

LAND AUCTION

227 AC± | 5 TRACTS | 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, this 227± acre farm offers a strong combination of agricultural income and recreational opportunity. With approximately 203± acres of tillable ground and 10± acres of timber, the property is predominantly productive farmland while still offering quality whitetail habitat.

The 203± tillable acres carry an average Productivity Index of 102.09 and provide a substantial amount of income-producing acreage. The farm's layout and road frontage provide good access for equipment and make it a practical addition to an existing farming operation or a solid agricultural investment.

The timber adds another dimension to the property and has established buck history. While limited in acreage, these timbered areas provide cover and natural travel corridors through a landscape dominated by agriculture. The surrounding crop ground provides an abundant food source, creating the opportunity for strategically placed food plots, stands, and access routes to further improve the hunting potential.

With more than 200± acres of tillable ground, road frontage, income potential, and proven whitetail history, this Wayne County farm offers the opportunity to own a substantial agricultural property without giving up the recreational value that many landowners are looking for.

Tract 1 Description:

Located just outside of Flora in Wayne County, Illinois, this 40± acre property offers a straightforward opportunity for anyone looking to add quality tillable ground to an existing farming operation or invest in productive agricultural land. The property features 37.46± acres of tillable ground with a strong 102.52 Productivity Index, making the tillable acreage the primary highlight of the farm. The size and layout make this tract easy to incorporate into a larger farming operation while still being substantial enough to stand on its own as an investment property. Road frontage provides convenient access for equipment, fieldwork, and overall property management.

Deeded Acres: 40±
FSA Farmland Acres: 37.46±
Soil Types: Bluford silt loam, Hoyleton silt loam
Soil PI/NCCPI/CSR2: PI 102.52
CRP Acres/Payment: No CRP
Taxes: \$764.32
Lease Status: Open for 2027

Possession: Upon closing
Survey Needed?: No Survey needed
Brief Legal: SW ¼ SE ¼ S1 T1N R6E
PIDs: 1101001013
Lat/Lon: 38.54750 / -88.47770
Zip Code: 62823

Tract 2 Description:

Located just outside of Flora in Wayne County, Illinois, this 80± acre property offers an excellent opportunity to add productive farmland to an existing farming operation or acquire a strong agricultural investment. The farm consists of 77± acres of tillable ground with a 103.05 Productivity Index, making the quality and quantity of tillable acreage the primary highlights of the property. The PI gives this tract a strong agricultural appeal, while the efficient layout makes the farm easy to incorporate into a larger operation or manage as a standalone investment.

Deeded Acres: 80±
FSA Farmland Acres: 77±
Soil Types: Hoyleton silt loam
Soil PI/NCCPI/CSR2: PI 103.05
CRP Acres/Payment: No CRP
Taxes: \$1,661.04
Lease Status: Open 2027

Possession: Upon Closing
Survey Needed?: No Survey needed
Brief Legal: S ½ SW ¼ S1 T1N R6E
PIDs: 1101001009
Lat/Lon: 38.54705 / -88.48460
Zip Code: 62823

Tract 3 Description:

Located in Wayne County, Illinois, this 27± acre property offers an excellent opportunity for anyone looking to add productive tillable ground to an existing farming operation or acquire a manageable agricultural investment. The property features 24± acres of tillable ground with a 104.81 Productivity Index, giving the farm a strong foundation for continued agricultural use and long-term value. With nearly the entire tract consisting of tillable acreage, the property is efficient to operate and easy to incorporate into a larger farming operation.

Deeded Acres: 27±
FSA Farmland Acres: 24±
Soil Types: Hoyleton silt loam
Soil PI/NCCPI/CSR2: 104.81
CRP Acres/Payment: No CRP
Taxes: \$549.10
Lease Status: Open 2027

Possession: Upon Closing
Survey Needed?: No Survey needed
Brief Legal: In the NW ¼ NW ¼ S12 T1N R6E
PIDs: 1112013008
Lat/Lon: 38.54390 / -88.48770
Zip Code: 62823

Tract 4 Description:

Located in Wayne County, Illinois, just outside of Flora, this 40± acre property offers an excellent opportunity for farmers, investors, or anyone looking for a tract with both agricultural value and build-site potential. The farm features 36± acres of tillable ground with a 98.53 Productivity Index, providing a strong base for continued farming and an easy addition to an existing operation. With the majority of the property consisting of tillable acreage, the farm is efficient to operate and offers a clean, straightforward layout.

Deeded Acres: 40±
FSA Farmland Acres: 36±
Soil Types: Bluford silt loam
Soil PI/NCCPI/CSR2: 98.53
CRP Acres/Payment: NO CRP
Taxes: \$736.70
Lease Status: Open 2027

Possession: Upon Closing
Survey Needed?: No Survey needed
Brief Legal: SW ¼ SE ¼ S27 T2N R6E
PIDs: 1327011008
Lat/Lon: 38.57880 / -88.51525
Zip Code: 62878

Tract 5 Description:

Located in Wayne County, Illinois, just outside of Flora, this 40± acre property offers an excellent opportunity for farmers, investors, or anyone looking for a tract with strong agricultural value and future build site potential. The farm features 29.58± acres of tillable ground with a 99.4 Productivity Index, providing a solid foundation for continued farming and an excellent addition to an existing operation. The layout offers a manageable tract of productive ground while still leaving room for additional uses and future plans.

