

# LAND AUCTION



## 137.26 AC± | 3 TRACTS | FAYETTE CO, IL

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 8/29/24 | **AUCTION TIME:** 1 PM CT

**AUCTION LOCATION:** HOLIDAY INN EXPRESS  
21 MATTES AVE, VANDALIA, IL 62471

For auction: 137.26+/- acres of prime farmland near Ramsey, Illinois. This property features approximately 128+/- acres of tillable land, predominantly consisting of Oconee-Darmstadt silt loams and Cisne silt loams with gentle 0-2% slopes. The land boasts an impressive average Productivity Index (PI) of 113.39, making it highly fertile and suitable for various crops. Farm tenancy is open for the 2025 growing season, providing flexibility for the new owner. Additionally, the second cash rent payment of \$14,664.35, payable on December 15, 2024, will be conveyed with an acceptable winning bid. This is an excellent opportunity to acquire high-quality farmland with immediate income potential.



### TRACT 1 DESCRIPTION:

76.5 +/- acres, with the FSA indicating 71.32+/- tillable acres and a Productivity Index (PI) of 112.28. Beyond its agricultural potential, this tract also offers recreational value. A fence row creates travel corridors for whitetail deer, enhancing the property's appeal to hunters and wildlife enthusiasts. Additionally, a small pond within the timbered acres adds charm and utility. This versatile piece of land is ideal for both farming and outdoor recreational activities.

|                            |                                                                  |
|----------------------------|------------------------------------------------------------------|
| <b>Deeded Acres:</b>       | 76.5±                                                            |
| <b>FSA Farmland Acres:</b> | 71.32±                                                           |
| <b>Soil Types:</b>         | Oconee Silt Loam                                                 |
| <b>Soil PI/NCCPI/CSR2:</b> | 112.28                                                           |
| <b>CRP Acres/payment:</b>  | 0                                                                |
| <b>Taxes:</b>              | Approx. \$1420, 2/3 of \$2128 for the entire 116.5 acres         |
| <b>Lease Status:</b>       | Open Tenancy for 2025 crop year                                  |
| <b>Possession:</b>         | Immediate possession subject to current tenant's rights for 2024 |
| <b>Survey needed?:</b>     | If tracts 1 and 2 are sold to different buyers                   |
| <b>Brief Legal:</b>        | Part of the north ½ of the SW ¼ S21, T9N R1E                     |
| <b>PIDs:</b>               | Part of 130221300001                                             |
| <b>Lat/Lon:</b>            | 39.2087 -89.1005                                                 |
| <b>Zip Code:</b>           | 62080                                                            |

### TRACT 2 DESCRIPTION:

40 +/- acres, nearly all of which are tillable. The FSA indicates approximately 38 +/- tillable acres with a high Productivity Index (PI) of 114.51. This tract is ideal for agricultural use, offering fertile soil and excellent crop production potential. Don't miss this opportunity to acquire this premium farmland that promises strong yields! This tract would be a valuable addition to any farming operation.

|                            |                                                                  |
|----------------------------|------------------------------------------------------------------|
| <b>Deeded Acres:</b>       | 40±                                                              |
| <b>FSA Farmland Acres:</b> | 38±                                                              |
| <b>Soil Types:</b>         | Oconee Silt Loam                                                 |
| <b>Soil PI/NCCPI/CSR2:</b> | 114.51                                                           |
| <b>CRP Acres/payment:</b>  | 0                                                                |
| <b>Taxes:</b>              | Approx. \$710                                                    |
| <b>Lease Status:</b>       | Open Tenancy for 2025 crop year                                  |
| <b>Possession:</b>         | Immediate possession subject to current tenant's rights for 2024 |
| <b>Survey needed?:</b>     | If tracts 1 and 2 are sold to different buyers                   |
| <b>Brief Legal:</b>        | SW1/4 of the SW1/4 S21 T9N R1E                                   |
| <b>PIDs:</b>               | Part of 130221300001                                             |
| <b>Lat/Lon:</b>            | 39.2042 -89.1007                                                 |
| <b>Zip Code:</b>           | 62080                                                            |

### TRACT 3 DESCRIPTION:

20.76 +/- acres mostly tillable tract. According to the FSA, there are approximately 18 +/- tillable acres with a Productivity Index (PI) of 109.24. This tract offers fertile soil and excellent potential for crop production. This is a valuable opportunity for farmers and investors looking to expand their holdings with high-quality, productive farmland.

