

# LAND AUCTION



## 489.76 AC± | 6 TRACTS | HENDERSON CO, IL

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

**AUCTION DATE:** 12/10/24 | **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** BARN OF FAIRVIEW ACRES  
1632 US-34, BIGGSVILLE, IL 61418

Ranch and Farm Auctions is pleased to offer these highly productive and mostly tillable income producing properties to public auction in Central & Southern Henderson County, IL (Stronghurst, Media & Raritan Townships). All tracts will be offered as buyer's choice, and all come with open farm tenancy for the upcoming 2025 crop year. All tracts also offer excellent road frontage on at least one side of the property including well maintained township and state roadways. 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 or portfolio in Western Illinois!

**TRACT 1 DESCRIPTION:** Tract 1 is located north of Stronghurst in section 2 of Stronghurst Township at the intersection of 1150N & 1400E. This mostly tillable tract contains approximately 79.9+/- tillable acres most recently in corn production. Predominant soils on tract 1 primarily consist of Seaton and Joy silt loams with an average PI index of 126.2 across the entire tillable production area. Tract 1 has excellent blacktop road frontage along the entire south and east sides of the property.

**Deeded acres:** 85.0469+/-  
**FSA Farmland Acres:** 79.93+/- (estimated)  
**Soil Types:** Seaton & Joy Silt Loams  
**Soil PI/NCCPI/CSR2:** 126.2 PI  
**CRP Acres/payment:** No CRP  
**Taxes:** \$3,038.64  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?** Surveyed in 2001  
**Brief Legal:** 85.0469+/- acres in Part NE ¼ S2 T9N R5W Henderson County, IL  
**PIDs:** 09-02-200-003  
**Lat/Lon:** 40.8020/-90.9273  
**Zip Code:** 61480

**TRACT 2 DESCRIPTION:** Tract 2 is located along Highway 94 north of Stronghurst in section 6 of Media Township. Tract 2 also has blacktop road frontage along the north side via Township Road 1150N. This mostly tillable tract contains 122.54 FSA acres most recently in soybean production. Soil maps indicate predominant soils consisting of Osco & Muscatune silt loams across 90%+ of the farm with lesser-known Otter-Lawson & Fayette-Hickory soils on the remaining cropland. These very high, class B soils carry an average productivity index of 131.5 across the farm. Tract 2 is also improved with well-kept waterways offering excellent drainage and whitetail deer hunting opportunities on the southern end along Wolf Creek. Tract 2 has multiple points of entry with excellent blacktop road frontage along the entire west and north sides.

**Deeded acres:** 131.32+/-  
**FSA Farmland Acres:** 122.54+/-  
**Soil Types:** Osco, Muscatune & Otter-Lawson Silt Loams, Fayette-Hickory Complex  
**Soil PI/NCCPI/CSR2:** 131.5 PI  
**CRP Acres/payment:** No CRP  
**Taxes:** \$5,176.58  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?** Surveyed in 2003  
**Brief Legal:** 131.32+/- acres in Pt SW ¼ S6 T9N R4W Henderson County, IL  
**PIDs:** 10-06-300-001 & 10-06-300-002  
**Lat/Lon:** 40.7967/-90.9004  
**Zip Code:** 61480

**TRACT 3 DESCRIPTION:** Tract 3 is located due west of Stronghurst along Township Road 800N in section 28 of Stronghurst Township. Tract 3 is mostly tillable offering 74.01 FSA cropland acres most recently in corn production. Tract 3 soils consist of Seaton silt loams and Sable silty clay loam with an average PI index of 121.3 across the tillable acreage. Tract 3 was recently improved with large amount of tile & tree removal completed after the 2023 crop year! The tree removal near the south end has been transformed into a beautiful waterway, which has also been utilized as an additional hay source. Tract 3 has blacktop road frontage along the entire north end and also hosts deer hunting opportunities on the southern end.

