

# LAND AUCTION

196.367 AC± | 2 TRACTS | WINNEBAGO CO, IL



LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 8/26/26 **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** PRAIRIEVIEW GOLF COURSE

6734 N GERMAN CHURCH RD, BYRON, IL 61010

Ranch and Farm Auctions powered by Whitetail Properties is proud to present 196.367± acres of highly productive Winnebago County farmland located between Winnebago and Byron in one of Northern Illinois' most desirable agricultural regions. Situated in an area known for strong yields, quality operators, and long-term land ownership, this farm presents an outstanding opportunity for farmers, investors, and landowners looking to acquire premium tillable acreage. The farm will be offered in a bidder's choice format and divided into two tracts, allowing buyers the flexibility to purchase the tract that best fits their operation or investment goals. Tract 1 consists of 123.998± acres with access from Murphy Road and approximately 114± tillable acres carrying a strong 130 Productivity Index. Its size, quality soils, and efficient layout make it an excellent addition to an existing operation or investment portfolio. Tract 2 consists of approximately 72.369± acres with access from Kendall Road and approximately 61± tillable acres boasting an impressive 136 Productivity Index. With some of the strongest soils in the area, this tract offers exceptional production potential in a manageable size that appeals to a broad range of buyers. Both tracts feature quality soil composition, strong productivity ratings, and efficient farming layouts that support modern agricultural practices. The location between Winnebago and Byron places the farm in the heart of a highly regarded farming area where ownership opportunities are limited, and demand remains strong. Whether a buyer is looking to expand an existing operation, secure a long-term investment, complete a 1031 exchange, or purchase both tracts as a complete unit, this auction provides a rare opportunity to acquire high-quality Winnebago County farmland. Farms of this caliber do not become available often. Contact Todd Henry with Ranch and Farm Auctions powered by Whitetail Properties for auction details, bidding information, and property tours.

## Tract 1 Description: 123.998 Surveyed Acres

Tract 1 consists of 123.998± surveyed acres located along Murphy Road and represents a high-quality addition to any farming operation. With approximately 114± tillable acres and a strong 130 Productivity Index, this tract offers the combination of size, soil quality, and field efficiency that operators are seeking in today's market. The tract features excellent access from Murphy Road and a highly workable layout that allows for efficient farming practices. The field has a gentle roll and strong soil composition throughout, creating a productive farming unit capable of supporting strong yields year after year. Tracts of this size are often difficult to find, making this an attractive opportunity for both local operators and investors looking for a larger income-producing parcel. Whether you are adding acres to your existing operation or looking for a stand-alone investment, Tract 1 offers the scale, productivity, and location necessary to compete with some of the best farmland in the region.

**Deeded Acres:** 123.998± Survey Acres  
**Soil Types:** Greenbush silt loam, Ogle silt loam, Elburn silt loam  
**Soil PI/NCCPI/CSR2:** 130.4 PI  
**CRP Acres/Payment:** NO CRP  
**Taxes:** 6,949.36  
**Lease Status:** Open Tenancy for 2027 crop year  
**Possession:** Immediate possession subject to the current tenant's rights for 2026  
**Survey Needed?:** Complete  
**Brief Legal:** 123.998± acres pt SE ¼ and part SW ¼ S25 T26N R10E Winnebago Co, IL  
**PIDs:** 13-25-300-008, 13-25-400-001  
**Lat/Lon:** 42.2176 -89.29.24  
**Zip Code:** 61088

## Tract 2 Description: 72.369 Surveyed Acres

Tract 2 consists of approximately 72.369± acres with access from Kendall Road and approximately 61± tillable acres carrying an impressive 136 Productivity Index. This tract boasts some of the strongest soils found in the area and represents an excellent opportunity for operators and investors seeking highly productive farmland. The field is well laid out with quality road access and an efficient farming footprint. The higher soil productivity rating makes this tract particularly attractive to buyers focused on long-term production potential and return on investment. Its manageable size also opens the door to a wider buyer pool, including neighboring farmers looking to expand, beginning operators seeking a quality farm, or investors wanting to add premium Illinois farmland to their portfolio. Quality farms with soil ratings of this caliber rarely become available in this location. Tract 2 offers a combination of productivity, accessibility, and investment potential that should attract significant interest on auction day.