Deeded Acres: 40±
FSA Farmland Acres: 29.58±
Soil Types: Bluford silt loam, Hoyleton silt loam
Soil PI/NCCPI/CSR2: 99.4
CRP Acres/Payment: No CRP
Taxes: \$653.14
Lease Status: Open 2027

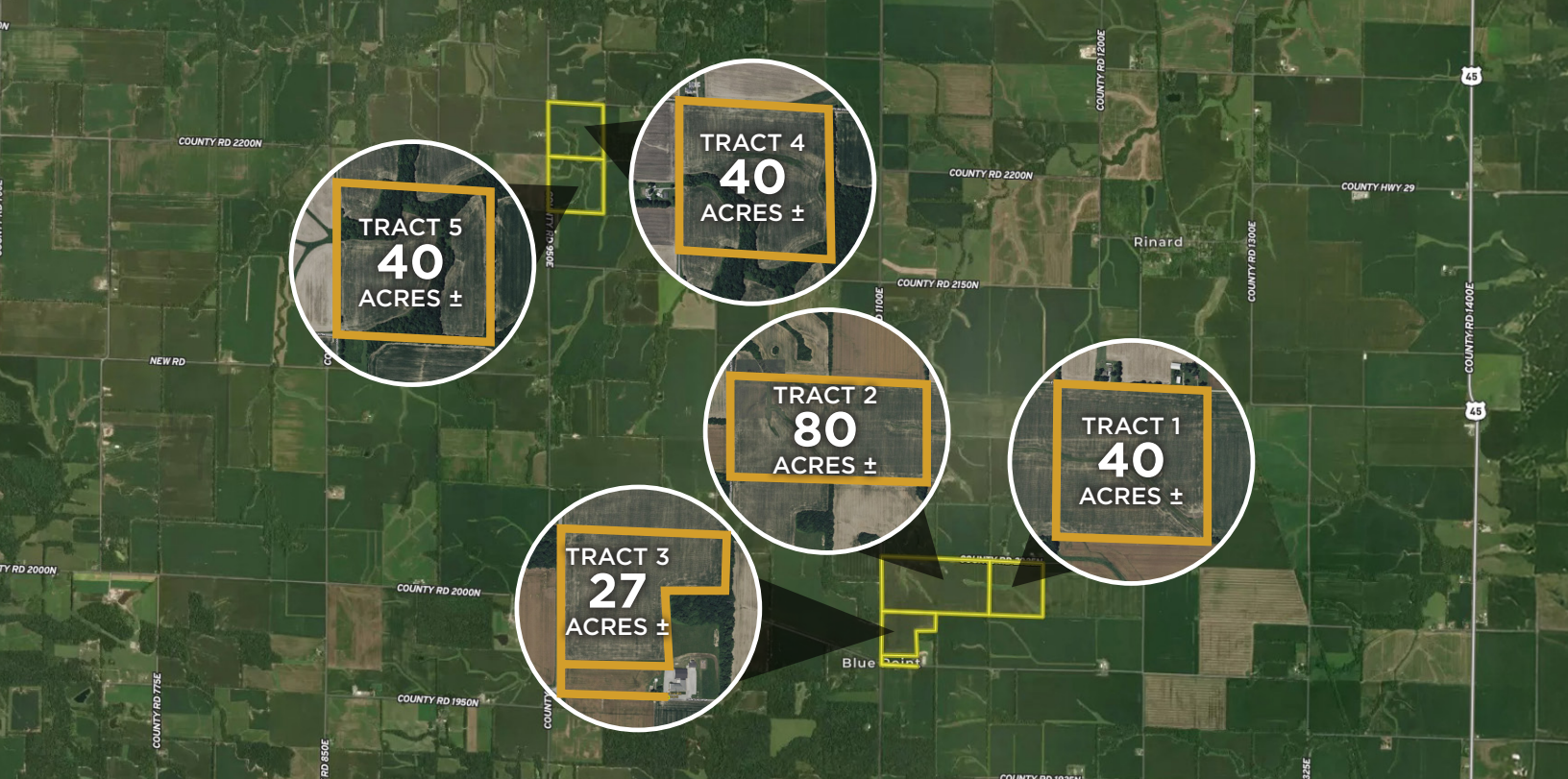
Possession: Upon Closing
Survey Needed?: No Survey needed
Brief Legal: NW ¼ NE ¼ S34 T2N R6E
PIDs: 1334019003
Lat/Lon: 38.57445 / -88.51525
Zip Code: 62878

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 Gidzic, 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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