

LAND AUCTION



157.54 AC± | 3 TRACTS | FULTON CO, IL

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RanchandFarmAuctions.com)

AUCTION DATE: 11/16/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: VFW POST 1984, 1200 S 5TH AVE, CANTON, IL 61520

Ranch and Farm Auctions is offering these highly productive tillable and combination properties to public auction in eastern Fulton County. All tracts are located in Section 22 of Orion Township, approximately 5 miles east of Canton, IL, and 6.5 miles west of Glasford, IL. FSA indicates 144.05± cropland acres of productive income-producing farmland across the farm. All tracts will be surveyed and offered as buyer's choice, and all come with open farm tenancy for the upcoming 2027 crop year. All tracts also offer excellent road frontage on well-maintained roadways, with 1 tract offering excellent hunting opportunities and potential building sites. Don't miss out on this excellent opportunity to bid on highly sought-after and productive farmland in multiple tracts to add to your investment portfolio or row crop operation in Fulton County, Illinois!

Tract 1 Description:

Tract 1 lies mainly flat and is located at the intersection of East Big Barn Road and County Highway 27, approximately 5 miles east of Canton. A third roadway (Animal Lane) ensures three points of access along three sides of the farm. Tract 1 is an all-tillable tract containing approximately 76.3± farmland acres. Tract 1 sits immediately west of Tract 2 and north of Tract 3, with the opportunity to add additional acreage.

Deeded Acres: 80.00± subject to survey
FSA Farmland Acres: 76.3± (estimated)
Soil Types: Clarksdale, Keomah, Rozetta, Ipava Silt Loams/Sable Silty & Rozetta Silty Clay Loams
Soil PI/NCCPI/CSR2: 127.01 PI
CRP Acres/Payment: 0
Taxes: TBD
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed? Yes-In Process
Brief Legal: 80.00± acres in Section 22, T7N-R5E
PIDs: Part of: 10-09-22-200-001
Lat/Lon: 40.5798, -89.9187
Zip Code: 61520

Tract 2 Description:

Tract 2 is situated in the NE corner of section 22 of Orion Township. Tract 2 contains approximately 33.3± tillable acres and has hard blacktop frontage on the north side via Big Barn Road and gravel access on the south via Animal Lane.

Deeded Acres: 40.33± subject to survey
FSA Farmland Acres: 33.3± (estimated)
Soil Types: Keomah, Clarksdale, Rozetta Silt Loams/Sable & Rozetta Silty Clay Loams
Soil PI/NCCPI/CSR2: 123.38 PI
CRP Acres/Payment: 0
Taxes: TBD
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed? Yes-In Process
Brief Legal: 40.33± acres in Section 22, T7N-R5E
PIDs: Part of: 10-09-22-200-001
Lat/Lon: 40.5794, -89.9138
Zip Code: 61520

Tract 3 Description:

Tract 3 is a mostly tillable tract offering good income potential, all while offering quality hunting opportunities and numerous building sites. Tract 3 has gravel road access along the entire north end via Animal Lane, ensuring good access to the entire tract. This tract has approximately 29.3± acres currently in production with soils consisting of Rozetta, Keomah, Clarksdale, and Hickory silt loams, and Rozetta and Hickory silt clay loams with an average PI of 115.21. 3 older/smaller grain bins are located on the NW corner of the property. Tract 3 sits directly south (across Animal Lane) of tracts 1 and 2.

Deeded Acres: 37.21± subject to survey
FSA Farmland Acres: 29.3± (estimated)
Soil Types: Rozetta, Keomah, Clarksdale, Hickory Silt Loams/Rozetta Silty Clay Loam
Soil PI/NCCPI/CSR2: 115.21 PI
CRP Acres/Payment: 0
Taxes: TBD
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed? Yes-In Process
Brief Legal: 37.21± acres in Section 22, T7N-R5E
PIDs: Part of: 10-09-22-200-001
Lat/Lon: 40.5759, -89.9171
Zip Code: 61520

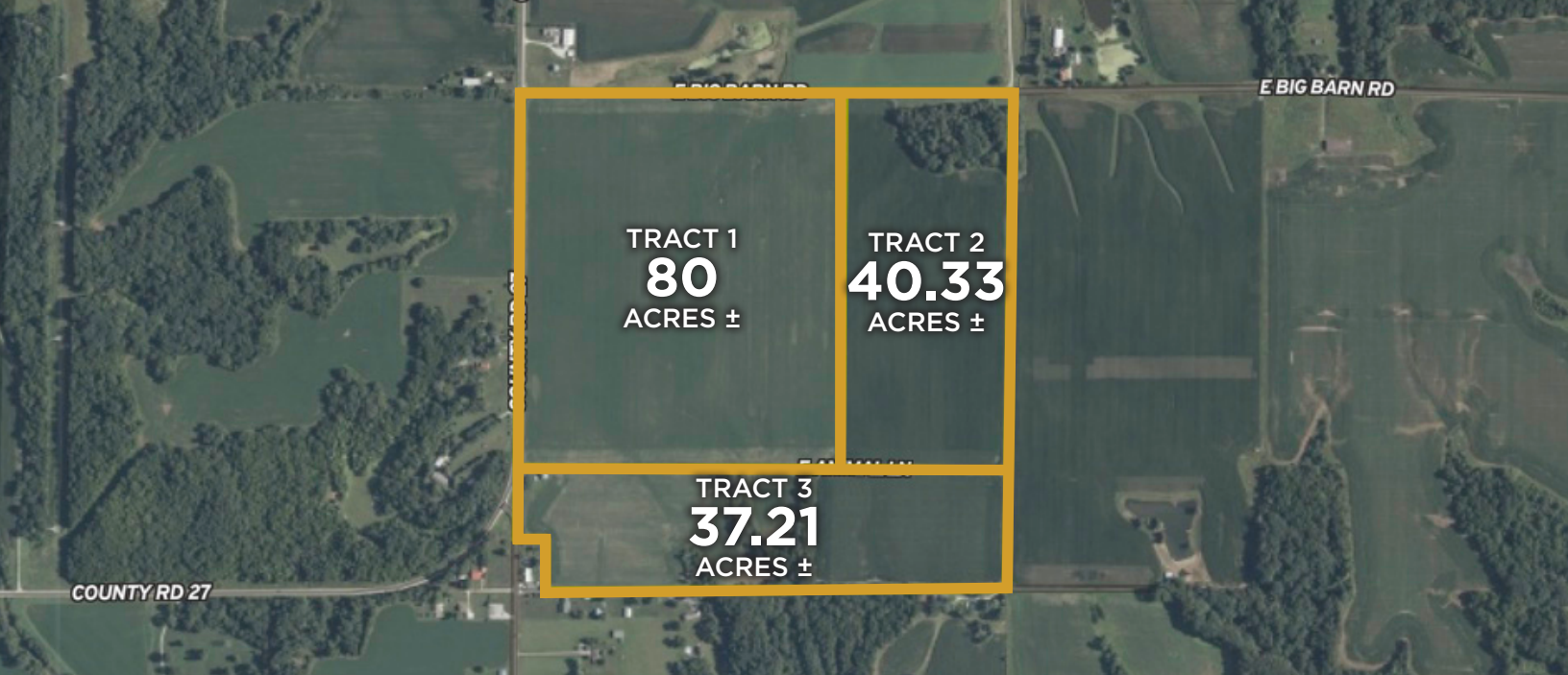


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO [RANCHANDFARMAUCTIONS.COM](https://RanchandFarmAuctions.com) FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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