

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION | 1,940.99± Total Acres

382.59± Acres, Clinton County, Iowa

1,558.4± Acres, Henry, Rock Island and Mercer Counties, Illinois

Bidding starts | Wednesday, May 28, 2025 at 8:00 AM

Bidding closes | Wednesday, June 4, 2025 at 1:00 PM

To register and bid go to: www.fnctbid.com

Highlights:

- Professionally Managed Black Walnut Plantations!
- Offered in 13 Tracts!
- Beautiful Habitat and Prime Hunting with Huge Income Potential!
- Legacy Opportunity with Immediate Recreational Value and Future Wealth and Appreciation Potential!

INFORMATIONAL MEETING: Thursday, May 22, 2025 | 10:00 AM - 12:00 PM

Cambria Hotel Bettendorf - Quad Cities, 5061 Competition Drive Bettendorf, Iowa



Selling in Cooperation with American Forest Management



**AFM
REAL ESTATE**

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Farmers National Company, in collaboration with American Forest Management/AFM Real Estate, is delighted to present this exclusive collection of walnut plantation properties. Spanning nearly 2,000 acres, these meticulously managed investments are situated in Eastern Iowa and Western Illinois, providing a unique opportunity for all potential buyers. Offered in 13 individual tracts, these properties cater to diverse preferences, whether you seek world class whitetail deer hunting, a legacy timber asset with the potential for substantial appreciation over time, or conversion back to crop production. They are the ideal addition to any portfolio!

Property Information

Timber Investment Black walnut (*Juglans nigra*) is a prized hardwood native to the central U.S., thriving in the alluvial soils of river valleys from the Dakotas to North Carolina. Renowned for its veneer-quality timber and appearance grade uses in wood working, black walnut is increasingly scarce, driving both demand and value. In response, forestry professionals have developed targeted propagation and management practices to enhance growth and shorten rotation lengths. Since 2009, American Forest Management (AFM) has managed thousands of acres of black walnut plantations for The Rohatyn Group (TRG) across Illinois and Iowa. These sites were planted using elite cultivars developed by Purdue University, bred specifically for veneer-grade timber. Silvicultural practices—including pre-commercial thinning, pruning, and fertilization—have resulted in vigorous growth, with many trees averaging 0.5–0.75 inches of diameter growth annually. AFM monitors progress through permanent forest inventory plots, with projections indicating sawtimber availability within 10–15 years.

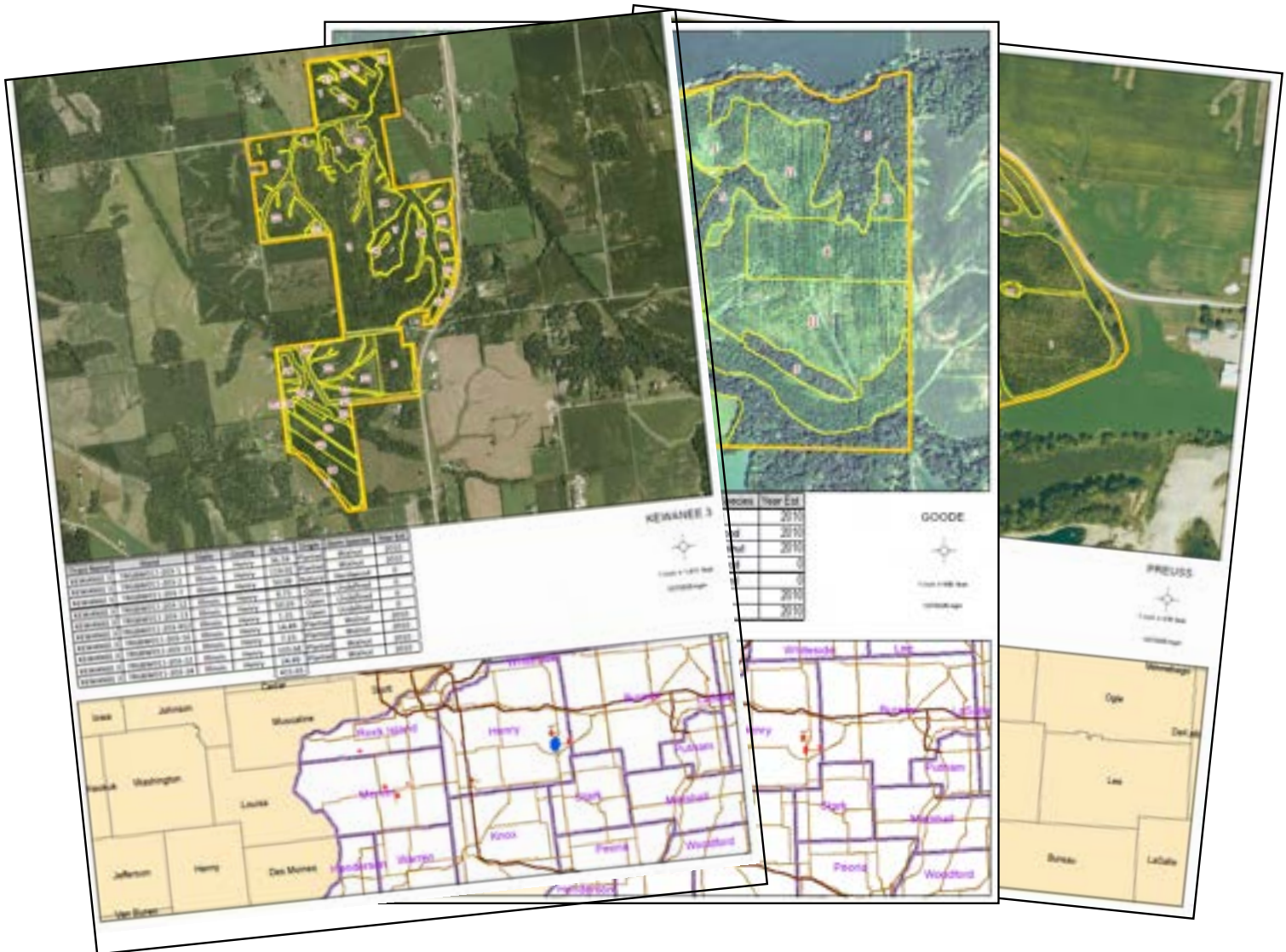
Recreation The properties are situated in the heart of the Midwest’s trophy whitetail belt—spanning parts of western Illinois and southeastern Iowa, which are nationally known for producing record-class deer. The landscape’s fertile soils, these property’s diverse cover, and ample crops in the area as a food source, support strong antler growth and mature age classes. Surrounding row crop agriculture and hardwood timber blocks create ideal edge habitat, create high recreational values for these properties.

