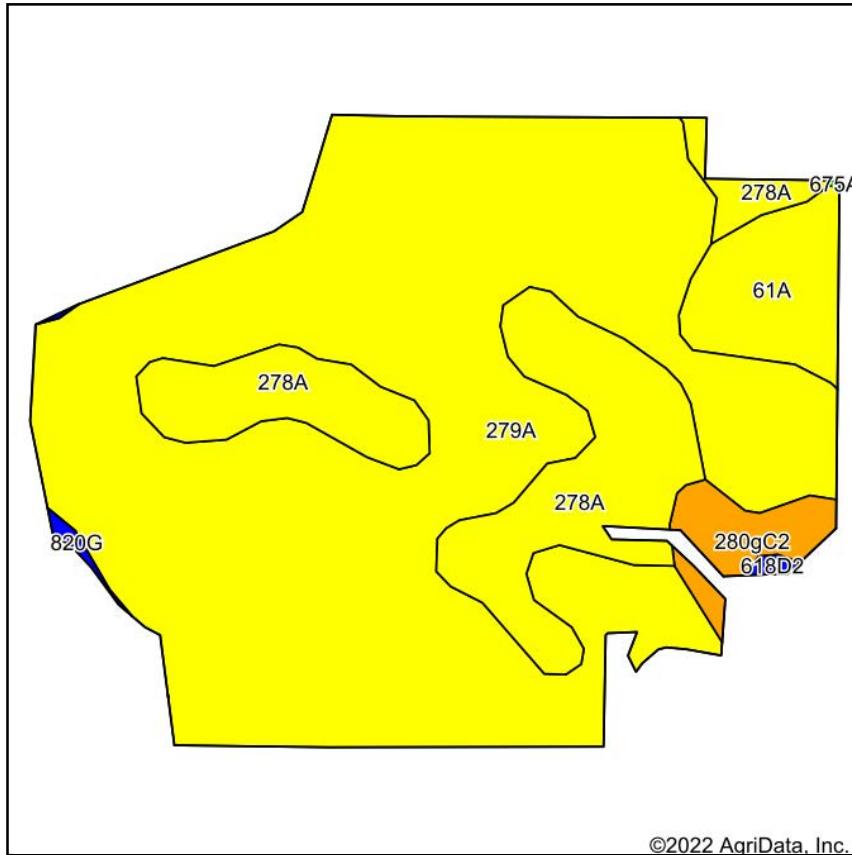
Boundary lines are approximate



Tax Acres provided by the Bureau County Assessor's Office. Soils data provided by USDA, NRCS, University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers. Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

# Herrick Farmland Tract 1

**39.356± TOTAL SURVEYED ACRES**  
**38.55± EST. FSA CROPLAND ACRES**



State: **Illinois**  
County: **Bureau**  
Location: **8-16N-9E**  
Township: **Princeton**  
Acres: **38.55**  
Date: **2/7/2022**

 **CAPS** CAPITAL AGRICULTURAL PROPERTY SERVICES  
Maps Provided By:  **surety** CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Code	Soil Description	Percent % Slopes	Acres	Percent of Field	III. State PI Legend	Corn Bu/A	Soybeans Bu/A	Crop PI for Optimum Mgt.
279A	Rozetta Silt Loam	0 to 2%	28.43	73.7%		164	51	120
278A	Stronghurst Silt Loam	0 to 2%	6.78	17.6%		171	54	125
61A	Atterberry Silt Loam	0 to 2%	2.10	5.4%		182	56	132
280gC2	Fayette Silt Loam	5 to 10%	1.07	2.8%		**155	**49	**113
618D2	Senachwine Silt Loam	10 to 18%	.10	.3%		**130	**42	**95
820G	Hennepin-Casco Complex	30 to 60%	.07	.2%		**57	**19	**43
Weighted Average						165.6	51.6	121.1

