

# LAND AUCTION



## 90.16 AC± | 3 TRACTS | MCDONOUGH CO, IL

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

**AUCTION DATE:** 6/26/25 **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** VFW

1200 E JEFFERSON ST, MACOMB, IL 61455

Located between Macomb and Industry is this combination tillable and pasture farm in east central McDonough County. The property is located east of HWY 67 one and a half miles along the north side of 700th road in section 25 & 26 of Macomb City Township. The property offers highly productive tillable farm ground along with improved pastureland and a large pond for recreational use.

Approximately 43± acres are currently in row crop production, with the remaining 47± acres being improved pastureland. The average Productivity Index rating on the tillable acres is 127.7, ensuring consistent yields and a solid return on your investment. Predominant soils include Ipava and Greenbush. The pasture acres have good fences along with several older buildings and grain bin.

Whether you are looking to expand your row crop operation or cattle production, this is a well-rounded property that offers some of both. Don't miss your opportunity on some smaller tracts in eastern McDonough County.

### **TRACT 1 DESCRIPTION: 28.58± SURVEYED ACRES**

This tract consists of 28.58± surveyed acres of improved pastureland. Access into the property is via owned access back to the main part of the property. The property has a small older building located at the south end of the property. There is a 3.5-acre pond in the middle of this tract that provides a water source for livestock as well as recreational fishing opportunities. The property has quality fences and is turnkey and an ideal property to expand your cattle operation. The pasture is currently rented for \$100/acre.

Buyer shall receive 50% of the 2025 pasture rent at the time of closing.

**Deeded Acres:** 28.58±  
**CRP Acres/payment:** No CRP  
**Taxes:** TBD  
**Lease Status:** Tenant farmer through December 31, 2025  
**Possession:** Immediate possession subject to current tenants' rights for 2025  
**Survey needed?:** No survey needed - already completed  
**Brief Legal:** pt NW SW S25 and pt E ¼ SE ¼ S26 T5N R2W McDonough Co IL

**PIDs:** 17-000-242-05 / 17-000-251-20  
**Lat/Lon:** 40.38553 -90.58358  
**Zip Code:** 61455

### **TRACT 2 DESCRIPTION: 32.36± SURVEYED ACRES**

This is an opportunity to purchase an all-tillable tract that is 97% tillable. Predominant soils include Greenbush, Ipava, Elco and Lawson with an average PI rating of 125.9. The property is gently rolling with access into the property along the south side off of County Road 700th Road. The property is currently rented for \$270/acre.

Buyer shall receive 50% of the 2025 cash rent.

**Deeded Acres:** 32.36±  
**FSA Farmland Acres:** 31.38  
**Soil Types:** Greenbush, Ipava, Elco, Lawson  
**Soil PI/NCCPI/CSR2:** 125.9  
**CRP Acres/payment:** No CRP  
**Taxes:** TBD  
**Lease Status:** Tenant farmer through December 31, 2025  
**Possession:** Immediate possession subject to current tenants' rights for 2025

**Survey needed?:** No survey needed - already completed  
**Brief Legal:** pt SE ¼ S26 T5N R2W McDonough Co IL  
**PIDs:** 17-000-242-05 / 17-000-251-20  
**Lat/Lon:** 40.38553 -90.58358  
**Zip Code:** 61455



### **TRACT 3 DESCRIPTION: 29.22± SURVEYED ACRES - PASTURE, TILLABLE, GRAIN BINS, OUTBUILDINGS**

This tract represents a combination of tillable acreage, improved pasture, older buildings and a grain bin. This tract has 12.03 acres of tillable farm ground rented for \$270/acre with predominate soils being Ipava and fishhook and an average PI rating of 132.2 on the tillable acres. Access into this tract is off of 700th Road on the south side of the property. There are approximately 17 acres of pasture being rented for \$100/acre. There are several older buildings along with an older grain rented for \$1,000/annually. This is a great combination of tillable/pasture property with improvements and is great for a grain and cattle producer.

Buyer shall receive 50% of the 2025 income.

**Deeded Acres:** 29.22  
**FSA Farmland Acres:** 12.03  
**Soil Types:** Ipava, Fishhook, Greenbush  
**Soil PI/NCCPI/CSR2:** 132.2  
**CRP Acres/payment:** No CRP  
**Taxes:** TBD  
**Lease Status:** Tenant farmer through December 31, 2025  
**Possession:** Immediate possession subject to current tenants' rights for 2025

**Survey needed?:** No survey needed - already completed  
**Brief Legal:** pt SE ¼ S26 T5N R2W McDonough Co IL  
**PIDs:** 17-000-242-05 / 17-000-251-20  
**Lat/Lon:** 40.38553 -90.58358  
**Zip Code:** 61455



## IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TYLER SELLENS, AGENT: 217.440.4624 | [tyler.sellens@whitetailproperties.com](mailto:tyler.sellens@whitetailproperties.com)