Farming Beyond timber, these plantations also hold potential for conversion back to crops. Much of this land was historically in corn and soybean production, and the underlying soils remain highly productive. With clearing and preparation, these tracts could be transitioned back into intensive agriculture, offering flexibility in future land uses.



For more information including soil maps, additional photos, and timber details:

SCAN THE QR CODE!

**Farmers
National
Company™**

www.FarmersNational.com

Selling in Cooperation with American Forest Management



**AFM
REAL ESTATE**

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**

Tract 1 Preuss | 46.67 Acres, Clinton County, Iowa

Property Location:

From Maquoketa go west on US Highway 64 about 2½ miles to Count Road Y46 (142nd Ave). Then go south 2½ miles to County Road 110th Street. Go West 1½ miles on 110th Street to the farm on the south side of the road.

Legal Description:

Part of the S1/2 SE1/4 Section 6-T83N,R2E, and part of the NE1/4 NE1/4 Section 7, T83N-R2E, and part of the SW1/4 SW1/4 Sect. 5-T83N-R2E, and parcel B in Section 8-T83N-R2E of the 5th PM, Clinton County, Iowa. (Full legal on file, contact agents for details.)

Property Description:

A rare combination of an attractive tree plantation with potential future timber income and a deer hunter's paradise. In 2011, 30.88 acres were planted to Black Walnut trees and 1.88 acres were planted to White Oak trees. Initially, there were approximately 250 trees planted per acre that currently stand approximately 30 to 40 feet tall with an approximate width of 4 to 8 inches. 8.37 acres were already natural woods. Most of the farmland acres are enrolled in the Iowa Forest Reserve. The south side of the tract borders the Prairie Creek which offers attractive deer hunting potential. There is a small Pioneer cemetery located on the tract. The farm is less than a quarter mile from a paved road and is conveniently located between three Eastern Iowa Metropolitan areas. An informational meeting will be held at the Cambria Hotel in Bettendorf on Thursday, May 22 from 10:00 AM to 12:00 PM.

Farm Data:

Non-crop 12.43 acres (FSA)
Plantation 33.41 acres (FSA)

Assessed Acres: 46.67 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	23.20 acres	117 bushels
Oats	3.90 acres	30 bushels

2024/2025 Taxes:

No real estate taxes. It is in the Iowa Forest Reserve

Soil Rating Information:

CSR2 28.55

For additional information, please contact:

Sean McDonald, Agent | (319) 310-5405
SMcDonald@FarmersNational.com

Thomas Marcus, Agent | (563) 590-2168
TMarcus@FarmersNational.com



Aerial Map



Location Map



Tract 2 Hansen | 247+/- Acres, Clinton County, Iowa

Property Location:

From Maquoketa, go west on US Highway 64 about 2½ miles to County Road Y46 (142nd Ave). Then go south 2½ miles to County Road 110th Street. Go west on 110th Street ½ mile to the farm on the south side of the road.

Legal Description:

NE1/4 and N1/2 SE1/4 Section 8-T83N-R2E of the 5th P.M., Clinton County, Iowa, subject to easements and Rights-Of Way of record. To be surveyed. Final sales price to be based on surveyed acres.