Boundary lines are approximate

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

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

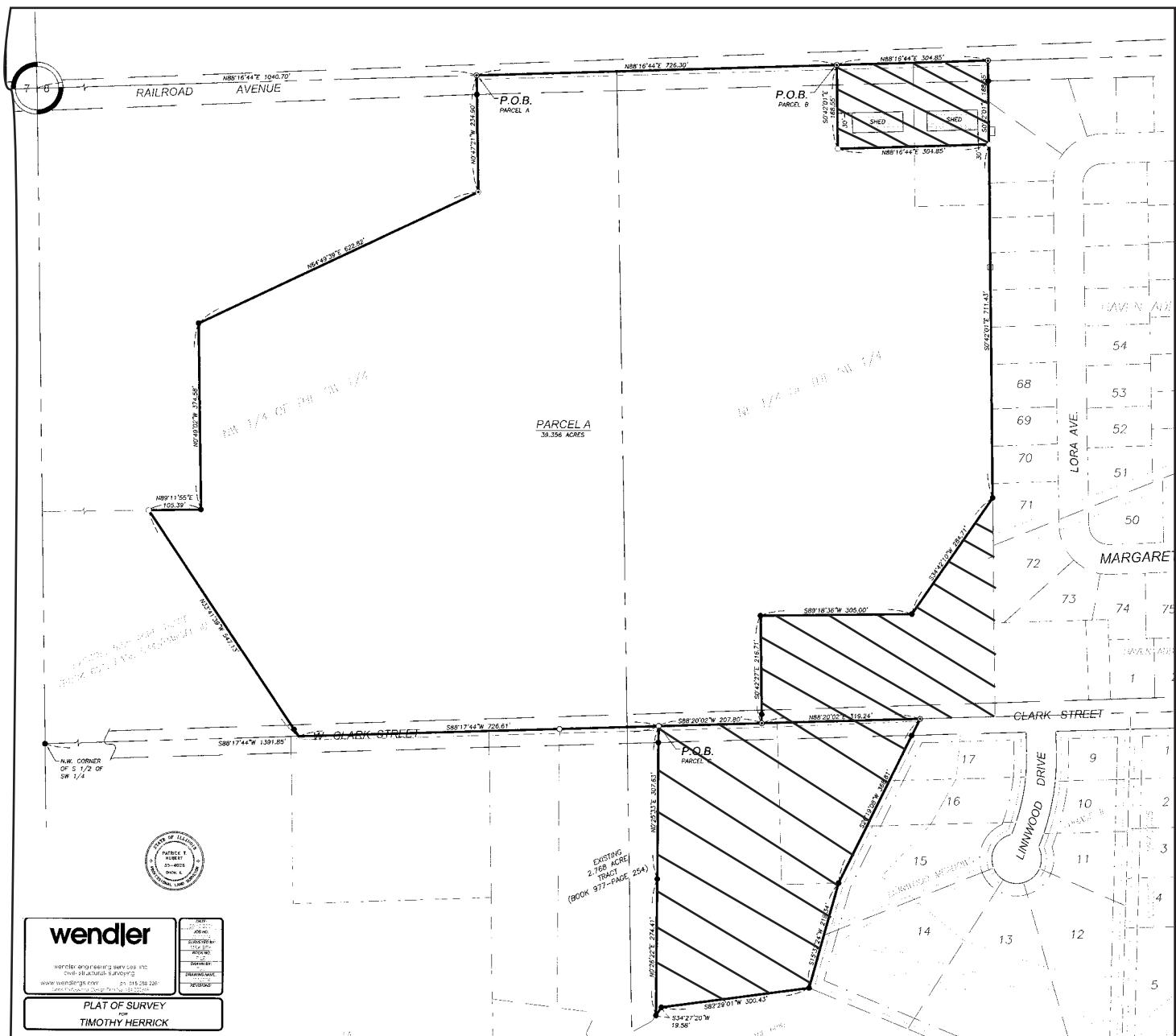
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Aerial map provided by either Google Earth or Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

# Herrick Farmland Tract 1

**39.356± TOTAL SURVEYED ACRES  
38.55± EST. FSA CROPLAND ACRES**

## Tract 1 Survey



Survey with full legal description  
available upon request

# Herrick Timber Tract 2

**13.948± TOTAL SURVEYED ACRES**

## Property Location:

Section 8 in Princeton Twp. 16N, Range 9E, Bureau Co., Ill.  
West of Main Street 1 mile on Railroad Avenue

Improvements: None. City services and utilities are available.

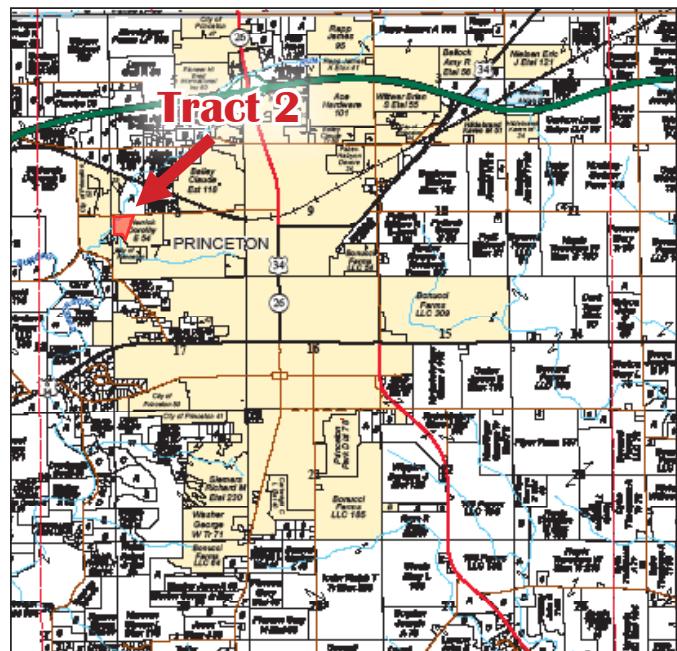
Parcel Real Estate/Drainage Taxes for 2020 paid in 2021:

Parcel No.	Tax Acres	Total Taxes	Tax Per Ac.
16-08-301-008	13.95	\$66.52	\$4.77

Zoning: RE and located within the Princeton City Limits.