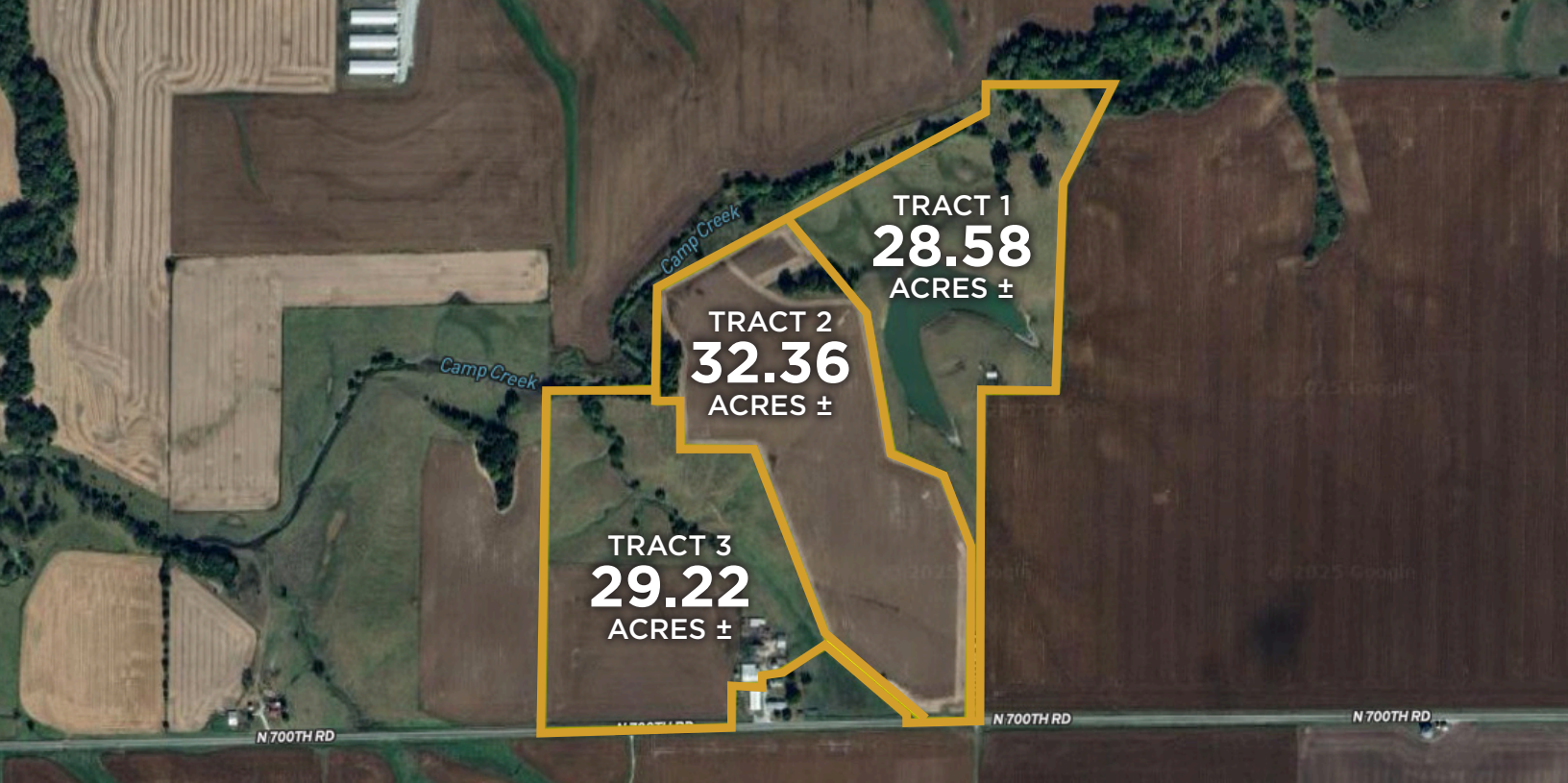
ROD SHEPARD, AGENT: 217.801.5730 | [rod.shepard@whitetailproperties.com](mailto:rod.shepard@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com) FOR ADDITIONAL 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 | Tyler Sellens, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.440.4624 | Rod Shepard, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.801.5730 | Cody Lowderman, IL Auctioneer, 441.001255





## 90.16 AC± | 3 TRACTS | MCDONOUGH CO, IL

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

**AUCTION DATE:** 6/26/25 **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** VFW  
1200 E JEFFERSON ST, MACOMB, IL 61455



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

TYLER SELLENS, AGENT: 217.440.4624 | [tyler.sellens@whitetailproperties.com](mailto:tyler.sellens@whitetailproperties.com)

ROD SHEPARD, AGENT: 217.801.5730 | [rod.shepard@whitetailproperties.com](mailto:rod.shepard@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL 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 | Tyler Sellens, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.440.4624 | Rod Shepard, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.801.5730 | Cody Lowderman, IL Auctioneer, 441.001255