

LAND AUCTION



365.55 AC± | 4 TRACTS | WARREN CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/18/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: KNOX AGRI-CENTER

180 S SOANGETAHA RD, SUITE 101, GALESBURG, IL 61401

Ranch and Farm Auctions is pleased to offer these highly productive and mostly tillable income-producing properties to public auction in Northeastern Warren County, IL (Kelly Township). All tracts will be offered as buyer's choice, and all come with open farm tenancy for the upcoming 2026 crop year. All tracts also offer excellent road frontage on at least one side of the property, including well-maintained township and county roadways. Don't miss out on this excellent opportunity to bid on highly sought after and very productive farmland offered in multiple tracts to add to your investment portfolio or farm operation in Western Illinois!

TRACT 1 DESCRIPTION: 85.55± ACRES

Tract 1 is located southeast of Alexis in Section 15 of Kelly Township at the intersection of County Highway 4 (155th Street) & 280th Ave. This mostly tillable tract contains approximately 81.64± tillable acres, most recently in soybean production. Predominant soils on tract 1 primarily consist of Muscatune silt loam, with Rozetta & Osco silt loams making up a smaller percentage of the tillable acreage, with an average PI index of 137.9 across the entire tillable production area. Tract 1 has excellent road frontage along the entire north and west sides of the property. This tract is completely pattern tiled. See tile maps.

Deeded Acres: 85.55±
FSA Farmland Acres: 81.64± estimated
Soil Types: Muscatune, Rozetta, Osco & Elco-Atlas Silt Loams
Soil PI/NCCPI/CSR2: 137.9 PI
CRP Acres/payment: No CRP
Taxes: \$4,697.42
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed? NO
Brief Legal: 85.55± taxable acres in S15 T12N R1W Warren County, IL
PIDs: 05-015-001-20
Lat/Lon: 41.0311, -90.4850
Zip Code: 61412

TRACT 2 DESCRIPTION: 40± ACRES

Tract 2 is located immediately west of Shanghai City along the north side of 290th Ave in section 4 of Kelly Township. This mostly tillable tract contains approximately 33.84 tillable acres, most recently in corn production. Soil maps indicate predominant soils consisting of Fayette, Hickory, Radford, Rozetta & Osco silt loams across the cropland. These soils carry an average productivity index of 105.7 across the tillable portion of the farm. Tract 2 is improved with waterways offering erosion control and excellent drainage and also offers whitetail deer hunting opportunities on the northwest corner of the property. Road frontage along the entire south side of tract 2 offers excellent access to the farm as well as the larger waterway. Tract 2 would also be suitable for a future homesite location, and lays immediately north of tract 4. Ameren has a gas lease on this tract. Contact us for details.

Deeded Acres: 40±
FSA Farmland Acres: 33.84± estimated
Soil Types: Fayette, Hickory, Radford, Rozetta & Osco silt loams
Soil PI/NCCPI/CSR2: 105.7 PI
CRP Acres/payment: No CRP
Taxes: \$1,000.94
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed? NO
Brief Legal: 40± taxable acres in S4 T12N R1W Warren County, IL
PIDs: 05-004-007-00
Lat/Lon: 41.0513, -90.5036
Zip Code: 61412

TRACT 3 DESCRIPTION: 80± ACRES

Tract 3 is located in the NW ¼ of Section 9 of Kelly Township along the south side of 290th Ave. Tract 3 is mostly tillable, offering approximately 73.75 cropland acres, most recently in soybean production. Tract 3 soils mostly consist of Muscatune, Osco, Greenbush & Fayette silt loam with an average PI index of 131.5 across the tillable acreage. Tract 3 has good road frontage along the entire north end of the property and also offers whitetail deer hunting opportunities along the west side. Tract 3 also has existing waterways to help minimize erosion and enhance drainage. Tract 3 sits immediately adjacent to tract 4 for the opportunity to add a large amount of continuous farmland to your investment or operation. Ameren has a gas storage easement and lease on this tract. Contact us for details.

Deeded Acres: 80±
FSA Farmland Acres: 73.75 estimated
Soil Types: Muscatune, Osco, Greenbush & Fayette silt loam
Soil PI/NCCPI/CSR2: 131.5 PI
CRP Acres/payment: No CRP
Taxes: \$3,373.80
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed? NO
Brief Legal: 80± taxable acres in S9 T12N R1W Warren County, IL
PIDs: 05-009-002-00
Lat/Lon: 41.0468, -90.5084
Zip Code: 61412

TRACT 4 DESCRIPTION: 160± ACRES

Tract 4 is located in the NE ¼ of section 9 of Kelly Township. This tract offers excellent road frontage along the entire north and east sides, ensuring multiple points and reliable access to the farm. Tract 4 is approximately 95% income-producing, class A farmland with predominant soils consisting of Muscatune & Osco silt loams with an impressive productivity index of 140.3! This tract also has established waterways to help minimize erosion and ensure good drainage. Tract 4 sits immediately east of tract 3 and south of tract 2, giving opportunity to 280 acres of prime land! The utility company has a gravel lane on the south side of the tract and a small area on the NE corner of tract 4. Ameren has a gas storage easement and lease with a gravel lane on the south side of the tract and a small area on the NE corner of tract 4. Contact us for details.

