

LAND AUCTION

152.96 AC± | 7 TRACTS | MARION CO, IL



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/28/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: GREENVIEW COUNTRY CLUB, 2801 PUTTER LANE, CENTRALIA, IL 62801

PROPERTY PREVIEW: CALL FOR APPOINTMENT

Located in Walnut Hill, Marion County, Illinois, just 9 miles from Centralia, this 152.96± acre property offers a strong combination of tillable ground, extensive improvements, and recreational opportunities. Farms with this level of infrastructure and productive acreage are hard to find, especially in such a convenient location.

The property includes approximately 121± acres of tillable ground with solid PIs, making it an excellent option for farmers looking to expand their operations or buyers interested in generating income. The acreage is well laid out and suited for efficient farming practices. Whether farmed personally or utilized for cash rent or crop share, this ground provides strong potential.

In addition to the farmland, the property features an impressive set of improvements. The main building is a large 116x64 structure that includes approximately 1,850± square feet of office space. This space provides a functional area for operations, business use, or property management. Attached to this building is a 66x64 workshop area and a 21x64 wash bay, making it highly practical for equipment maintenance and daily use.

Tract 1: 17± acres

Located in Walnut Hill, Marion County, Illinois, just 9 miles from Centralia, this 17± acre property offers a strong mix of productive ground and recreational opportunities in a manageable size. Smaller tracts with this combination of features and location are always in demand.

Deeded Acres: 17±
FSA Farmland Acres: 13.26
Soil Types: Hoyleton silt loam, Newberry silt loam
Soil PI/NCCPI/CSR2: 109.42
CRP Acres/Payment: NA
Taxes: \$308 estimated due to split
Lease Status: Open tenancy for 2027
Possession: Immediate subject to tenant rights
Survey Needed?: Survey needed if sold separately
Brief Legal: Lying in the NW ¼ of SW ¼ S36T1NRIE
PIDs: 1436300001
Lat/Lon: 38.1128 / -88.3932
Zip Code: 62835

Tract 2: 10.5± acres

Located in Walnut Hill, Marion County, Illinois, this 10.5± acre property offers a versatile opportunity for buyers seeking a smaller tract with both income potential and build-site appeal. With direct highway access and a clean layout, this property offers multiple avenues for use.

Deeded Acres: 10.48
FSA Farmland Acres: 8.91
Soil Types: Bluford silt loam
Soil PI/NCCPI/CSR2: 97.52
CRP Acres/Payment: N/A
Taxes: \$180.18
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate subject to tenant rights
Survey Needed?: No survey needed
Brief Legal: In the SE ¼ of the SE ¼ S2 R7E T5S
PIDs: 0902400002
Lat/Lon: 38.1128 / -88.3932
Zip Code: 62835

Tract 3: 10± acres

This 10± acre property in Marion County, Illinois, offers a clean, efficient layout that makes it an excellent option for both investment and development. With a high percentage of tillable acreage and direct highway access, this tract is well-suited for buyers seeking a manageable piece of ground for multiple uses.

Deeded Acres: 9.84
FSA Farmland Acres: 8.91
Soil Types: Wynoose silt loam, Bluford silt loam
Soil PI/NCCPI/CSR2: 97.51
CRP Acres/Payment: NA
Taxes: \$174.66
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession
Survey Needed?: No survey needed
Brief Legal: N ½ of the NE ¼ S 11 R7E T5S
PIDs: 0911200001
Lat/Lon: 38.1092 / -88.3955
Zip Code: 62835

Tract 4: 10± acres

This 10± acre property in Marion County, Illinois, offers a strong opportunity for buyers looking for a smaller tract with high-quality soil and flexible use. With a solid portion of productive ground and direct highway access, this property is well-suited for both investment and development.

Deeded Acres: 9.86
FSA Farmland Acres: 6.37
Soil Types: Newberry silt loam, Wynoose silt loam
Soil PI/NCCPI/CSR2: 106.45
CRP Acres/Payment: NA
Taxes: \$179 estimated due to split
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession
Survey Needed?: survey needed
Brief Legal: NW ¼ of the NW ¼ S12 R7E T5S
PIDs: 0912100001
Lat/Lon: 38.10555 / -88.3887
Zip Code: 62835

Tract 5: 26± acres

This 26± acre property in Marion County, Illinois, offers a strong combination of productive farmland, recreational ground, and build-site potential. With a balanced mix of tillable acreage and timber, this tract provides multiple opportunities in a manageable size.

Deeded Acres: 25.96
FSA Farmland Acres: 14.5
Soil Types: Newberry silt loam, Wynoose silt loam
Soil PI/NCCPI/CSR2: 108.85
CRP Acres/Payment: NA
Taxes: \$472 estimated due to split
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession
Survey Needed?: Survey needed
Brief Legal: In the W ½ of the NW ¼ S12 R7E T5S
PIDs: 0912100001
Lat/Lon: 38.10555 / -88.3887
Zip Code: 62835

Tract 6: 75.5± acres

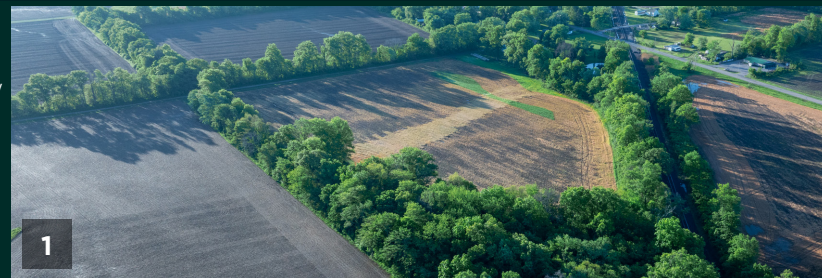
This 75.5± acre property in Marion County, Illinois, is a straightforward, highly productive farm focused on what matters most — quality tillable ground. Located just off the highway and in the same area as several other strong tracts, this property offers an excellent opportunity for those looking to expand their operation or invest in income-producing land.

