

LAND AUCTION



233.92 AC± | 3 TRACTS | FORD CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/10/24 | **AUCTION TIME:** 10 AM CT

AUCTION LOCATION: RAILSIDE GOLF CLUB

120 W 19TH ST, GIBSON CITY, IL 60936

It is our honor to bring the Wissmiller Family Farm to auction. The Wissmiller family has owned and farmed in Ford County for over 100 years. Up for auction are three separate tracts, approximately three miles east of Gibson City. Both Tract 1 and 2 are in Section 8 T23N R8E and Tract 3 is in Section 16 T23N R8E. Tract 1 is in the southeast quadrant of E 500N Rd and N 700E Rd. It consists of 73.92+ deeded acres with 1.91 ac of CRP. Tract 2 is 80+ deeded acres with 4.71 ac of CRP. Tract 3 is a half mile south of IL-9 on N 800E Rd. It consists of 80+ deeded acres with 1.23 ac of CRP. All three tracts have an average PI between 108 to 117. The two main soil types are Bryce Silty Clay Loam and Swygert Silty Clay Loam. This is a great opportunity to add high productive farmland to your family farm or portfolio.



WISSMILLER FAMILY FARM

TRACT 1 DESCRIPTION: 73.92± ACRES

Tract 1 consists of 73.92+ deeded acres and is in the southeast quadrant of E 500N Rd and N 700E Rd in Sec 8 T23N R8E. There are two locations enrolled in a CP42 contract, totaling 1.91 with an annual payment of \$438.00 through 9-30-2026. There is .84 acre located in the southwest corner and 1.07 acres located along the east side. The average PI is 117.9 and the two main soil types are Bryce Silty Clay Loam and Swygert Silty Clay Loam.

Deeded acres: 73.92± acres
Soil Types: Bryce silty clay, Swygert silty clay loam
Soil PI/NCCPI/CSR2: PI 117.9
CRP Acres/payment: 1.91ac \$438.00 through 2026
Taxes: \$2120.64
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: Pt W ½ NW ¼ S8 T23N R8E Ford Co, IL
PIDs: 10-12-08-100-009
Lat/Lon: 40.46731, -88.32671
Zip Code: 60936

TRACT 2 DESCRIPTION: 80± ACRES

Tract 2 consists of 80+ deeded acres located three miles east of Gibson City on IL-9 in Sec 8 T23N R8E. Tract 2 has two CRP contracts located on it totaling 4.71 acres. The first location is in the southeast corner, it is a CP42 planting consisting of 1.44 acres paying \$324.00 annually through 9-30-2026. The second location is along the west side, enrolled in a CP33 planting consisting of 3.27 ac paying \$848.00 through 9-30-2032. The average PI is 117.8 and the two main soil types are Bryce Silty Clay Loam and Swygert Silty Clay Loam.

Deeded acres: 80± acres
Soil Types: Bryce silty clay, Swygert silty clay loam
Soil PI/NCCPI/CSR2: PI 117.8
CRP Acres/payment: 4.71ac \$1,172 Through 2026, 2032
Taxes: \$2334.36
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: W ½ SE ¼ S8 T23N R8E Ford Co, IL
PIDs: 10-12-08-400-001
Lat/Lon: 40.45896, -88.31716
Zip Code: 60936

TRACT 3 DESCRIPTION: 80± ACRES

Tract 3 consists of 80+ deeded acres and is located half mile south of IL-9 on N 800E Rd in Sec 16 T23N R8E. There are two locations enrolled in a CP33 contract totaling 1.23 ac with an annual payment of \$276.00 through 9-30-2032. There is 0.77 acres located along the entire east side and 0.46 acres located along the west side. The average PI is 108.1 and the two main soil types are Bryce Silty Clay Loam and Swygert Silty Clay Loam.