Property Description:

A valuable land asset combining long-term income potential from future timber sales with current deer hunting use. In 2011, 191.76 acres were planted to Black Walnut trees and 22.04 acres were planted with Black Walnuts and Oak trees with 250 trees planted per acre. The trees were fertilized and trimmed in 2023. 7.87 acres were already natural woods. A paved road borders the north side of the property. Prairie Creek goes through the northeast corner of the property. Most of the farmland acres are enrolled in the Iowa Forest Reserve. The farm is conveniently located between three metropolitan areas in Eastern Iowa. An informational meeting will be held at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Farm Data:

Non-crop 10.12 acres (FSA)
Plantation 234.61 acres (FSA)

Assessed Acres: 229.00 acres
Exact acreage to be determined by survey.

FSA Information:

	Base	Yield
Corn	178.30 acres	124 bushels
Soybeans	36.50 acres	45 bushels

2024/2025 Taxes:

\$174

Soil Rating Information:

CSR2 57.57

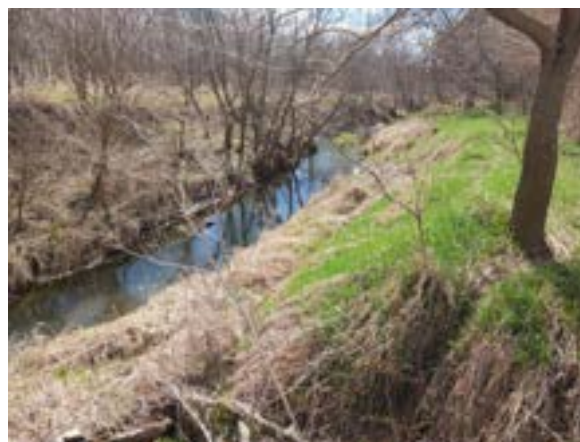
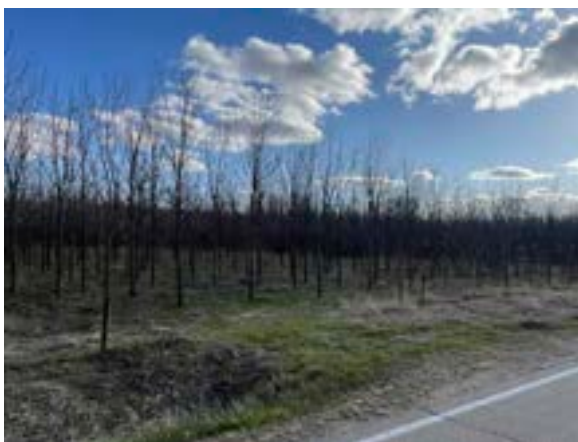
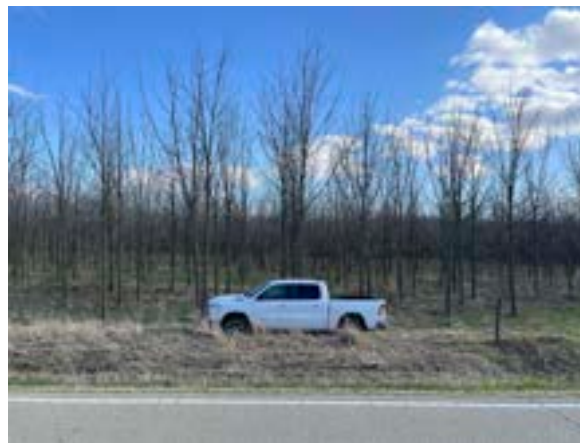
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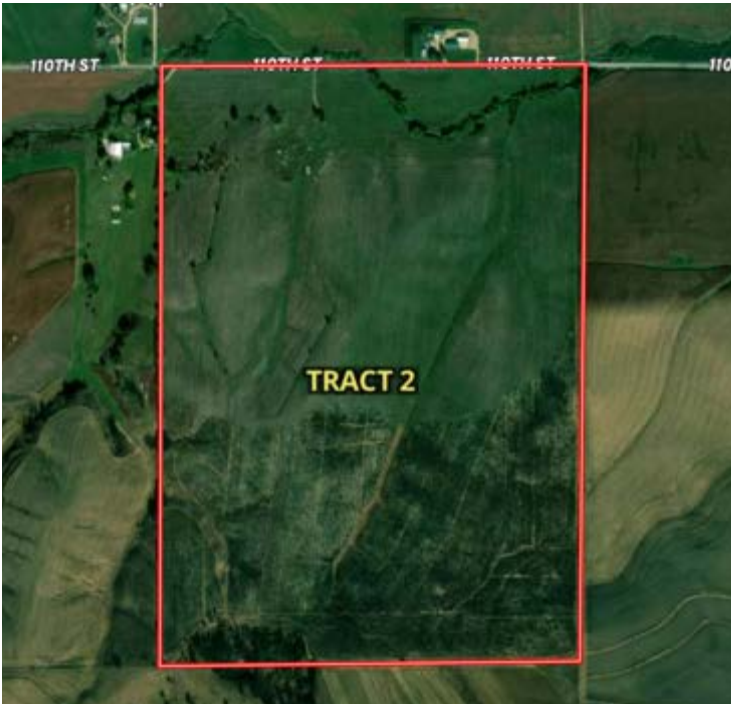
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Thomas Marcus, Agent | (563) 590-2168

TMarcus@FarmersNational.com



Aerial Map



Location Map



Tract 3 Thiessen | 88.92 Acres, Clinton County, Iowa

Property Location:

From Goose Lake, Iowa, take 370th Avenue south 1½ miles to 160th Street. Then go west 1½ miles to the farm on the south side of the road.

