

LAND AUCTION



239.91 AC± | 3 TRACTS | MORGAN-SANGAMON CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/15/26 AUCTION TIME: 11 AM CT

AUCTION HELD AT: AMERICAN LEGION, 136 E. STATE ST, WAVERLY, IL 62692

These three highly productive tillable and combination properties are up for public auction in southeastern Morgan County and western Sangamon County, sitting just southeast of Waverly. These tracts are all in close proximity to each other and will be offered as buyer choice; the 2026 cash rent will be due to the buyers. All of these tracts offer road frontage, established field entrances and available power. This is a rare opportunity to bid on highly sought-after productive farmland in Morgan and Sangamon Counties. This is your chance to diversify your portfolio or expand your farming operation for future generations. These tracts are all high-percentage tillable tracts that have received great stewardship.

LUNCH WILL BE PROVIDED BY RURAL 1ST AND FARM CREDIT ILLINOIS IMMEDIATELY FOLLOWING THE AUCTION.



TRACT 1 DESCRIPTION: 77.07± ACRES

Tract 1 is located just southeast of Waverly on the east side of Stuart Road. This tract is an excellent representation of prime Midwest farmland. Ipava and Virden soils make up over 95% of this tract, yielding an average productivity index of 141 for the entire tract. Sitting around 4 miles from the elevator on a paved road makes this tract about as good as they come. Tract 1 sits immediately adjacent to tract 2, giving the ability to add additional adjoining acres. FSA shows tracts 1 and 2 together and has 154± of the deeded 159.91± acres as cropland, over 96% cropland acres.

Deeded Acres: 77.07
Soil Types: Ipava and Virden
Soil PI/NCCPI/CSR2: 141
CRP Acres/Payment: No CRP
Taxes: \$3,923
Lease Status: Open tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 77.07± acres located pt N ½ NW ¼ S18 T13N R7W Sangamon Co IL
PIDs: 33-18,0-100-004
Lat/Lon: 39.5529,-89.9311
Zip Code: 62692



TRACT 2 DESCRIPTION: 82.84± ACRES

Tract 2 is located just southeast of Waverly on the east side of Stuart Road. This tract is an excellent representation of prime Midwest farmland. This tract is mostly composed of Ipava and Sawmill soils, which yield an average productivity index of over 136 across the entire tract. Sitting about 4 miles from the elevator on a paved road, this tract is extremely desirable. Tract 2 is immediately adjacent to tract 1, giving the ability to add additional adjoining acres. FSA shows tracts 1 and 2 together and has 154± of the deeded 159.91± acres as cropland, over 96% cropland acres.

Deeded Acres: 82.84
Soil Types: Ipava and Sawmill
Soil PI/NCCPI/CSR2: 136
CRP Acres/Payment: No CRP
Taxes: \$3,968
Lease Status: Open tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 82.84± acres located S ½ NW ¼ S18 T13N R7W Sangamon Co IL
PIDs: 33-18,0-100-004 33-18,0-100-003 19-24-400-004
Lat/Lon: 39.5529,-89.9311 39.5751,-89.9216 39.5784,-89.9214
Zip Code: 62692

TRACT 3 DESCRIPTION: 80± ACRES

Tract 3 is located southeast of Waverly on Stuart Road. This tract is an excellent representation of prime Midwest farmland. This tract is mostly composed of Ipava and Osco soils, which yield an average productivity index of over 137 across the entire tract. Sitting about 6 miles from the elevator on a paved road, this tract is extremely desirable. This parcel is just over 1 mile from tracts 1 and 2, making it an excellent fit for anyone looking to add this additional acreage to their operation or portfolio.