Deeded acres: 80± acres
Soil Types: Bryce silty clay, Swygert silty clay loam, Chatsworth silty clay
Soil PI/NCCPI/CSR2: PI 108.1
CRP Acres/payment: 1.23ac \$276.00 Through 2032
Taxes: \$2200.798
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: N ½ SW ¼ S16 T23N R8E Ford Co, IL
PIDs: 10-12-16-300-003
Lat/Lon: 40.44748, -88.30523
Zip Code: 60936

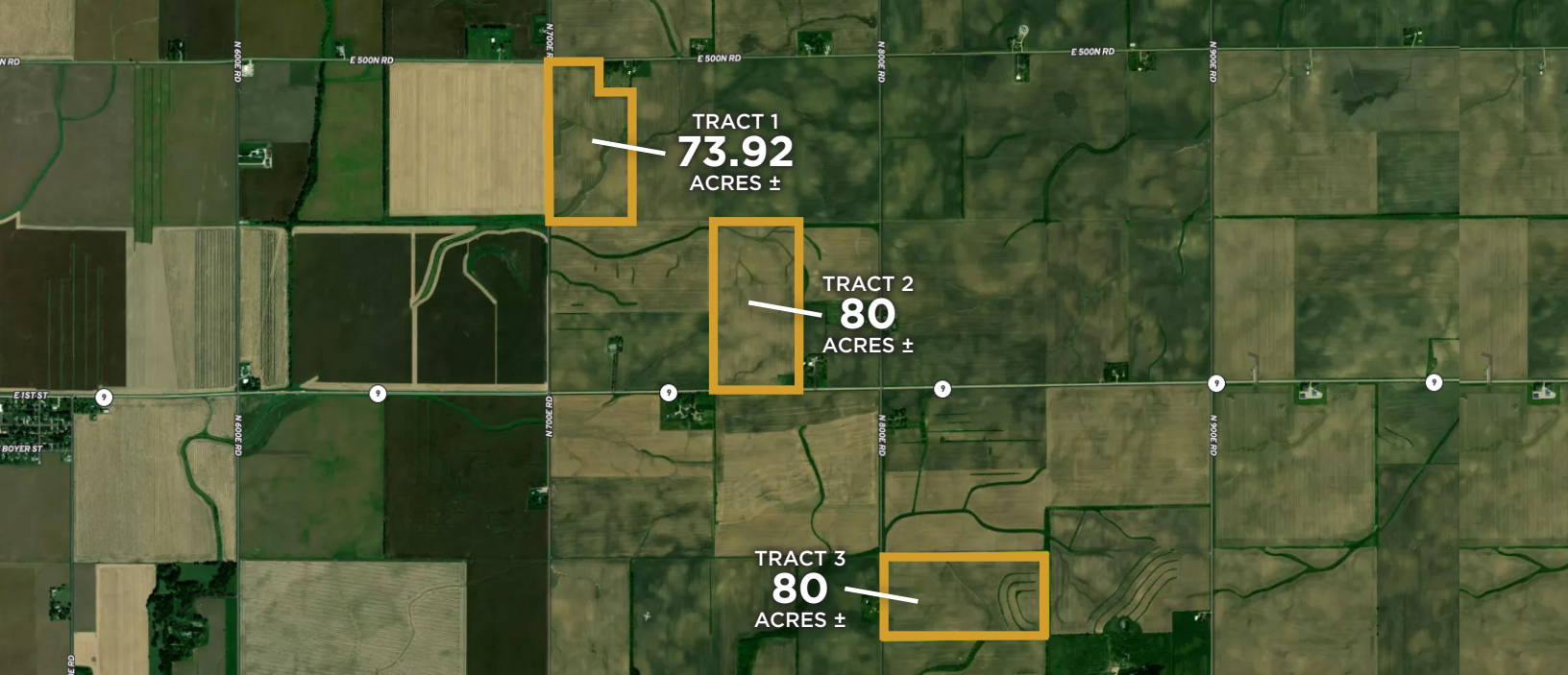
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ADAM CRUMRIN, AGENT: 217.276.2334 | adam.crumrin@whitetailproperties.com

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 | Adam Crumrin, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.276.2334 | Cody Lowderman, IL Auctioneer, 441.001255



233.92 AC± | 3 TRACTS | FORD CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/10/24 | **AUCTION TIME:** 10 AM CT

AUCTION LOCATION: RAILSIDE GOLF CLUB
120 W 19TH ST, GIBSON CITY, IL 60936



WISSMILLER FAMILY FARM



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ADAM CRUMRIN, AGENT: 217.276.2334 | adam.crumrin@whitetailproperties.com

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 | Adam Crumrin, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.276.2334 | Cody Lowderman, IL Auctioneer, 441.001255