Legal Description:

SW1/4 NE1/4, NW1/4 SE1/4 and part of the SE1/4 NE1/4 Sect. 5-T82N-R5E of the 5th P.M. Clinton County, Iowa. (Full legal on file, contact agents for details.)

Property Description:

A strategic investment opportunity offering both long-term income potential from timber sales with annual deer and turkey hunting prospects. Farm is located within a mile of the Goose Lake Wildlife area. In 2011, 70.63 acres were planted to Walnut trees with approximately 250 trees planted per acre. Trees were pruned and fertilized in 2023. 4.46 acres were already natural woods. Nearby Metropolitan areas include Dubuque, Davenport, Clinton and Cedar Rapids. The majority of the acres are enrolled in the Iowa Forest Reserve. An informational meeting will be held at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Farm Data:

Non-crop 23.47 acres (FSA)
Plantation 65.11 acres (FSA)

Assessed Acres: 88.92 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	46.0 acres	122 bushels
Soybeans	13.4 acres	40 bushels

2024/2025 Taxes:

\$174

Soil Rating Information:

CSR2 34.27

For additional information, please contact:

Sean McDonald, Agent | (319) 310-5405
SMcDonald@FarmersNational.com

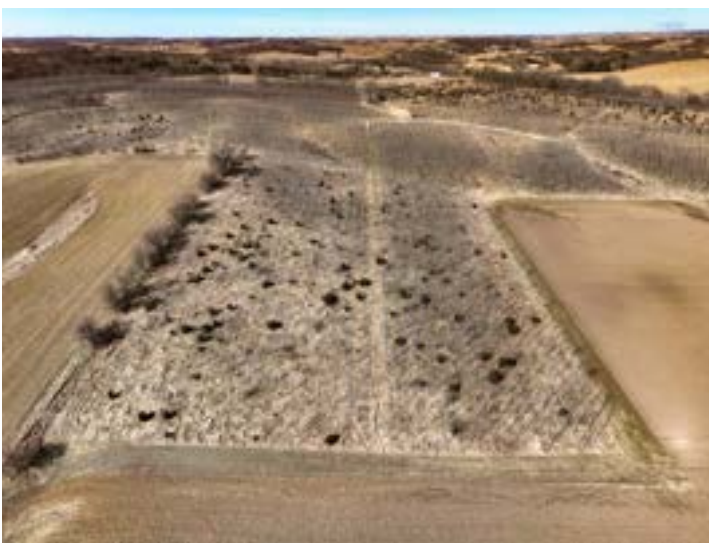
Thomas Marcus, Agent | (563) 590-2168
TMarcus@FarmersNational.com



Aerial Map



Location Map



Tract 4 Goode | 229.08 Acres, Rock Island County, Illinois

Property Location:

168th Street W, Taylor Ridge, Illinois 61284
From Aledo, Illinois, travel north on Highway 94 North for 8.9 miles, then turn left onto 180th Avenue W/190th Avenue W for 4.4 miles, turn right onto 175th Street W/ Andalusia Road for 0.8 miles until taking a right onto 168th Street W and travel on this for .03 miles until you come to the property.

Legal Description:

SW1/4 of Sect. 25, and Part of the NW1/4 of Sect. 26-T16N-R4 W of the 4th P.M., Buffalo Prairie Township, Rock Island County, Illinois. (Full legal on file, contact agents for details.)

Property Description:

An exceptional opportunity to own a large-scale tree farm offering both natural beauty and long-term investment potential. Beyond its financial value, the property offers recreational appeal as well. Perfect for hunting, hiking or even developing into a secluded retreat. Whether you are an investor, conservationist, or outdoor enthusiast, this tree farm presents a rare chance to own a beautiful piece of land that works for you now and for years to come. The farms tillable acres were planted to Black Walnut trees in 2010. Pruning and fertilization were completed in the last couple of years. Informational meeting at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Farm Data:

Non-crop 41.89 acres (FSA)
Plantation 182.67 acres (FSA)

Assessed Acres: 229.08 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Oats	10.30 acres	50 bushels
Corn	90.40 acres	123 bushels
Soybeans	2.10 acres	41 bushels

2023 Taxes:

\$2,778.48 Pin #21-25-300-003

Soil Rating Information:

PI 73.04

For additional information, please contact:

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Brendan Beazer, Agent | (309) 906-9509
BBeazer@FarmersNational.com



Aerial Map



Location Map



Tract 5 Harrison | 84.50 Acres, Mercer County, Illinois

Property Location:

From the intersection of Highway 94 and Highway 17 on the East side of Aledo, go north on Highway 94, 1 mile to 105th Avenue. Turn right and go east $\frac{3}{4}$ mile. Property is located on the south side of 105 Avenue.