Deeded Acres: 80
Soil Types: Ipava and Osco
Soil PI/NCCPI/CSR2: 137
CRP Acres/Payment: No CRP
Taxes: \$5,040
Lease Status: Open tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 80± acres S ½ SE ¼ S24 T13N R8W Morgan Co IL
PIDs: 19-24-400-004
Lat/Lon: 39.5784,-89.9214
Zip Code: 62692

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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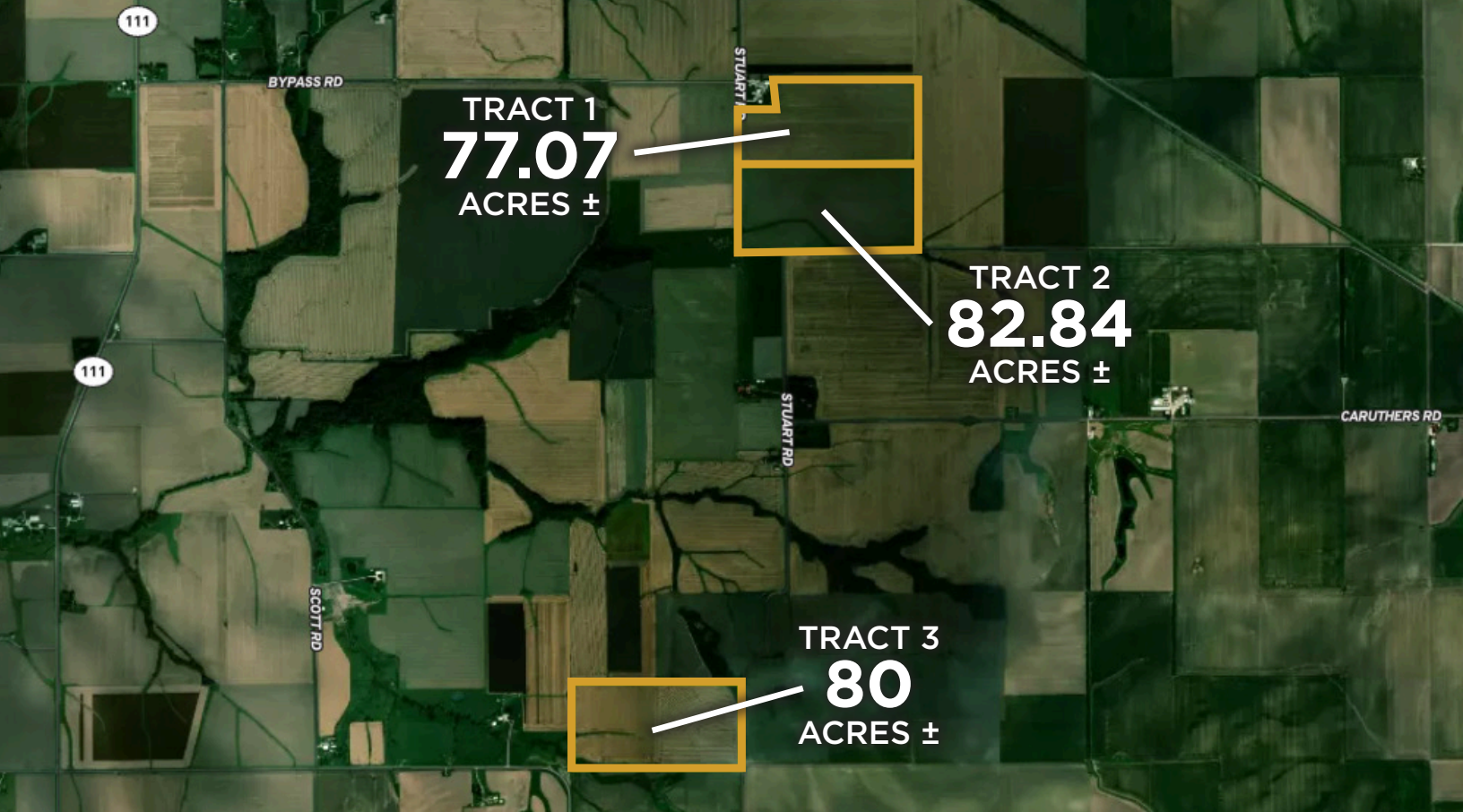
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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