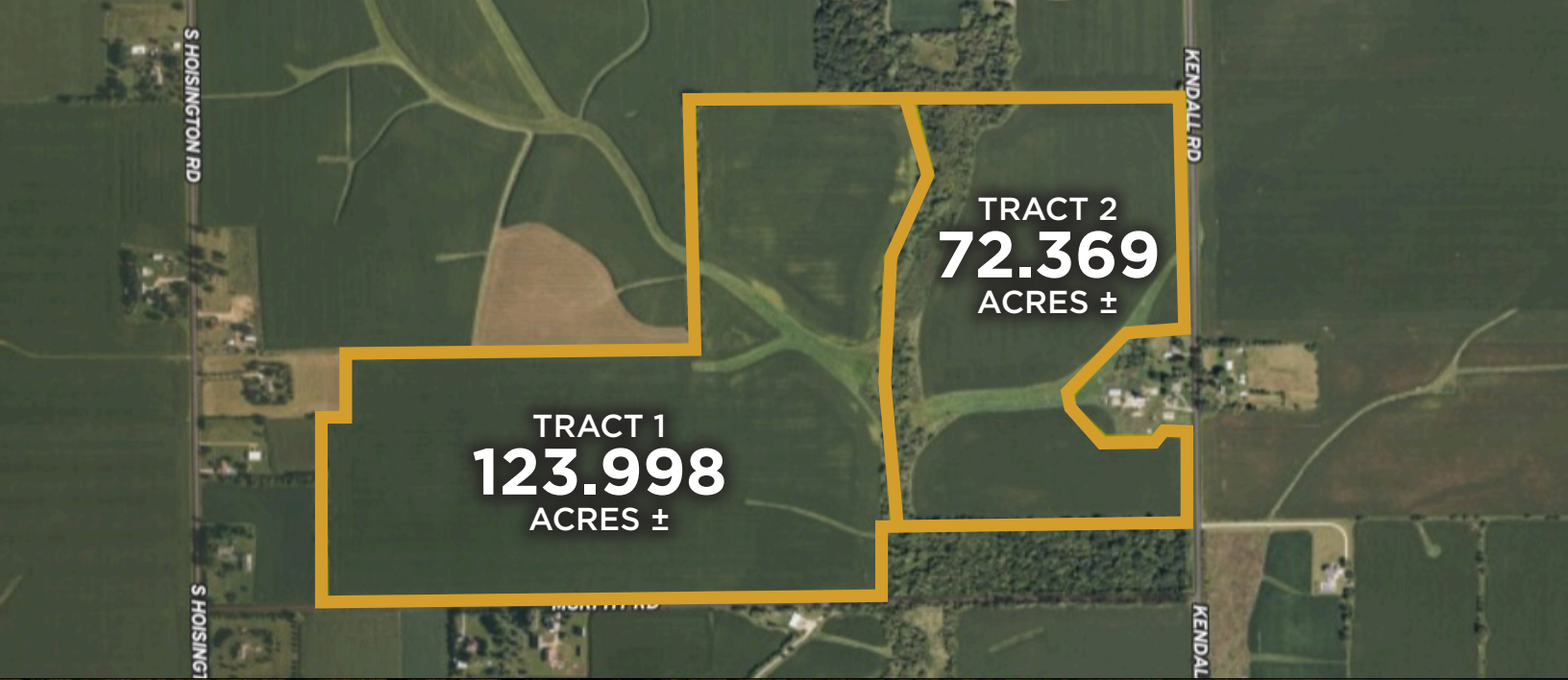
**Deeded Acres:** 72.369± Survey Acres  
**Soil Types:** Plano silt loam, Elburn silt loam, Greenbush silt loam,  
**Soil PI/NCCPI/CSR2:** 136.5 PI  
**CRP Acres/Payment:** No CRP  
**Taxes:** TBD  
**Lease Status:** Open Tenancy for 2027 crop year  
**Possession:** Immediate possession subject to the current tenant's rights for 2026  
**Survey Needed?:** Complete  
**Brief Legal:** 72.369± acres pt SE ¼ S25 T26N R10E Winnebago Co, IL  
**PIDs:** 13-25-300-008, 13-25-400-001  
**Lat/Lon:** 42.2222 -89.2799  
**Zip Code:** 61088

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
TODD HENRY, AGENT: 815.997.2256 | [todd.henry@whitetailproperties.com](mailto:todd.henry@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 | Todd Henry, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 815.997.2256 | Cody Lowderman, IL Auctioneer, 441.001255



TRACT 1  
**123.998**  
ACRES ±

TRACT 2  
**72.369**  
ACRES ±

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