Legal Description:

W1/2 SE1/4 Sect. 10, Less a strip of land 1 rod in width of the North side thereof, in T14N-R3 W of the 4th P.M., Mercer County Illinois. (Full legal on file, contact agents for details.)

Property Description:

Welcome to 84.5 acres of prime recreational land- a true hunters paradise with the added benefit of long-term income potential. Located minutes from Aledo and a short drive from the Quad Cities area. This property offers the perfect blend of rural seclusion and convenient access to city amenities. Beyond recreation, this property presents excellent income with potential timber harvesting. Whether you are looking for your own private escape, a long-term investment, or both this tract delivers on every front. The farm is bordered on the north by a hard surfaced road for great accessibility. There will be an informational meeting at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Farm Data:

Non-crop 9.72 acres (FSA)
Plantation 71.70 acres (FSA)

Assessed Acres: 84.50 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	63.30 acres	114 bushels

2023 Taxes:

\$370.64 Pin #10-10-10-400-003

Soil Rating Information:

PI 84.77

For additional information, please contact:

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Brendan Beazer, Agent | (309) 906-9509
BBeazer@FarmersNational.com



Aerial Map



Location Map



Tract 6 Cooper | 79.50 Acres, Mercer County, Illinois

Property Location:

From the intersection of Highway 94 and Highway 17 on the East side of Aledo, go north on Highway 94, 1 mile to 105th Avenue. Turn right and go east about 1 mile. Property is located on the south side of 105 Avenue at the corner of 105th Avenue and 200th Street.

Legal Description:

E1/2 SE1/4 Sect.10-T14N-R3W of the 4th P.M., less a strip of land 1 rod in width off the North side thereof; in Mercer County Illinois. (Full legal on file, contact agents for details.)

Property Description:

Discover a rare opportunity to own a premier hunting and recreational tract that will deliver both adventure and long-term income potential. This property features a diverse landscape creating ideal habitat for deer, turkeys, and other native wildlife. Whether you are an avid hunter, outdoor enthusiast, or investor, this land offers the perfect balance of recreation and revenue. The farm is bordered on the north with a hard surfaced road and a gravel road on the east side for great accessibility. The property is conveniently located minutes from Aledo and a short drive from the Quad Cities. The farms tillable were planted to Black Walnut trees in 2011. There will be an informational meeting at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Farm Data:

Non-crop	25.89 acres (FSA)
Plantation	50.33 acres (FSA)

Assessed Acres: 79.50 acres

FSA Information:

No DCP crop data on this tract.

2023 Taxes:

\$325.92 Pin #10-10-10-400-004

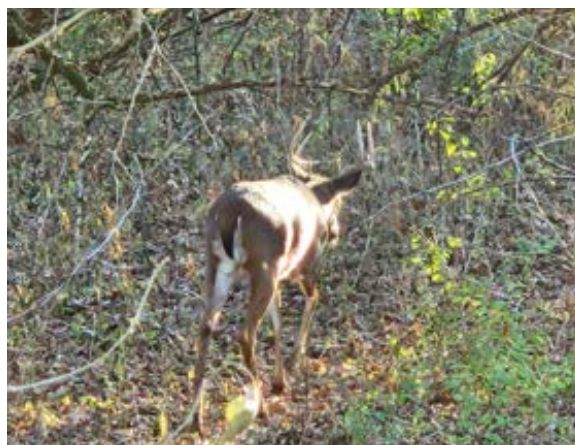
Soil Rating Information:

PI 57.05

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Aerial Map



Location Map



Tract 7 Mowinski | 161.94 Acres, Mercer County, Illinois

Property Location:

From the intersection of Highway 94 and Highway 17 on the East side of Aledo, go east on Highway 17, 3 miles to 220th Street. Turn right and go south ½ mile. Property is located on the east side of 220th Street, go east down a dead-end gravel road to get to property.

Legal Description:

Lot 7 in the Subdivision of Sect. 19-T14N-R2W of the 4th P.M., Mercer County, Illinois. (Full legal on file, contact agents for details.)

Property Description:

Looking for a property with seclusion, endless hunting, recreational opportunities, and long-term income potential. This property offers the ultimate retreat for those seeking privacy, adventure, and connection with nature. Dense woods and varied terrain provide excellent habitat for wildlife, making it a prime hunting location for deer, turkey, and other game. The property is just minutes from Aledo and Viola, with a short drive to the Quad Cities area. The property is accessed along the northwest corner of the property down a dead-end road. It also has a Morton 54' X 72' machine shed that can be used for storage of equipment and supplies. This tract was planted to Black Walnut trees on the tillable acre in 2011 with pruning and fertilizing completed in the past two years. There will be an informational meeting at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Improvements:

Morton machine shed, 54' X 72', doors on the south and west side of building and walk-in door located on the southwest corner.

Farm Data:

Non-crop 16.38 acres (FSA)
Plantation 145.56 acres (FSA)

Assessed Acres: 161.94 acres

FSA Information:

No information from FSA on this tract.