The property is located in the Princeton Grade School District 115, Princeton High School Distribution 500, and IVCC Junior College District 513.

Seller: Timothy Herrick



Boundary lines are approximate



Winning Bid:

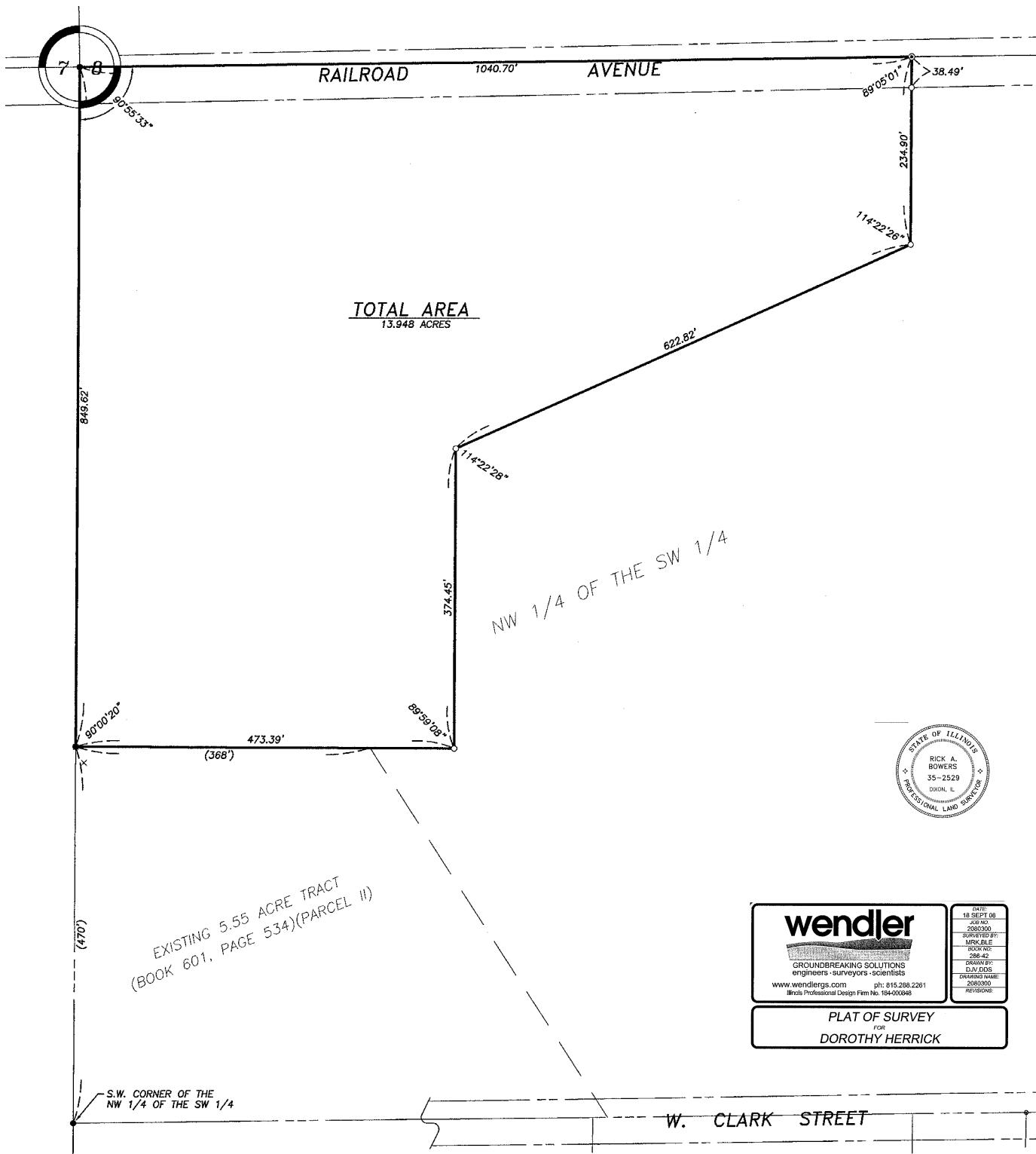
\$ \_\_\_\_\_



# Herrick Timber Tract 2

**13.948± TOTAL SURVEYED ACRES**

## Tract 2 Survey



Survey with full legal description  
available upon request

# Farmland Auction in 2 Tracts 53.304 +/- total surveyed acres of Bureau Co., IL Farmland & Timber

Thursday, April 14, 2022, at 10:00 a.m.

Online: [www.capitalag.com](http://www.capitalag.com) - follow link to register at [proxibid.com](http://proxibid.com)



Click on image to register

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**No buyer's premium to bid online**

## **DISCLAIMER** All acres noted in this brochure are +/-.

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22263 1365 N Avenue  
Princeton, IL 61356

## **Bureau Co., IL Farmland Auction**

Further Information  
and Auction Services by:

**Timothy A. Harris, AFM**

Managing Broker  
Licensed Illinois Auctioneer  
#441.001976

[timothy.a.harris@pgim.com](mailto:timothy.a.harris@pgim.com)

Call: 815-875-7418