

LAND AUCTION



31 AC± | 1 TRACT | MCDONOUGH CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/26/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: VFW, 1200 E JEFFERSON ST, MACOMB, IL 61455

PROPERTY PREVIEW: 6/14/25 | 10 AM - 12 NOON AT 14857 E 750TH ST, MACOMB, IL 61455

Just minutes north of Macomb and southwest of Spring Lake lies this well-diversified property, offering a blend of productive farmland, pasture, and income-generating CRP acres. With convenient access from 1500th Road to the north and 750th Street to the west, the property features 15.32± acres of highly productive tillable ground, with average productivity index rating of 122.7, with predominant soils including Rozetta, Clarksdale, and Ipava.

In addition, there are 1.93± acres enrolled in the CRP program and approximately 8 acres of pasture, making this an ideal setup for both crop and livestock operations. It includes a 24'x100' pole building—of which 24'x60' is insulated and heated—two grain bins, and an older pole building. A concrete storm shelter is also located near the residence for added safety.

The on-site mobile home measures 15'x66' (990 sq. ft.) and includes three bedrooms, two bathrooms, and an 8-kW backup generator.

This is a versatile, income-producing property with a strategic location and a wide range of agricultural possibilities ideal for just about anyone. Contact Land Specialist Tyler Sellens today for more information.



Deeded Acres:	31±
FSA Farmland Acres:	15.32±
Soil Types:	Rozetta, Clarksdale, Ipava
Soil PI/NCCPI/CSR2:	122.7
CRP Acres/payment:	\$400.51
Taxes:	\$2,641.74
Lease Status:	Subject to 2025 farm tenancy
Possession:	Immediate possession subject to current tenants' rights for 2025
Survey needed?:	No survey needed
Brief Legal:	Part N ½ NE ¼ S20 T6N R3W McDonough Co, IL
PIDs:	07-000-194-00
Lat/Lon:	40.499144, - 90.762282
Zip Code:	61455



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TYLER SELLENS, AGENT: 217.440.4624 | tyler.sellens@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 Glzdlc, Director, Ranch & Farm Auctions, 217.299.0332 | Tyler Sellens, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.440.4624 | Cody Lowderman, IL Auctioneer, 441.001255



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