

LAND AUCTION



ABSOLUTE AUCTION

168 AC± | 3 TRACTS | MERCER CO, IL

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/12/22 | AUCTION TIME: 6:00 PM

**AUCTION LOCATION: MERCER COUNTY VFW
106 SW 3RD AVE | ALEDO, IL 61231**

For the first time in over a century, Dunrovin/Lawson Farms will be offered to the public in 3 tracts. Here is your opportunity to invest in a highly productive Mercer County farm, or add to your existing row crop operation. The farm is situated in section 16 of Mercer Township, on the north-east corner of Aledo, IL. The farm is accessible from the East by Highway 94, and from the West by NE 7th Ave. The farm has approximately 141.7 acres of desirable, fertile soils with an average productivity index (PI) of 134.6 with predominant soils including Muscatune, Osco, and Greenbush silt loams. The farm has been well cared for and maintained and is capable of producing high yields every growing season. The remainder of the farm has some woods and an older pond and would make a desirable building location for your new home or development, and hunting opportunity. The 2021 tenant has already applied fall anhydrous and buyer will reimburse that tenant for the applied anhydrous at closing.



TRACT 1: 91 +/- ACRES

This 91+/- acre tract is nearly all tillable with approximately 87.4 high quality acres currently in row crop production. This tract has a productivity index (PI) of 138.19 with predominant soils consisting of Muscatune, Osco, Greenbush and Fayette silt loams. This tract is easily accessible from Highway 94 and would make a great investment or to add to a current owner/operator portfolio.



TRACT 2: 41 +/- ACRES

This 41+/- acre tract will be desirable to a current farm operator, investor, or developer. This tract has a good balance of income producing farmland and mixed timber. This tract is made up of approximately 22.8 tillable acres currently in row crop production with an average productivity index (PI) of 117.24. The remainder of the property is wooded with an older pond and would make an excellent location to hunt. This tract has excellent building sites and is currently accessed from NE 7th Ave and has 100th Ave frontage as well.



TRACT 3: 37 +/- ACRES

This 37+/- acre tract is mostly income producing with approximately 30.9 acres currently in row crop production with an average productivity index (PI) of 137.98! Primary soils on the tillable acreage consists of Muscatune, Greenbush and Osco silt loams. The balance of this tract is wooded and could host opportunity for hunting. This tract is accessed by NE 7th Avenue.

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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