Deeded Acres: 75.5
FSA Farmland Acres: 69.54
Soil Types: Cisne silt loam, Cisne-Huey silt loams
Soil PI/NCCPI/CSR2: 106.5
CRP Acres/Payment: NA
Taxes: TBD due to splitting off build sites
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession
Survey Needed?: Survey needed
Brief Legal: In the SW ¼ of the NW ¼ and in the NW ¼ of the SW ¼ S12 R7E T5S
PIDs: 0912100001
Lat/Lon: 38.10555 / -88.3887
Zip Code: 62835

Tract 7: 4± acres

This 4± acre property offers an outstanding setup for farmers, contractors, or business owners in need of functional space, storage, and office capabilities. With multiple large buildings already in place and equipped for a variety of uses, this property is built to handle day-to-day operations efficiently.

Deeded Acres: 4.31
Taxes: \$8597
Possession: Immediate possession
Survey Needed?: No survey needed
Brief Legal: In the SW ¼ of the NW ¼ and in the NW ¼ of the SW ¼ S12 R7E T5S
PIDs: 0912100001
Lat/Lon: 38.10555 / -88.3887
Zip Code: 62835

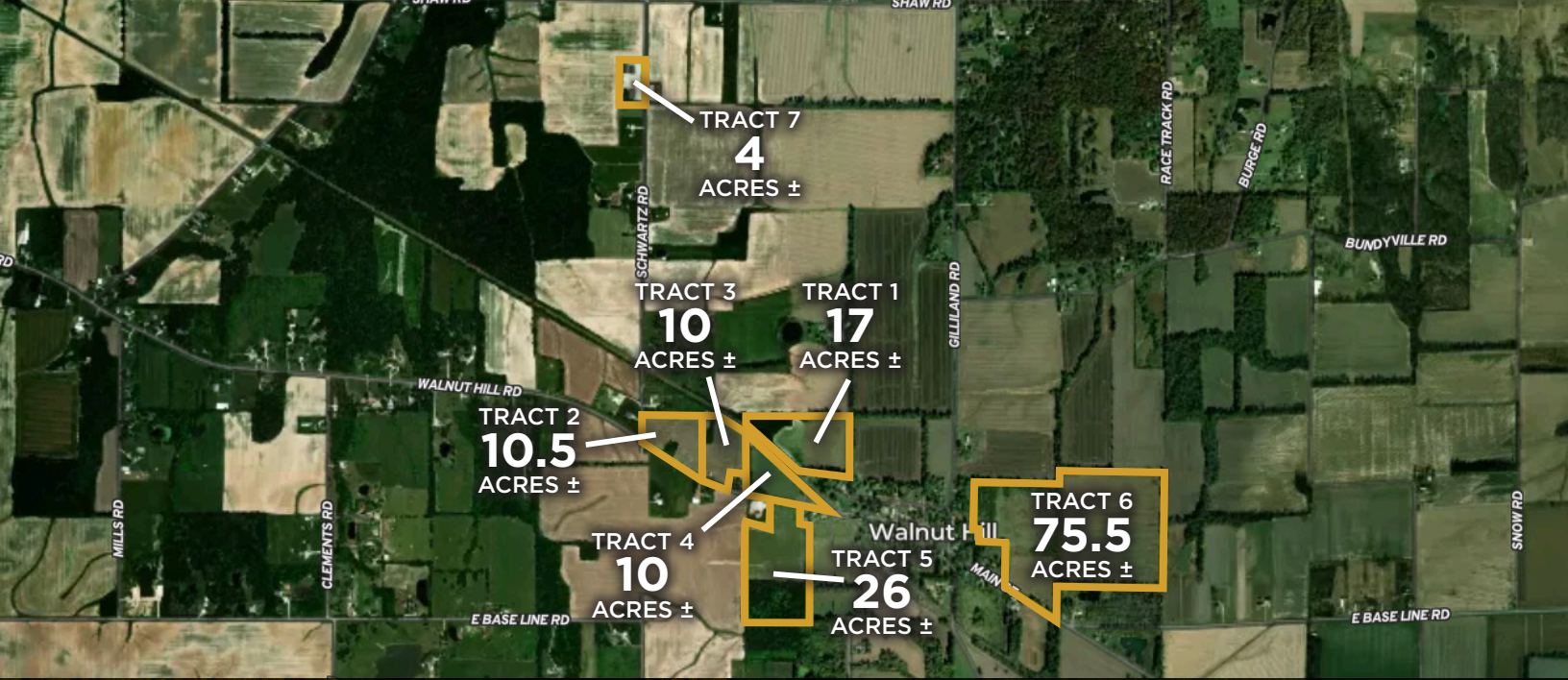


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 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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