

LAND AUCTION



137.21 AC± | 2 TRACTS | MASON CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/19/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: EASTON FIRE DEPARTMENT, 102 E MAIN ST, EASTON, IL 62633

Tucker 137.21 ± Acre Farm – Highly Productive Tillable with CRP and Buildsite

Ranch and Farm Auctions is pleased to bring this excellent tillable and buildable tract to public auction. Located in southeast Mason County, approximately 2.5 miles directly south of Easton in the heart of prime row-crop country. This 137.21 ± acre property represents some excellent Mason County farmland with great road frontage. A towable irrigation system is currently in place and is capable of watering approximately 80 acres. The east side of the property is a nice mix of timber and recreation with a beautiful building site. This is a great opportunity to add to your farming or investment acres or possibly begin your country living dream.

Property Highlights

- 137.21 ± Total Acres – Divided into two tracts, each with excellent access.
- Towable irrigation system currently watering approximately 80 acres
- Great soil types that allow for good production potential without irrigation and great with the irrigation
- Hard road access with power along frontage
- Excellent home site



TRACT 1 DESCRIPTION:

Tract 1 is located just south of Easton on County Road 880N. This tract is an excellent, highly productive Mason County farm, carrying a 118 productivity index average over the total 90.79 acres. The towable irrigation system is currently able to water approximately 80 acres. The soil types are majority Plano, Ade, and Onarga, offering the ability to raise a respectable crop without irrigation and an excellent crop year in and year out with irrigation. The road frontage provides easy access and great ability to move grain off the farm efficiently. This tract sits immediately adjacent to tract 2, offering the opportunity to add additional acres.

Deeded Acres: 90.79 ± acres
FSA Farmland Acres: 88 ± acres
Soil Types: Plano, Ade, Onarga
Soil PI/NCCPI/CSR2: PI - 118
CRP Acres/Payment: No CRP
Taxes: \$3,800
Lease Status: Open tenancy for 2026
Possession: Immediate possession upon closing
Survey Needed?: No survey needed
Brief Legal: E Pt N1/2 Ne1/4 Exc Homesite, N1/2 Nw1/4 T20 R7W 13,14
PIDs: 18-13-100-001, pt 18-14-200-002
Lat/Lon: 40.1912, -89.8436
Zip Code: 63633



TRACT 2 DESCRIPTION:

Tract 2 sits directly south of Easton and is located along County Road 880N. This tract is a mix of high-quality tillable land with some timber acres and a great location for a homesite. This parcel offers a 113 productivity index average over the current 36 ± row crop acres. Great access off the county road and a good crossing to access the northeast fields make this another attractive production tract. In the southwest corner of this tract is a 4 ± acre field that has been returned to grass. This area offers an approximate 30-foot rise in elevation and would make an excellent location for a country home. This tract sits immediately adjacent to tract 1, offering the ability to add additional acres.

Deeded Acres: 46.42
FSA Farmland Acres: 41.74 ±
Soil Types: Onarga, Alvin, Plano
Soil PI/NCCPI/CSR2: PI 113
CRP Acres/Payment: No CRP
Taxes: \$1260
Lease Status: Open tenancy for 2026
Possession: Immediate possession upon closing
Survey Needed?: No survey needed
Brief Legal: NE ¼ of the NE ¼ of T20N R7W Sec 13
PIDs: 18-13-100-003, 18-13-200-001, 18-13-200-004
Lat/Lon: 40.1915, -89-8366
Zip Code: 63633

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

TRACT 1
90.79
ACRES ±

TRACT 2
46.42
ACRES ±

880N

2750E

2800E

E COUNTY RD 850N

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