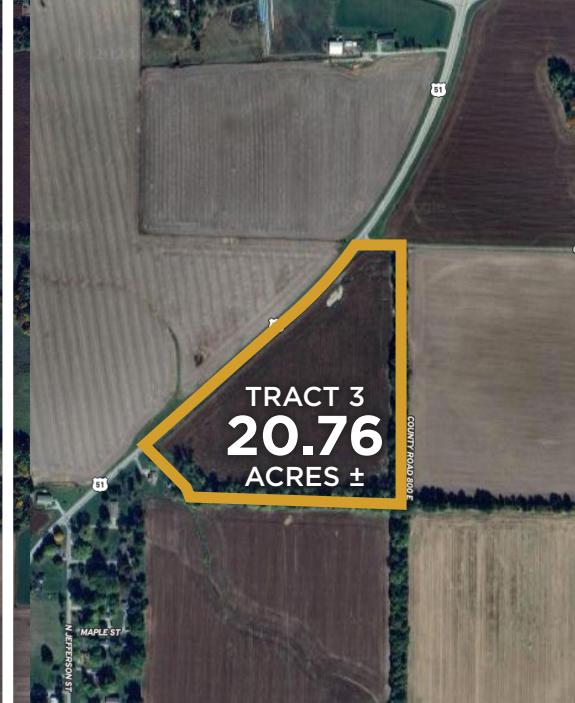
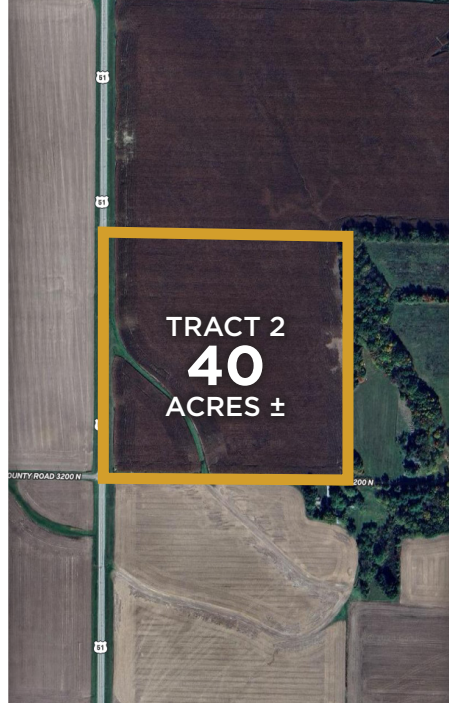
|                            |                                                                 |
|----------------------------|-----------------------------------------------------------------|
| <b>Deeded Acres:</b>       | 20.76±                                                          |
| <b>FSA Farmland Acres:</b> | 18±                                                             |
| <b>Soil Types:</b>         | Cisne silt loam                                                 |
| <b>Soil PI/NCCPI/CSR2:</b> | 109.24                                                          |
| <b>CRP Acres/payment:</b>  | 0                                                               |
| <b>Taxes:</b>              | \$310.40                                                        |
| <b>Lease Status:</b>       | Open Tenancy for 2025 crop year                                 |
| <b>Possession:</b>         | Immediate possession subject to current tenants rights for 2024 |
| <b>Survey needed?:</b>     | No survey needed                                                |
| <b>Brief Legal:</b>        | In the SE ¼ of the NE ¼ S8 T8N R1E                              |
| <b>PIDs:</b>               | 130608200009                                                    |
| <b>Lat/Lon:</b>            | 39.1535 -89.1036                                                |
| <b>Zip Code:</b>           | 62080                                                           |

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471.018541  
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Josh Malone, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.292.9183 | Cody Lowderman, IL Auctioneer, 441.001255



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