

LAND AUCTION

140 AC± | 2 TRACTS | EFFINGHAM CO, IL



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/17/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: EFFINGHAM EVENT CENTER

1501 W FAYETTE AVE, EFFINGHAM, IL 62401

Located in Effingham County, Illinois, this 140± acre property is a strong opportunity for farmers and land investors looking to add high-quality acreage to an existing operation. With the entire farm consisting of tillable ground and an average Productivity Index of 114.8, the agricultural aspect is clearly the highlight of this property.

The 140± acres provide a large, efficient block of farmland with the kind of soil quality that makes this tract stand out. The high average PI of 114.8 adds to the desirability of the farm and makes it an excellent fit for an operator looking to increase their acreage in a productive farming area. Whether incorporated into a larger operation or held as an investment, this property offers a straightforward agricultural opportunity.

Access is another major advantage. The property has multiple points of access and road frontage along multiple sides, providing flexibility for equipment movement and making the farm convenient to operate. Having several access points can also simplify field entry and make day-to-day farming much more efficient.

The location puts the property approximately 8 miles from Farina and 12 miles from Altamont, offering a convenient combination of rural setting and proximity to nearby towns. Access to grain facilities, fuel, equipment, supplies, and other agricultural services is within a reasonable distance, making this a practical addition to an existing operation.

This property is best suited for buyers focused on quality agricultural ground. The clean layout, strong soil productivity, multiple access points, and location create a farm that is easy to understand and easy to utilize.

Opportunities to purchase 140± contiguous acres of all-tillable ground with an average PI of 114.8 and road frontage on multiple sides do not come along often. For a farmer looking to expand, a landowner wanting to consolidate nearby acreage, or an investor seeking quality agricultural ground, this Effingham County property deserves serious consideration.

Tract 1 Description:

Located in Effingham County, Illinois, this 100± acre property presents an excellent opportunity for farmers and investors looking to add high-quality acreage to an existing operation. With the entire farm consisting of tillable ground and a strong average Productivity Index of 115.08, this property is built around agricultural productivity and ease of use.

The 100± acres offer a clean and efficient block of tillable ground with a PI that immediately stands out. The 115.08 average Productivity Index makes this a highly attractive farm for operators looking to expand their acreage with quality ground. Whether incorporated into a larger farming operation or held as an investment, the property offers strong long-term agricultural potential.

One of the biggest advantages of this farm is its access. Road frontage on three sides provides multiple points of entry and excellent flexibility for equipment movement and field operations. This layout makes the property convenient to farm while also providing options for how equipment and vehicles access different portions of the acreage.

The location between Farina and Altamont adds to the overall appeal. The property sits approximately 8 miles from Farina and 12 miles from Altamont, keeping it close to nearby services, agricultural suppliers, fuel, equipment, and other everyday necessities.

This property is primarily focused on its agricultural value, and the combination of size, soil quality, and accessibility makes it an excellent addition to an existing farming operation. The three-sided road frontage is a feature that is increasingly difficult to find on larger tracts and adds to the overall functionality of the farm.

For a farmer looking to increase their acreage, consolidate additional ground, or add a productive tract to an existing operation, this 100± acre Effingham County property offers a straightforward and highly desirable opportunity. With 100± acres of all-tillable ground, a 115.08 average PI, and road frontage on three sides, this is a farm that deserves serious consideration.

Deeded Acres: 100±
Soil Types: Newberry silt loam, Cisne silt loam
Soil PI/NCCPI/CSR2: 115.08
CRP Acres/Payment: No CRP
Taxes: \$3,069.80
Lease Status: Open for 2027
Possession: At closing
Survey Needed?: No
Brief Legal: 100± acres pt NE ¼ S31 T6N R4E,
PIDs: 1501031011,
Lat/Lon: 38.92300 / -88.79035
Zip Code: 62838

Tract 2 Description:

Located in Effingham County, Illinois, this 40± acre property offers an excellent opportunity for farmers and investors looking to add high-quality tillable acreage to an existing operation. With the entire tract consisting of tillable ground and a strong average Productivity Index of 114.08, this property is centered around agricultural productivity and long-term value.

The 40± acres provide a clean, efficient tract of farmland with an impressive PI that makes this property stand out. An average Productivity Index of 114.08 gives farmers an opportunity to add quality ground to their operation while maintaining a manageable acreage size. Whether you're looking to expand an existing farm, add acreage nearby, or invest in productive farmland, this tract offers plenty of potential.

Road frontage along one side of the property provides convenient access for equipment and farming operations. The frontage allows for straightforward entry to the farm while keeping the layout simple and efficient for day-to-day use.

The location between Farina and Altamont continues to add to the appeal of this property. Sitting approximately 8 miles from Farina and 12 miles from Altamont, the farm is conveniently positioned near agricultural services, fuel, equipment, supplies, and other nearby amenities.

This property is primarily focused on its agricultural value, and the combination of soil quality, acreage, and accessibility makes it a strong fit for someone looking to increase their farming footprint. Its size also makes it an excellent option for a buyer who wants quality tillable ground without taking on a much larger tract.

For a farmer looking to expand an operation, an investor seeking productive agricultural ground, or a landowner looking to add a quality tract to their portfolio, this 40± acre Effingham County property offers a straightforward opportunity. With all tillable acreage, a 114.08 average PI, and road frontage on one side, this farm deserves serious consideration.

Deeded Acres: 40±
Soil Types: Newberry silt loam, Cisne silt loam
Soil PI/NCCPI/CSR2: 114.08
CRP Acres/Payment: No CRP
Taxes: \$1,219.64
Lease Status: Open 2027
Possession: At closing
Survey Needed?: No
Brief Legal: 40± acres NW ¼ NW ¼ S32 T6N R4E
PIDs: 1501032014
Lat/Lon: 38.92500 / -88.78490
Zip Code: 62838

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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 | Josh Malone, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.292.9183 | Cody Lowderman, IL Auctioneer, 441.001255



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