

LAND AUCTION



181.826 AC± | 1 TRACT | WHITESIDE CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/17/25 AUCTION TIME: 11 AM CT

AUCTION HELD AT: THE BRIEFING ROOM, 114 EAST MAIN ST, MORRISON, IL 61270

Ranch & Farm Auctions is bringing a legacy farm in Whiteside County, located just northeast of Morrison, to auction. This highly productive tillable farm offers everything a serious farmer or investor is looking for. With prime road frontage along both Malvern Road and Felton Road, access to this property is as straightforward as it gets. The farm entrance provides easy access to the northern portion of the property, while a gradual creek crossing allows seamless access to the southern part of the land, making farm operations efficient and convenient, no matter the season. This property is made up of 95% tillable farm ground. For the 2025 season, the entire farm was planted in corn, but over the years, it has been part of a strong crop rotation program, alternating between corn and soybeans. With rolling contours and good drainage, the land offers productive crop growth for years to come. The land's natural contours not only contribute to its beauty but also enhance its drainage, ensuring that it performs well under a variety of conditions. Whether you're looking to expand your operation in corn and soybeans or exploring other options as an investment, this farm has everything you need to succeed. Contact listing agent Todd Henry today with questions or to schedule your private showing.



Deeded Acres:	181.826
FSA Farmland Acres:	172.25±
Soil Types:	Greenbush silt loam, Seaton-Timula silt loams, Richwood silt loam, Otter silt loam
Soil PI/NCCPI/CSR2:	119.5
CRP Acres/Payment:	Unknown
Taxes:	\$6,745.74
Lease Status:	Open tenancy for 2026
Possession:	Immediate possession subject to current tenant rights for 2025
Survey Needed?:	Completed
Brief Legal:	181.826± acres SE ¼ NW ¼ and pt SW ¼ NE ¼ and the W 40 acres of SE ¼ S35 T22N R5E and N ½ NE ¼ S2 T21N R5E Whiteside Co, IL
PIDs:	03-35-251-003, 03-35-100-002, 03-35-400-001, 09-02-200-001
Lat/Lon:	41.852, -89.8866
Zip Code:	61270

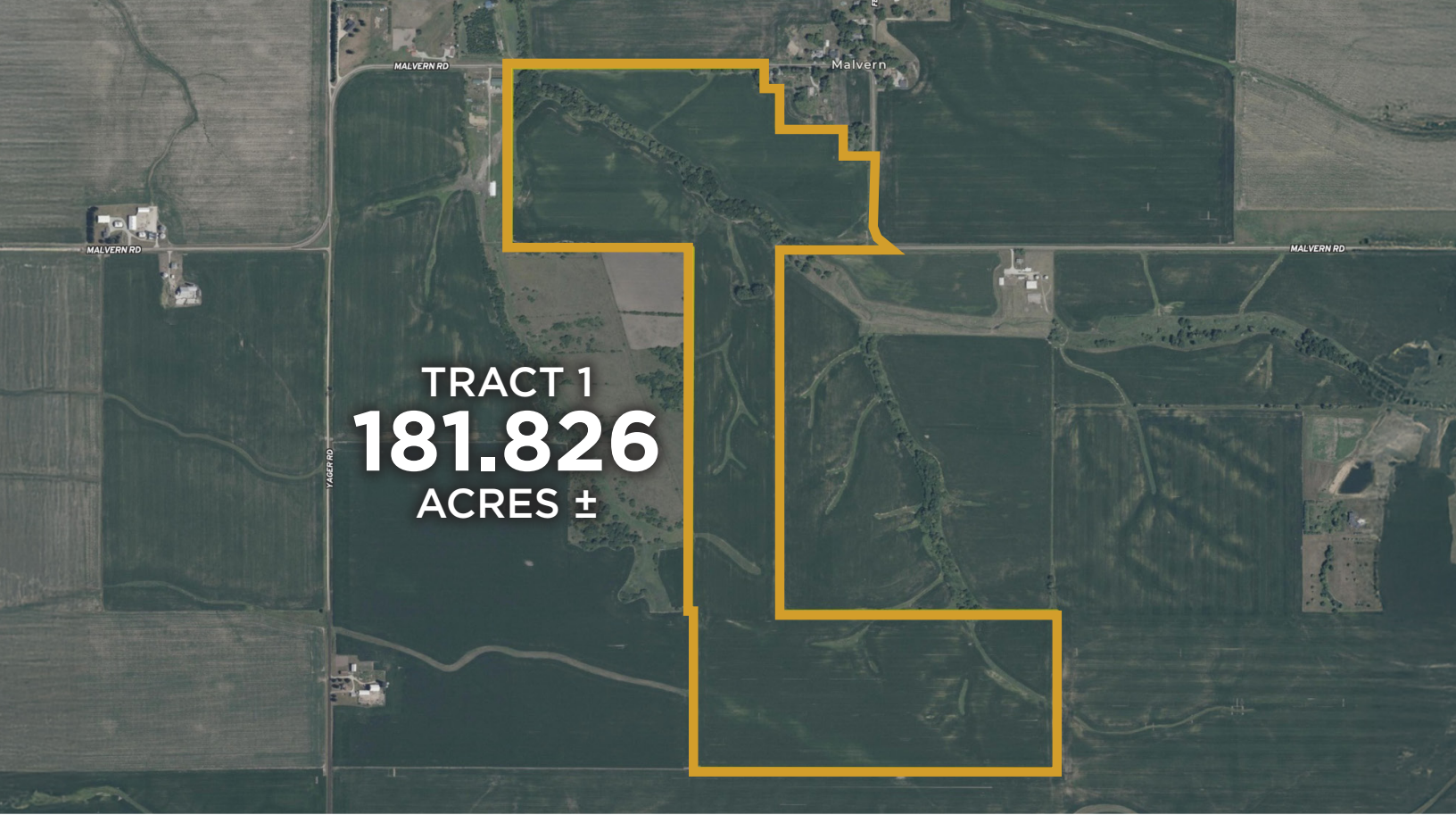


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TODD HENRY, AGENT: 815.997.2256 | todd.henry@whitetailproperties.com

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 | Todd Henry, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 815.997.2256 | Cody Lowderman, IL Auctioneer, 441.001255



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