2023 Taxes:

\$1,139.06 Pin #11-11-19-300-005

Soil Rating Information:

PI 90.66

For additional information, please contact:

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BBeazer@FarmersNational.com



Aerial Map



Location Map



Tract 8 Mowinski | 148.32 Acres, Mercer County, Illinois

Property Location:

From the intersection of Highway 94 and Highway 17 on the East side of Aledo, go east on Highway 17, 3 miles to 220th Street. Turn right and go south to the intersection of 220th Street and 75th Avenue and the property is located on the northeast side of these crossroads.

Legal Description:

Part of Lot 1 and Lot 2, all in the NW1/4 Sec 30-T14N-R2W of the North P.M., Mercer County, Illinois. (Full legal on file, contact agents for details.)

Property Description:

Nestled in the heart of Mercer County, this 148.23-acre property is a dream come true for outdoor enthusiasts with endless hunting and recreational opportunities. This property is just minutes from Aledo and Viola. Also is just a short drive to the Quad Cities area. This large tree farm was planted to Black Walnut trees on tillable acres in 2011. There were approximately 250 trees planted per acre with pruning and fertilizing completed in the past two years. The farm has access from a gravel road on the west and south side of the property. There will be an informational meeting at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Farm Data:

Non-crop 13.62 acres (FSA)
Plantation 131.66 acres (FSA)

Assessed Acres: 148.32 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	6.50 acres	123 bushels

2023 Taxes:

\$766.06 Pin #11-11-30-100-005

Soil Rating Information:

PI 92.54

For additional information, please contact:

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Brendan Beazer, Agent | (309) 906-9509
BBeazer@FarmersNational.com



Aerial Map



Location Map



Tract 9 Hutchins | 76.93 Acres, Mercer County, Illinois

Property Location:

From Aledo, Illinois, take Highway 17 east towards Viola. Travel 4½ miles east on Highway 17 to 247th Street, turn and go north on 247th Street for about ¾ of a mile and the property will be on the east side of the road. From Viola, travel west out of town on Highway 17 towards Aledo approximately 1 mile until you come to 247th Street, turn and go north on 247th Street for about ¾ of a mile and the property will be on the east side of the road.

Legal Description:

NE1/4 SE1/4 less 3.44 AC as desc Doc 517-127 and Survey 365659 - aka Rt Lot 1 S1/2; Sect.10 T14N-R2W NW SW, Mercer County, Illinois. (Full legal on file, contact agents for details.)

Property Description:

This exceptional property offers a rare blend of natural beauty, recreational opportunity, and long-term income potential. This property offers exceptional cover and habitat for wildlife, making it a true haven for hunters and nature lovers alike. It's located just outside of Viola and a short drive to the Quad Cities area. The farm's tillable acres were planted to Black Walnut trees in 2009. There were approximately 250 trees planted per acre with pruning and fertilizer completed during the past couple of years. There will be an informational meeting at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.



Farm Data:

Non-crop 24.49 acres (FSA)
Plantation 57.31 acres (FSA)

Assessed Acres: 76.93 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	20.90 acres	111 bushels
Soybeans	8.30 acres	29 bushels

2023 Taxes:

\$175.82 Pin #11-11-09-400-005
\$152.36 Pin #11-11-10-300-001

Soil Rating Information:

PI 91.79

For additional information, please contact:

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BBeazer@FarmersNational.com



Aerial Map



Location Map



Tract 10 Kewanee 3 | 291.5 Acres, Henry County, Illinois

Property Location:

Two miles north of Kewanee. Farm sits on the west side of Highway 78, north of North 900th Avenue and east of E2600th Street.

Legal Description:

Lts 13-15, 18-23, 27-28, Pt Lts 10,16,17,26 School Trustees Sub NW Sect. 16-T15N-R5E, Henry County, Illinois. (Full legal on file, contact agents for details.)

Property Description:

A perfect property for an outdoorsman or long-term investor. An attractive tree farm with tillable acres planted to Walnut trees in 2010. The east side of the farm borders Highway 78, which offers quick and easy access to get to Interstate 80. This secluded property lies just minutes outside of town yet offers attractive hunting potential. There were approximately 250 Black Walnut trees planted per acre that stand approximately 30 to 40 feet tall with an approximate width of 4 to 8 inches. The farm is located on a paved road. There will be an informational meeting at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Farm Data:

Non-crop 0.540 acres
Plantation 290.962 acres

Assessed Acres: 291.502 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
DCP Cropland	349.40 acres	119 bushels

Tracts 10 and 11 are combined.

