

# LAND AUCTION



## 158.1 AC± | 1 TRACT | ADAMS CO, IL

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

**AUCTION DATE:** 6/26/25 **AUCTION TIME:** 5 PM CT

**AUCTION HELD AT:** WHITETAIL PROPERTIES  
115 W WASHINGTON ST, PITTSFIELD, IL 62363

This southern Adams County property offers a great investment opportunity for investors, farmers, and outdoor enthusiasts alike. Located in a highly desirable area, the property features a combination of productive tillable farmland, CRP acres, and premier deer hunting opportunities. The property has 116.5 +/- acres of tillable farmland (updated per land owner) and 6.79 acres enrolled in CRP, paying an annual income of \$835 through 2028. The seller will credit the buyer \$14,562 at the time of closing for the second half of the 2025 cash rent income. An additional 2.46 acres of farmland not being farmed in the northwest corner is currently utilized as a food plot, perfect for a kill plot.

The highly productive tillable farm ground has an average PI rating of 106.8 on the tillable and CRP acres, ensuring high-quality crop production. Whether you're looking to personally farm the ground or cash rent it out, it offers a strong return on investment. Mature timber is scattered throughout the property, offering the potential for future timber harvests, adding to your overall return on investment.

The property has two-sided access off County Highway 10 and E 2200th Street, offering unmatched convenience for both farming operations and recreational use. For hunting enthusiasts, the land provides excellent deer hunting opportunities, with its mix of open farmland, food plots, and timber.

Whether you're interested in maximizing agricultural production or looking for a recreational property that pays to hunt, this property offers it all. Don't miss out on the chance to bid on this highly productive and diverse property at the upcoming auction.



<b>Tract #:</b>	1
<b>Deeded Acres:</b>	158.1
<b>FSA Farmland Acres:</b>	124.08
<b>Soil Types:</b>	Clarksdale, Bunkum, Winfield
<b>Soil PI/NCCPI/CSR2:</b>	106.8 PI
<b>CRP Acres/payment:</b>	6.79 acres - \$835 annually
<b>Taxes:</b>	\$3,113.74
<b>Lease Status:</b>	Subject to 2025 tenant rights
<b>Possession:</b>	Immediate possession subject to current tenants' rights for 2025
<b>Survey needed?:</b>	No survey is needed
<b>Brief Legal:</b>	SE 1/4 Sec 21 T3S-R6W Adams Co, IL
<b>PIDs:</b>	15-0-0246-002-00
<b>Lat/Lon:</b>	39.790605, -91.092503
<b>Zip Code:</b>	62312



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

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

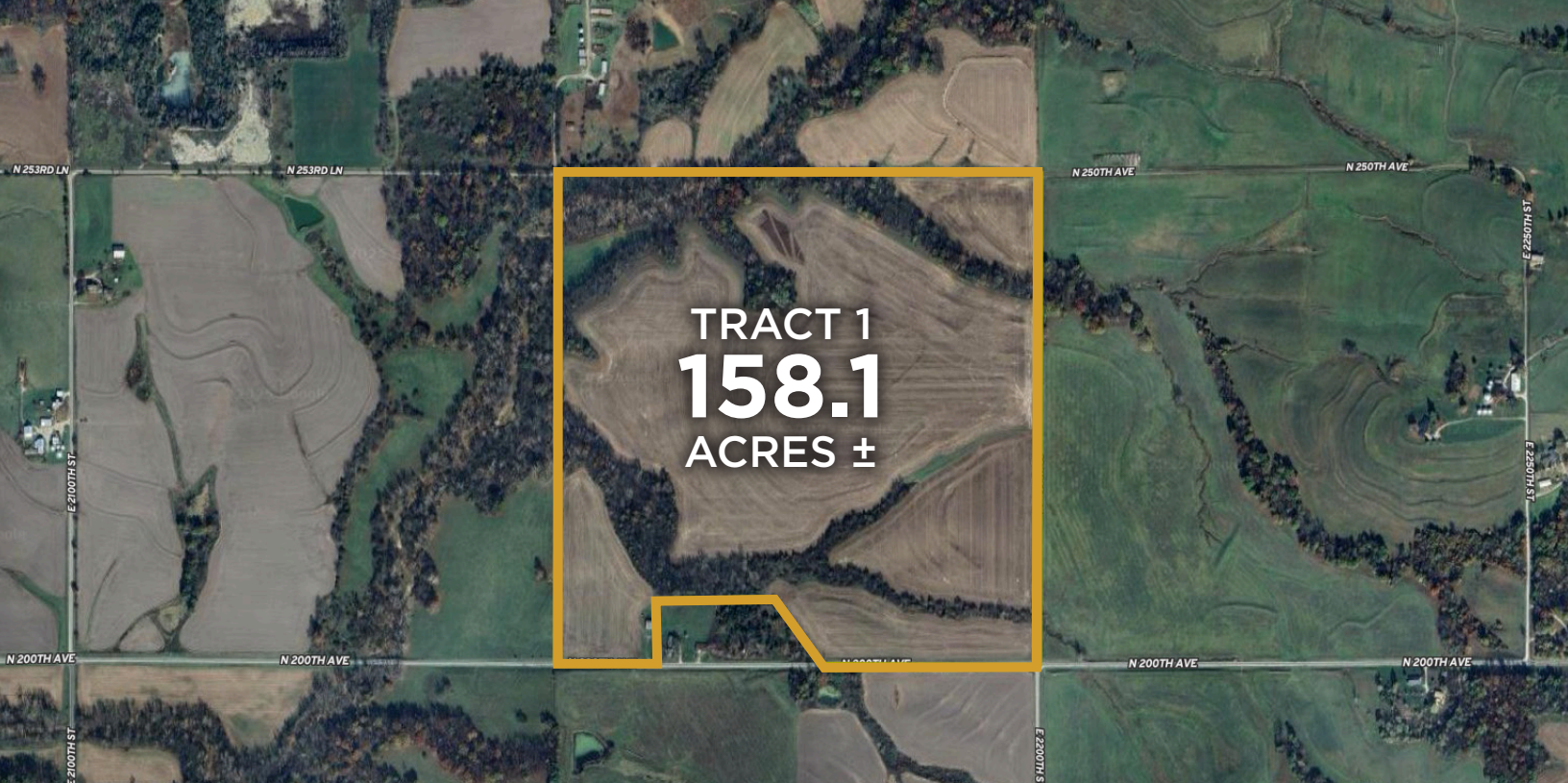
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**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

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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 | Tim Richardson, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.600.4440 | Tyler Sellens, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.440.4624 | Cody Lowderman, IL Auctioneer, 441.001255





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