

LAND AUCTION

120.11 AC± | 1 TRACT | MCDONOUGH CO, IL



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/16/26 **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: CARTHAGE EAGLES CLUB

519 N MADISON ST, CARTHAGE, IL 62321

This farm offers an excellent opportunity to purchase a highly productive tillable farm in Western McDonough County. The property is generally located ½ mile east of the Hancock/McDonough County line along North 1200 Rd, northwest of Tennessee. The farm consists of 120.11± surveyed acres, with approximately 116 acres of highly productive NHEL tillable farm ground.

The tillable acres carry a weighted average Productivity Index (PI) rating of 120.3, with predominant soil types including Ipava, Clarksdale, and Rozetta. The farm is mostly level, with 99% of all fields being reported at NHEL through the FSA office. The combination of productive soils and a farm that is just over 96% tillable makes this a quality farm with strong income potential. The property was surveyed in September of 2026 and sells with open farm tenancy for the 2027 crop year. Possession at closing subject to any tenant rights for the 2026 crop year.

Whether you are looking to add acres to an existing farming operation or diversify your investment portfolio, this property offers an excellent opportunity to purchase a highly productive tillable farm in western McDonough County.



Deeded acres:	120.11±
FSA Farmland Acres:	116
Soil Types:	Ipava, Clarksdale, Rozetta
Soil PI/NCCPI/CSR2:	PI 120.3
Taxes:	TBD
Lease Status:	Open Tenancy for 2027 crop year
Possession:	At closing, subject to current tenant rights for the 2026 crop year
Survey:	Completed September 2026
Brief Legal:	Pt NE ¼ and pt NE ¼ SE ¼ S6 T5N R4W McDonough County, IL
PIN#:	Part of 18-000-039-10
Lat/Lon:	40.45635, -90.89090
Zip Code:	62326

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TYLER SELLENS, AGENT: 217.440.4624 | tyler.sellens@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 # 471.018541 | Joe Gizdic, 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

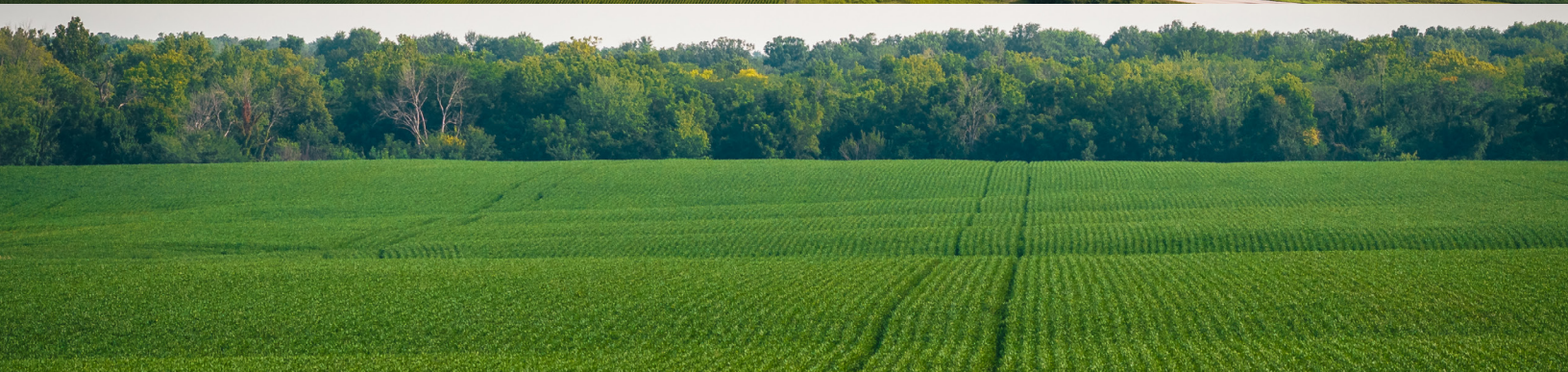


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