

LAND AUCTION

40 AC± | 1 TRACT | WAYNE CO, IL



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/17/26 **AUCTION TIME:** 4 PM CT

AUCTION HELD AT: THE LANDING, 119 NE 3RD ST, FAIRFIELD, IL 62837

PROPERTY PREVIEW: BY APPOINTMENT ONLY

Located in Wayne County, Illinois, just south of Johnsonville, this 40± acre property offers an excellent opportunity to add quality farmland to an existing farming operation or invest in a manageable tract of productive agricultural ground. The farm features 39± acres of tillable ground with a 96.78 Productivity Index, making the tillable acreage the clear highlight of this property. With nearly the entire farm consisting of open ground, the tract offers an efficient layout that can be easily incorporated into a larger operation while still maintaining the flexibility of a standalone investment.

Road frontage provides convenient access for equipment and field operations, making the property straightforward to manage throughout the farming season. Its location just south of Johnsonville places the farm in a desirable agricultural area while keeping it close to the surrounding community and nearby amenities.

For a farmer looking to add acreage, someone wanting to consolidate nearby ground, or an investor seeking a productive tract with strong agricultural appeal, this 40± acre Wayne County property offers a clean and practical opportunity. With 38.5± acres of tillable ground, a 96.78 Productivity Index, and road frontage, this is a property centered around productive farmland and ease of use.

Deeded Acres:	40
FSA Farmland Acres:	38.5±
Soil Types:	Wynoose silt loam/ Bluford silt loam
Soil PI/NCCPI/CSR2:	96.78
CRP Acres/Payment:	NA
Taxes:	\$876.02
Lease Status:	Open 2027
Possession:	Upon closing
Survey:	No survey needed
Brief Legal:	SE ¼ SE ¼ S4 R6E T1S Wayne Co IL
PIDs:	04-04-004-003
Lat/Lon:	38.46245 / -88.53195
Zip Code:	62823

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSH MALONE, AGENT: 618.292.9183 | josh.malone@whitetailproperties.com

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

COUNTY RD 850E

900E

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TRACT 1
40
ACRES ±

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