

LAND AUCTION



110.19 AC± | 3 TRACTS | MENARD CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/16/25 AUCTION TIME: 11 AM CT

AUCTION HELD AT: WANKEL'S
18460 IL-97, PETERSBURG, IL 62675

Ranch & Farm Auctions is pleased to offer these three highly productive tillable and combination properties at public auction in West Central Menard County, just South of Atterberry, IL. These tracts are all in close proximity to each other and will be offered as buyer's choice, all coming with open farm tenancy for the 2026 crop year. All of these tracts offer road frontage, established field entrances and available power. One tract is a combination piece offering prime tillable and some excellent recreational acreage. This is a rare opportunity to bid on highly sought-after productive farmland and combination properties in Menard County. This is your chance to diversify your portfolio or expand your farming operation for future generations.



TRACT 1 DESCRIPTION: 70.66± ACRES

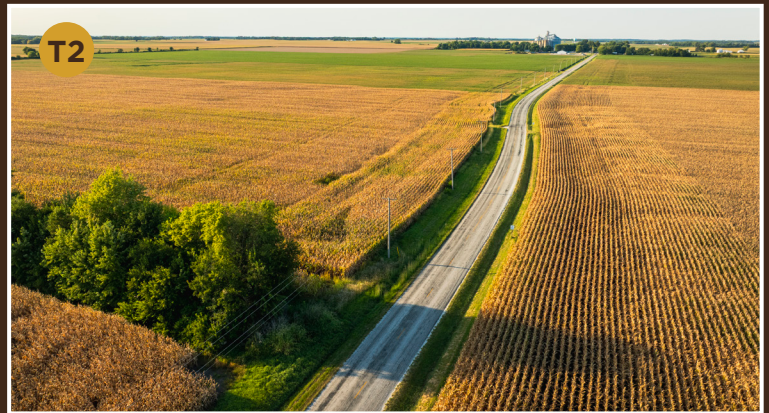
Tract 1 is located just South of Atterberry on the West side of Atterberry Road. This tract is an excellent representation of prime Midwest farmland. Sable soils make up over 90% of this tract, bringing a productivity index average of over 142 for the entire tract. Sitting just a half mile from the elevator on a paved road makes this tract about as good as they come. Tract 1 sits immediately adjacent to tract 2, giving the ability to add additional adjoining acres.

Deeded Acres: 70.66±
Soil Types: Sable
Soil PI/NCCPI/CSR2: 142 PI
CRP Acres/Payment: NO CRP
Taxes: 4,357
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: T19N R7W Sec 31
PIDs: 06-31-400-003
Lat/Lon: 40.04801, -89.92659
Zip Code: 62675

TRACT 2 DESCRIPTION: 20.02± ACRES

Tract 2 is located just South of Atterberry on the West side of Atterberry Road. This tract is an excellent representation of prime Midwest farmland and contains fewer acres, making it an ideal option for someone seeking a smaller investment. This tract is comprised of Sable and Ipava soils, which brings a productivity index average of over 142 for the entire tract. Sitting just a half mile from the elevator on a paved road makes this tract extremely desirable. Tract 2 is immediately adjacent to tract 1, giving the ability to add additional adjoining acres.

Deeded Acres: 20.02±
Soil Types: Sable and Ipava
Soil PI/NCCPI/CSR2: 142 PI
CRP Acres/Payment: No CRP
Taxes: 1,209
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: T18N R7W Sec 6
PIDs: 11-06-200-002
Lat/Lon: 40.04596, -89.92483
Zip Code: 62675



TRACT 3 DESCRIPTION: 19.51± ACRES

Tract 3 is situated southwest of Atterberry, located on Curry and Stewart Road. This tract is a great combination of tillable and recreational land, offering approximately 12 acres of row crop land and approximately 8 acres of timbered land. The tillable land is predominantly Keoma and Rozetta soils with an average productivity index of 114. The timber section is a nice mix of hardwood and softwood trees with some excellent hunting opportunities. There is a small, shallow pond in the timber that is serving as the water source for the surrounding wildlife. This tract offers a great ROI while also providing some very usable recreational acres.

Deeded Acres: 19.51±
Soil Types: Rozetta and Keoma
Soil PI/NCCPI/CSR2: 114
CRP Acres/Payment: NO CRP
Taxes: 419
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: T18N R7W Sec 6
PIDs: 11-06-400-004
Lat/Lon: 40.03519, -89.92908
Zip Code: 62675

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOE CEBUHAR, AGENT: 309.333.5133 | joe.cebuhar@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 | Joe Cebuhar, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.333.5133 | Cody Lowderman, IL Auctioneer, 441.001255



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