

LAND AUCTION

97.94 AC± | 3 TRACTS | WARREN CO, IL



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/10/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: AMERICAN LEGION POST 136

1110 N 11TH ST, MONMOUTH, IL 61462

Ranch & Farm Auctions is pleased to offer these quality properties appealing to a variety of buyers at public auction in Warren County, IL. Whether buyers are looking for a large, commercial property with highway frontage or hunting and investment opportunities with income-producing tillable farmland, these quality tracts will be sure to impress. Get registered today to bid online or join us on sale day for the live auction!

Tract 1 Description: Commercial Building on 5.13± acres

Tract 1 is a versatile commercial property located at 1420 N Main Street in Monmouth, IL. This property sits on over 5 acres with attractive Highway 67 road frontage and conveniently less than a ½ mile north of Highway 34! The property features a large equipment/shop building that measures approximately 62X92 with an addition of 42X72 that was utilized as office space, kitchen area, and restrooms. The shop area has 5 large overhead doors on the south to accommodate larger equipment, concrete floors, and plenty of workspace. There are additional overhead doors on the west and north sides for convenience, no matter what your job entails! Another 68X116 pole building on the southern side serves as additional secure storage space, or can be rented for a source of income. Another bonus to the property is the 2± acre open lot behind the property to the west that would be suitable for additional building space if needed or open storage.

Deeded Acres: 5.13± acres
Taxes: \$5,939.08
Possession: Immediate possession
Survey Needed? No survey needed
Brief Legal: 5.13±/- acres in S20, T11N-R2W Warren Co, IL
PIDs: PID 09-020-016-00, 09-020-015-00
Lat/Lon: 40.93175, -90.6489
Zip Code: 61462

Tract 2 Description: 35.91± Acres

Tract 2 is located just west of Little York and is tucked away at the end of a private easement/access lane. This wooded recreational property offers outstanding privacy, seclusion, and versatility. Surrounded by timber, the property provides an ideal setting for hunting, wildlife observation, and year-round outdoor recreation. The land is frequented by deer and a variety of small game, making it an excellent choice for hunters and outdoor enthusiasts. An ATV trail winds through the western & eastern sides of the property, allowing easy access for trail riding, game retrieval, hiking, or quiet walks through the woods with room to expand. At the entrance of the property sits a well-built 30x40 Cleary pole building, ideal for storing equipment, ATVs, and hunting gear. Electricity and an on-site well are already in place and ready for completion, offering valuable infrastructure rarely found on recreational tracts and ready for you to complete the hookup and use. These improvements create an excellent foundation for future development, whether you envision building a home or hunting cabin, creating a seasonal retreat, or enjoying weekend camping with family and friends. With its combination of timbered acreage, abundant wildlife, established trails, existing utilities, and private setting, this property presents a unique opportunity to own a peaceful outdoor retreat while remaining within a convenient distance of nearby communities.

Deeded Acres: 35.91± acres
Taxes: \$1,160.24
Possession: Immediate possession
Survey Needed? No survey needed
Brief Legal: 35.91±/- acres in S19, T12N-R3W Warren Co, IL
PIDs: PID 15-019-006-20, 15-019-006-10
Lat/Lon: 41.0184, -90.782
Zip Code: 61453

Tract 3 Description: 56.9± Acres

Tract 3 sits just minutes outside Monmouth off of 100th Street and offers seclusion, income, and endless hunting and recreational opportunities. Once at the property, you will immediately notice a sense of seclusion. The farm was once a large pasture, but in recent years has been converted to cropland, and a lot of work has gone into improving the property! Open for the 2027 crop year, the current tillable acreage is approximately 23 acres and was most recently cash-rented at \$300/acre! This, along with the existing timber and creek, has immensely increased this farm's desirability to wildlife! There is a beautiful ridge of timber along the entire southern side of the farm that is a natural travel corridor for deer and consists of a nice mix of hardwood and softwoods. It is also accented by a smaller creek that is a tributary to nearby Talbot Creek, which offers a great water source. The north side hosts great opportunities as well and would be a great spot for a campsite with friends and family on the weekends or unwinding after a long day. The property has deeded easement access off the roadway on the west side near the center of the property. However, the seller has maintained a nice grass lane on the northwest corner and has used it by mutual agreement with the adjacent landowner, who owns the lane. Continued use of the lane is probable but not guaranteed, and the new buyer should develop that relationship with the neighbor.