2023 Taxes:

\$1,511.58

Soil Rating Information:

PI 94.08

For additional information, please contact:

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DRicketts@FarmersNational.com

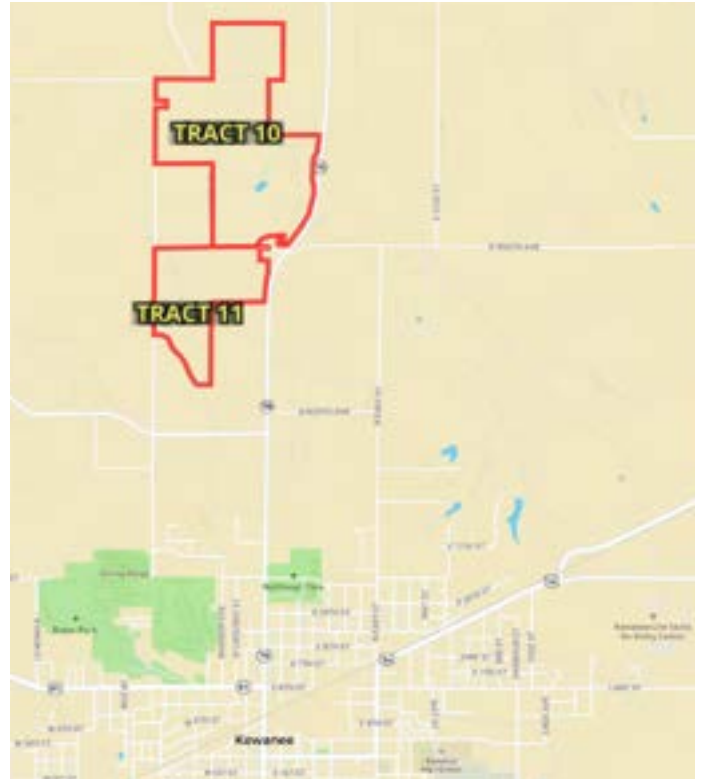
Brendan Beazer, Agent | (309) 906-9509
BBeazer@FarmersNational.com



Aerial Map



Location Map



Tract 11 Kewanee 3 | 121.89 Acres, Henry County, Illinois

Property Location:

Two miles north of Kewanee along Highway 78. At the intersection of Highway 78 and North 900th Avenue turn west. Farm is located on the south side of North 900th Avenue and in between Highway 78 and E 2600th Street.

Legal Description:

N1/2 NW1/4, Ex. 1.52 Ac NE Cor., SW1/2 NW1/4 E of ditch & N1/2 NW1/4 SW1/4 E of ditch Sect. 21-T15N-R5E, Henry County, Illinois. (Full legal on file, contact agents for details.)

Property Description:

A piece of acreage just outside of town that is perfect for an outdoorsman that sports wildlife and long-term investments. An easily accessible tree farm with plantation acres planted in Walnut trees in 2010. The east side of the farm borders highway 78, which offers quick and easy access to get to interstate 80. This secluded property lies just minutes outside of town yet offers attractive hunting potential. There were approximately 250 Black Walnut trees planted per acre that stand approximately 30 to 40 feet tall with an approximate width of 4 to 8 inches. The farm is located on a paved road. There will be an informational meeting at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Farm Data:

Non-crop 2.74 acres
Plantation 119.15 acres

Assessed Acres: 121.89 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
DCP Cropland	349.40 acres	119 bushels

Tracts 10 and 11 are combined.

2023 Taxes:

\$564.32

Soil Rating Information:

PI 98.96

For additional information, please contact:

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Brendan Beazer, Agent | (309) 906-9509
BBeazer@FarmersNational.com



Aerial Map



Location Map



Tract 12 Kewanee 4 | 277.33 Acres, Henry County, Illinois

Property Location:

Head northeast out of Kewanee on Highway 34 for 3 miles. Turn north on Country Road 00E. Turn left at Francis Park on North 900th Avenue. Farm is located 1 mile down the road on the north side.

Legal Description:

E1/2 NW1/4, Ex. NW Cor., & NE1/4 W of creek & PT E1/2 SW1/4 & W1/2 SE1/4 Sect. 13-T15N-R5E, Henry County, Illinois. (Full legal on file, contact agents for details.)

Property Description:

A private retreat in Henry County located just down the road from Kewanee. Nestled in the rolling hills just south of Interstate 80 is a hunter's paradise with long term investment and income potential. An attractive plantation of black walnut trees planted in 2010. The east side of the farm borders the local Tomahawk Creek and is neighbor to Francis Park. The remoteness and topography of the farm offers attractive deer hunting potential. There were approximately 250 Black Walnut trees planted per acre that stand approximately 30 to 40 feet tall with an approximate width of 4 to 8 inches. The farm is located on a paved road with close access to two major highways. There will be an informational meeting at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Farm Data:

Non-crop 3.33 acres
Plantation 274.00 acres

Assessed Acres: 277.33 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	227.40 acres	114 Bushels

2023 Taxes:

\$1,157.96

Soil Rating Information:

PI 90.8

For additional information, please contact:

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BBeazer@FarmersNational.com



Aerial Map



Location Map



Tract 13 Kewanee 4 | 87.41 Acres, Henry County, Illinois

Property Location:

Head northeast out of Kewanee on Highway 34 for 3 miles. Turn north on Country Road 00E. Proceed north for 1 mile and the farm will be located on the west side of the road.

Legal Description:

NE1/2 E1/4 of Tomahawk Creek, ex. approx .62 Ac. N end, Sect. 13-T15N-R5E, Henry County, Illinois.