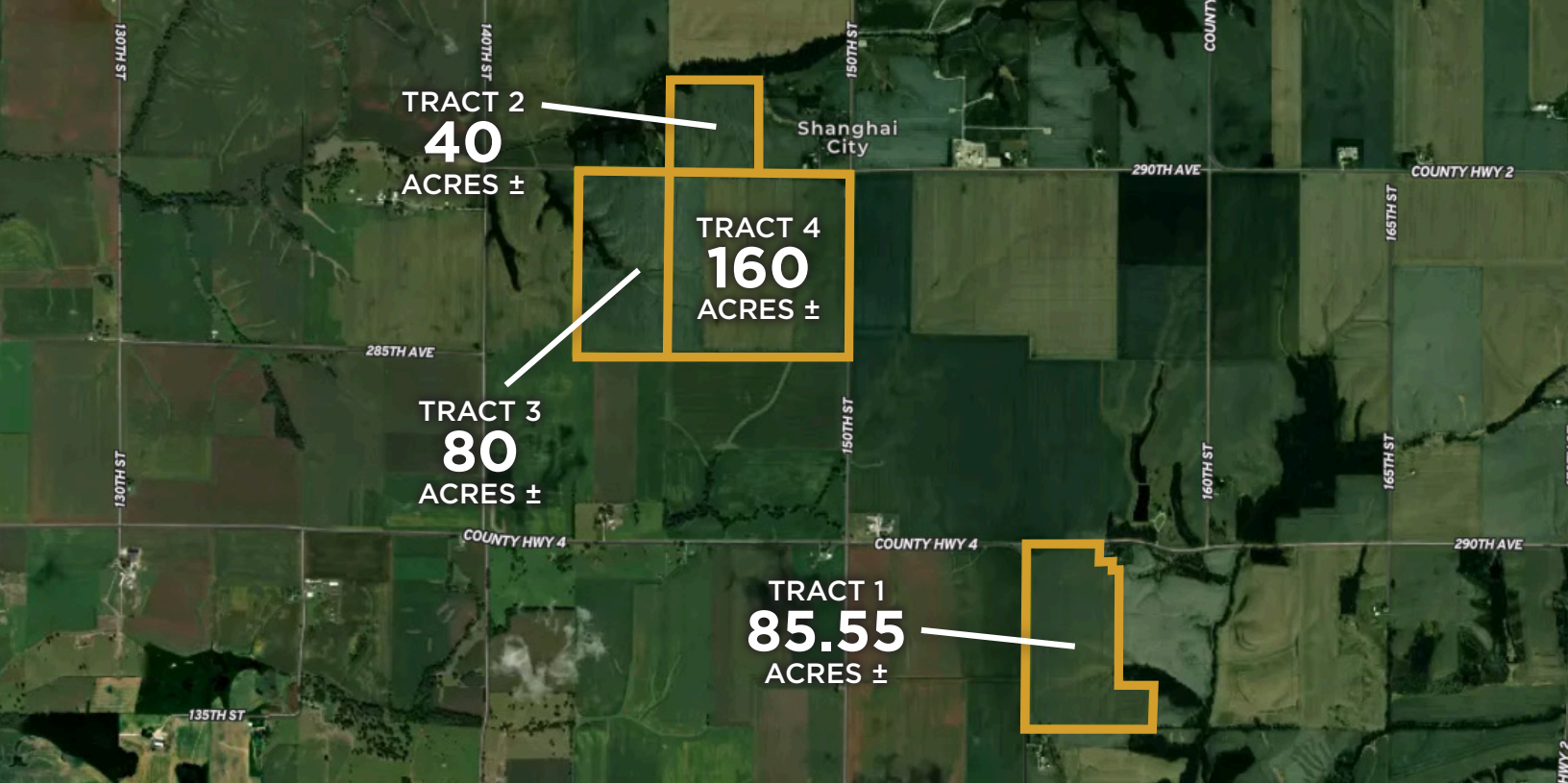
Deeded Acres: 160±
FSA Farmland Acres: 152.54 estimated
Soil Types: Muscatune & Osco silt loam
Soil PI/NCCPI/CSR2: 140.3 PI
CRP Acres/payment: No CRP
Taxes: \$8,762.08
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed? NO
Brief Legal: 160± taxable acres in S9 T12N R1W Warren County, IL
PIDs: 05-009-001-00
Lat/Lon: 41.0458, -90.5012
Zip Code: 61412

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRENT RENEAU, AGENT: 309.337.0348 | brent.reneau@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 | Brent Reneau, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.337.0348 | Cody Lowderman, IL Auctioneer, 441.001255



365.55 AC± | 4 TRACTS | WARREN CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/18/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: KNOX AGRI-CENTER
180 S SOANGETAHA RD, SUITE 101, GALESBURG, IL 61401



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRENT RENEAU, AGENT: 309.337.0348 | brent.reneau@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 | Brent Reneau, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.337.0348 | Cody Lowderman, IL Auctioneer, 441.001255