Deeded Acres: 56.9±
FSA Farmland Acres: 23±
Soil Types: Fayette-Hickory, Hickory, Lawson & Osco silt loams
Soil PI/NCCPI/CSR2: 99 PI
CRP Acres/Payment: NO CRP
Taxes: \$683.10
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed? No survey needed
Brief Legal: 56.9± acres in S2, T11N-R2W Warren Co, IL
PIDs: 09-002-003-12 & 09-002-002-10
Lat/Lon: 40.9694/-90.5877
Zip Code: 61462

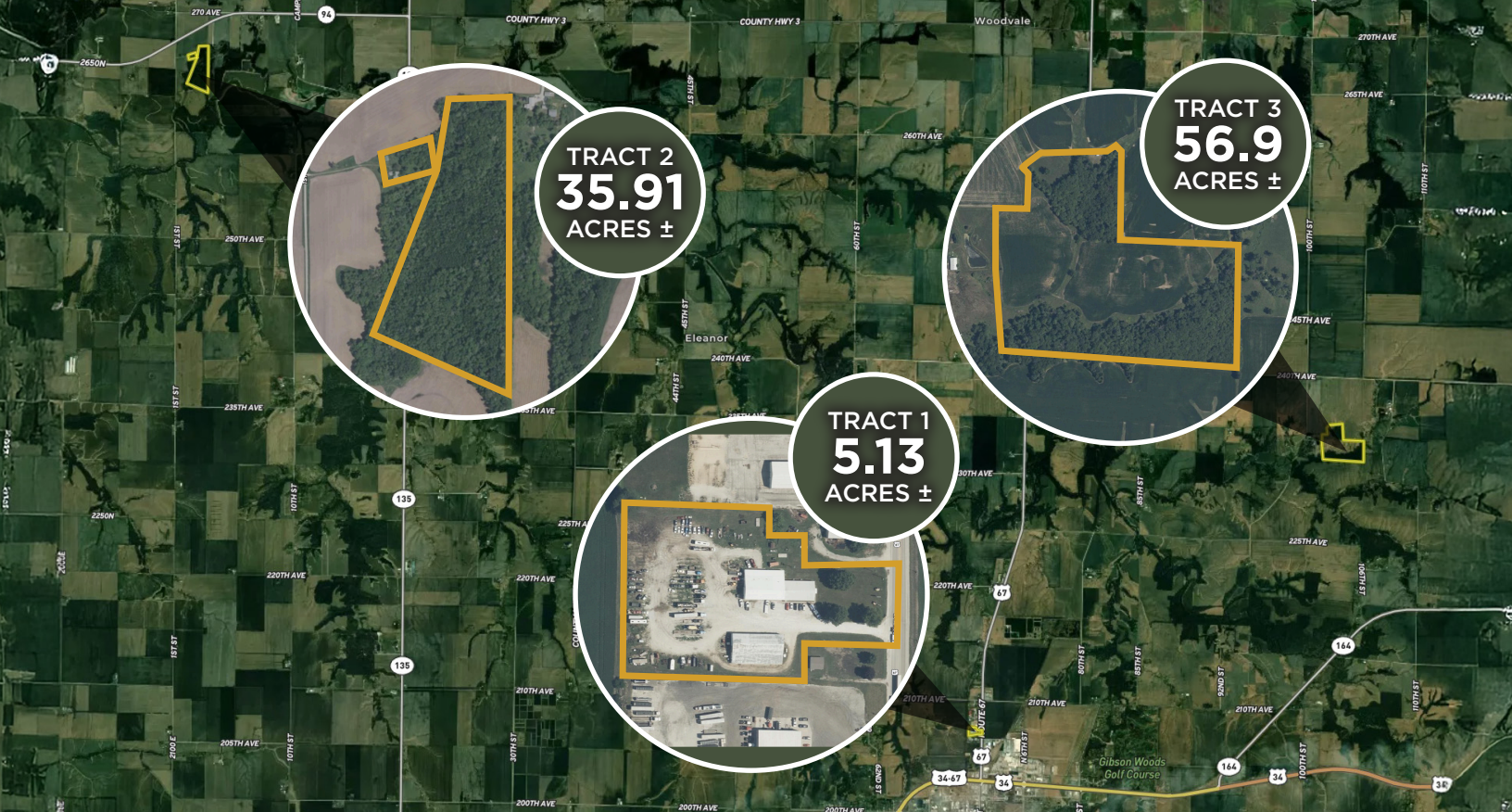


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRENT RENEAU, AGENT: 309.337.0348 | brent.reneau@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE 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 # 471018541 | Joe Gidicz, Director, Ranch & Farm Auctions, 217.299.0332 | Brent Reneau, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.337.0348 | Cody Lowderman, IL Auctioneer, 441.001255



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