

# LAND AUCTION



## 196.69 AC± | 4 TRACTS | ROCK ISLAND CO, IL

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

**AUCTION DATE: 11/10/25 AUCTION TIME: 1 PM CT**

**AUCTION HELD AT: SHERRARD FIRE DEPARTMENT, 101 E 1ST ST, SHERRARD, IL 61281**

Ranch and Farm Auctions is pleased to offer these highly productive tillable and combination properties to public auction in southeastern Rock Island County (Rural Township) near the Sherrard High School. 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 well-maintained hard surface roadways, while two tracts offer excellent hunting opportunities. Don't miss out on this excellent opportunity to bid on highly sought-after and productive farmland in multiple tracts to add to your investment portfolio or row crop operation in Western Illinois!

### **TRACT 1 DESCRIPTION: 42.5± ACRES**

Tract 1 is located along the south side of 176th Ave in section 31 of Rural Township, just west of Sherrard High School, offering excellent hard road frontage. This tract contains approximately 38± tillable acres, most recently in corn production. Soil maps indicate predominant soils consisting of Greenbush & Muscatune silt loams and Sylvan silty clay loam, carrying an average productivity index of 118.7 across the farm. Tract 1 is also improved with well-kept waterways offering excellent drainage while minimizing erosion. Tract 1 would also make for an excellent choice for an elevated blind for hunting opportunities along the west and south sides. Tract 1 sits immediately west of tract 2 and north of tract 3 for the opportunity to add additional acreage!

**Deeded Acres:** 42.5±  
**FSA Farmland Acres:** 37.93±  
**Soil Types:** Greenbush & Muscatune silt loams, Sylvan silt clay loam  
**Soil PI/NCCPI/CSR2:** 118.7 PI  
**CRP Acres/payment:** No CRP  
**Taxes:** Part of \$2,245.04  
**Lease Status:** Open Tenancy for 2026 crop year  
**Possession:** Immediate possession subject to the current tenant's rights for 2025  
**Survey needed?** YES-Seller to provide  
**Brief Legal:** 42.5± acres in S31 T16N R1W Rock Island County, IL  
**PIDs:** Part of 24-31-100-003  
**Lat/Lon:** 41.3397 -90.5426  
**Zip Code:** 61281

### **TRACT 2 DESCRIPTION: 52.4± ACRES**

Tract 2 is also located along the south side of 176th Ave, just west of Sherrard High School. Tract 2 is mostly tillable, offering approximately 50.5 cropland acres, most recently in corn production. Tract 2 soils consist of Osco, Muscatune, Greenbush & Fayette silt loams and Sylvan silty clay loam with an average PI index of 127.3 across the tillable acreage. Tract 2 has excellent blacktop road frontage along the entire north end and is improved with a waterway to ensure drainage and minimize erosion. Tract 2 sits immediately east of tract 1 and north of tract 3 for the opportunity to add additional acreage.

**Deeded Acres:** 52.4±  
**FSA Farmland Acres:** 50.52±  
**Soil Types:** Osco, Muscatune, Greenbush & Fayette silt loam, Sylvan silty clay loam  
**Soil PI/NCCPI/CSR2:** 127.3 PI  
**CRP Acres/payment:** No CRP  
**Taxes:** Part of \$2,956.84  
**Lease Status:** Open Tenancy for 2026 crop year  
**Possession:** Immediate possession subject to the current tenant's rights for 2025  
**Survey needed?** YES-Seller to provide  
**Brief Legal:** 52.4± acres in S31 T16N R1W Rock Island County, IL  
**PIDs:** Part of 24-31-200-001  
**Lat/Lon:** 41.3392 -90.5378  
**Zip Code:** 61281

### **TRACT 3 DESCRIPTION: 59.6± ACRES**

Tract 3 is located on the southern end of tracts 1 and 2 and offers a secluded combination/recreational tract for hunters and outdoor enthusiasts. Tract 3 is accessed by a 30' proposed owned access point along tract 2 off of 176th Ave. This tract offers approximately 10.9 tillable acres, most recently in corn, but would also serve as a massive food plot for the serious hunter. An existing lane for equipment runs near the eastern side of the tract for access into the large field. This tract offers numerous stand and blind locations and offers limited hunting pressure! For the investor or farm operator looking to increase their ROI, there is potential to clear some existing timber to increase the tillable acreage and income. Note: A culvert may need to be installed at the road for access.

**Deeded Acres:** 59.6±  
**FSA Farmland Acres:** 10.9±  
**Soil Types:** Sylvan silty clay loam, Greenbush & Osco silt loams  
**Soil PI/NCCPI/CSR2:** 111.1 PI  
**CRP Acres/payment:** No CRP  
**Taxes:** TBD  
**Lease Status:** Open Tenancy for 2026 crop year  
**Possession:** Immediate possession subject to the current tenant's rights for 2025  
**Survey needed?** YES-Seller to provide  
**Brief Legal:** 59.6± acres in Section 31 T16N R1W Rock Island County, IL  
**PIDs:** Part of 24-31-100-003 & 24-31-200-001  
**Lat/Lon:** 41.3353 -90.5404  
**Zip Code:** 61281

### **TRACT 4 DESCRIPTION: 36.69± ACRES**

Tract 4 is located immediately north of Sherrard High School in section 29 of Rural Township. This combination tract contains approximately 21.59± tillable acres, most recently in corn production. Predominant soils on tract 1 primarily consist of Greenbush, Muscatune, Fayette and Osco silt loams and Hickory-Sylvan complex with an average PI index of 115.6 across the entire tillable production area. This tract is also improved with several waterways and offers a timbered area on the north side, offering good hunting opportunities with excellent connecting wildlife habitat. Tract 1 has blacktop road frontage along the entire west side of the property and offers a possible building site.