Property Description:

Well-rounded hunting and recreational property that comes with huge long-term investment potential. This tree farm sits right on the edge of Henry County and sports a list of features for any outdoor enthusiast. The westside of the property borders the local Tomahawk Creek and sits just a few miles outside of Kewanee. Approximately 250 Black Walnut trees were planted per acre in 2010 with plants on standing 30-40 feet tall and with an approximate width of 4 to 8 inches. There will be an informational meeting at the Cambria Hotel on May 22, from 10:00 AM - 12:00 PM.

Farm Data:

Non-crop	4.51 acres
Plantation	82.90 acres

Assessed Acres: 87.41 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	78.63 acres	62 Bushels

2023 Taxes:

\$350.38

Soil Rating Information:

PI 82.66

For additional information, please contact:

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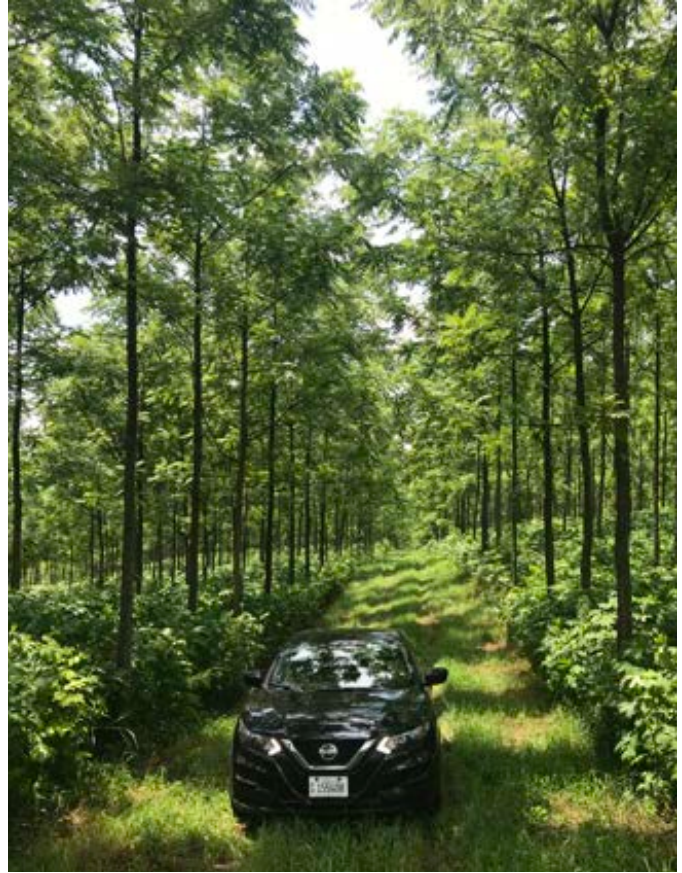
Aerial Map



Location Map



Property Photos



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on July 9, 2025 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The Seller will provide a current abstract of title at their expense (Iowa only). The Seller will provide an owner's policy of title insurance in the amount of the contract price (Illinois only). The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be paid by the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on July 9, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of the closing agent.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in 13 individual tracts. **All bids are open for advancement starting Wednesday, May 28, 2025, at 8:00 AM until Wednesday, June 4, 2025, at 1:00 PM,** subject to the

automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: LHF Black Walnut, LLC

Online Bidding Procedure: This online auction begins on **Wednesday, May 28, 2025, at 8:00 AM. Bidding closes on Wednesday, June 4, 2025, at 1:00 PM.**

To register and bid on this auction go to: **www.FNCBid.com**

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

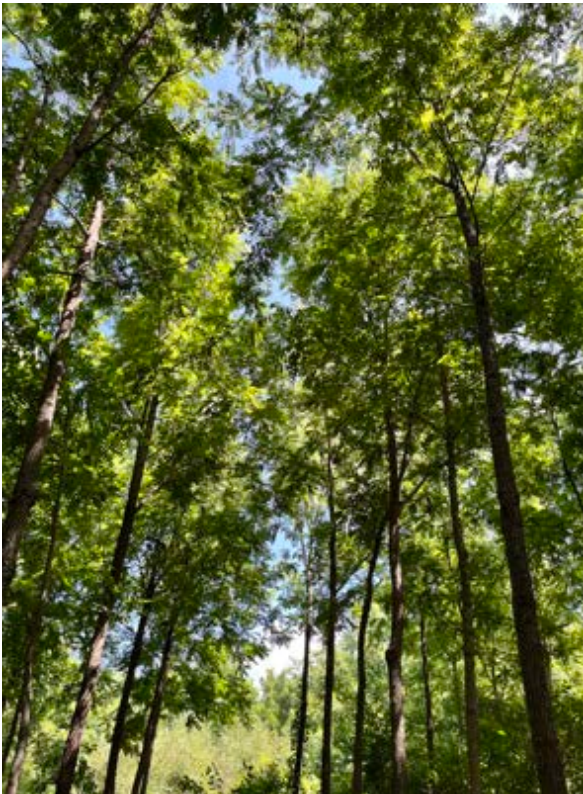
Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

ONLINE AUCTION

1,940.99± Total Acres

382.59± Acres, Clinton County, Iowa

1,558.40± Acres, Henry, Rock Island and Mercer Counties, Illinois



For additional information, please contact:

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