

LAND AUCTION

40 AC± | 1 TRACT | MONROE CO, IL



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/30/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: MONROE COUNTY FAIRGROUND FINE ARTS BUILDING
4177 IL-156, WATERLOO, IL 62298

Ranch and Farm Auctions powered by Whitetail Properties Real Estate presents 40± acres of tillable farm ground for auction in Monroe County, Illinois, along Southfork Road near Red Bud. This property offers a tract of agricultural ground in an area where farming is a central part of the local landscape and economy.

The farm is made up of tillable acreage and carries an approximate productivity index of 110, providing a measurable indication of the soil productivity across the tract. This gives a buyer a working tract of cropland in southwestern Illinois. Tracts of this size are often a practical fit for farmers adding to an existing operation and investors looking to hold productive farmland in an established agricultural county.

The property is located along Southfork Road, a county road in the Red Bud area of Monroe County. Road access on the north side and easement access along the current driveway on the west side give a convenient point of entry for farm equipment and day-to-day agricultural operations. Buyers will want to review the tract in person and confirm access, field conditions, and boundaries.

Monroe County sits in the Metro East region, with Red Bud and Waterloo nearby for farm supply, grain marketing, equipment service and any other services you may need.

With 40± acres of tillable ground, a productivity index of 110, road access along Southfork Road, and a location near Red Bud, this farm offers a clear and simple opportunity for those seeking to expand their land base or add farmland to a portfolio.



Deeded Acres: 40± (Survey ordered)
Soil Types: Wakeland silt loam, Birds silt loam, Banlic silt loam,
Bunkum silty clay loam, Atlas silty clay loam,
Ruma-Ursa silt loams
Soil PI/NCCPI/CSR2: 110 PI
CRP Acres/Payment: No CRP
Taxes: TBD after survey
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current
tenant's rights for 2026
Survey Needed?: Survey being completed
Brief Legal: Pt W ½ NW ¼ NE ¼ & NE ¼ NW ¼ S14 T4S R9W
PIDs: pt of 16-14-100-002-000
Lat/Lon: 38.19230, -90.06505
Zip Code: 62278

BUYERS PREMIUM:.....No buyer's premium or internet fees
TAXES: Prorated through date of closing
TENANCY: Open tenancy for 2027
RENTS: Seller retains 2026
MINERALS: Seller owned rights will convey
CLOSING COSTS: Seller to provide title search and title insurance,
balance split 50/50
CLOSING DATE: On or before 30 days from seller acceptance
DOWN PAYMENT: 10%
POSSESSION DATE: At closing
SURVEY: Survey ordered, seller will pay for
SELLER: Frees Farms
SALE ORDER:.....By the acre
SALE METHOD:.....Sells subject to seller acceptance

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
CODY CRUM, AGENT: 217.248.7282 | cody.crum@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 # 471018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Cody Crum, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.248.7282 | Cody Lowderman, IL Auctioneer, 441.001255



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