**Deeded Acres:** 36.69±  
**FSA Farmland Acres:** 21.59±  
**Soil Types:** Greenbush, Muscatune, Fayette & Osco silt loams, Hickory-Sylvan complex  
**Soil PI/NCCPI/CSR2:** 115.6 PI  
**CRP Acres/payment:** No CRP  
**Taxes:** \$1,090.40  
**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:** 36.69± taxable acres in S29 T16N R1W Rock Island County, IL  
**PIDs:** 24-29-300-001  
**Lat/Lon:** 41.3466 -90.5286  
**Zip Code:** 61281

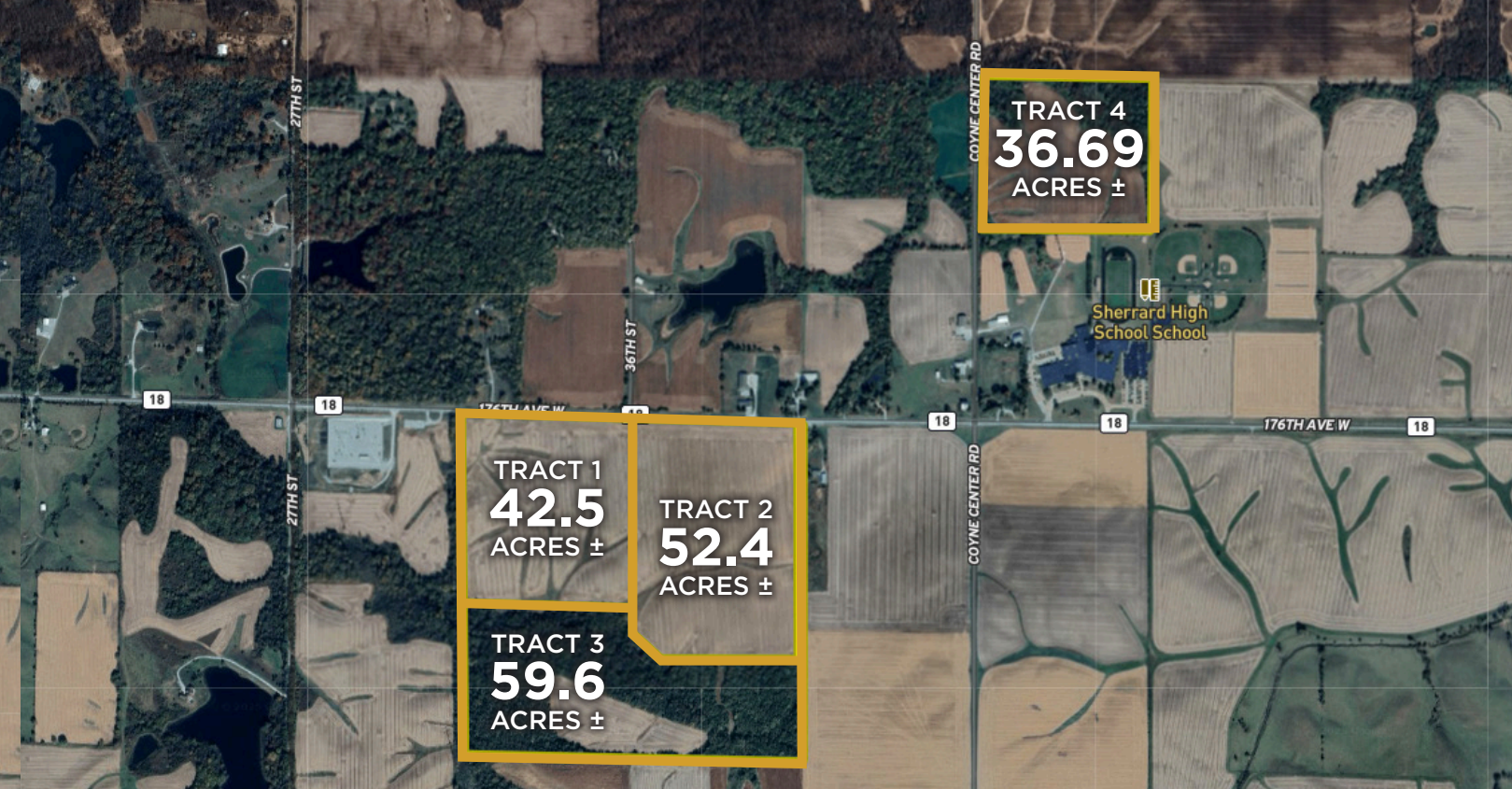
**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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