**Deeded acres:** 80.63+/-  
**FSA Farmland Acres:** 74.01+/-  
**Soil Types:** Seaton Silt Loams & Sable Silty Clay  
**Soil PI/NCCPI/CSR2:** 121.3 PI  
**CRP Acres/payment:** No CRP  
**Taxes:** \$2,359.32  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?** Surveyed in 2001  
**Brief Legal:** 80.63+/- acres in E ½ NW ¼ S28 T9N R5W Henderson County, IL  
**PIDs:** 09-28-100-004  
**Lat/Lon:** 40.7462/-90.9732  
**Zip Code:** 61425

**TRACT 4 DESCRIPTION:** Tract 4 is located in southwestern Raritan Township in section 32. This combination tract represents an excellent opportunity at a mostly tillable/income producing property while offering suitable building locations and the opportunity to hunt deer passing through the farm. The soils on the approximate 65.6 farmland acres consist of Osco, Muscatune, Rozetta-Elco and Elco-Atlas silt loams carrying an average PI index of 127.8! Tract 4 offers blacktop road frontage on the north and gravel road along the west and offers a good campsite location. Tract 4 lays adjacent to the west of tract 5 and to the north of tract 6 giving opportunity at over 192.7 acres of prime land!

**Deeded acres:** 82+/- TBD by survey  
**FSA Farmland Acres:** 65.62+/- (estimated)  
**Soil Types:** Osco, Muscatune, Rozetta-Elco & Elco-Atlas Silt Loams  
**Soil PI/NCCPI/CSR2:** 127.8 PI  
**CRP Acres/payment:** No CRP  
**Taxes:** Part of \$6,533.56  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** Yes- in progress  
**Brief Legal:** 82+/- acres in W ½ NE ¼ S32 T8N R4W Henderson Co, IL  
**PIDs:** Part of 14-32-200-001  
**Lat/Lon:** 40.6491/-90.8732  
**Zip Code:** 61420

**TRACT 5 DESCRIPTION:** Tract 5 is located at the intersection of 1700E & 100N in southwestern Raritan Township in Section 32, just a short distance from the Hancock County line. This class A soil, mostly-tillable farm is made up of Muscatune, Osco and Rozetta-Elco silt loams with an average productivity index of 139.1! Specifically, 68.4% of the farm soils are 144-147 PI ensuring high producing yields year after year! Tract 5 lays adjacent to the east of tract 4 with the option to purchase up to 192.7 acres (tracts 4, 5 & 6).

**Deeded acres:** 80.6+/- TBD by survey  
**FSA Farmland Acres:** 72.83+/- (estimated)  
**Soil Types:** Muscatune, Osco & Rozetta-Elco silt loams  
**Soil PI/NCCPI/CSR2:** 139.1 PI  
**CRP Acres/payment:** No CRP  
**Taxes:** Part of \$6,533.56  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** Yes- in progress  
**Brief Legal:** 80.6+/- acres in E ½ NE ¼ S32 T8N R4W Henderson Co, IL  
**PIDs:** Part of 14-32-200-001  
**Lat/Lon:** 40.6490/-90.8688  
**Zip Code:** 61420

**TRACT 6 DESCRIPTION:** Tract 6 is located at the intersection of 1650E & 50N in section 32 of Raritan Township and offers a solid opportunity to add a smaller but impactful tract to your row crop operation or investment portfolio. This class A farm has an average PI index of an impressive 144.5 and is made up of primarily Muscatune silt loam soils (96.4%) and 3.6% Osco silt loam soil. This tract lays to the south of tract 4 with the opportunity to purchase up to 192.7 acres (tracts 4, 5, & 6), and would make an excellent addition to any farm operation with the ability to produce solid yields and income.

**Deeded acres:** 30.1+/- TBD by survey  
**FSA Farmland Acres:** 28.68+/- (estimated)  
**Soil Types:** Muscatune & Osco silt loams  
**Soil PI/NCCPI/CSR2:** 144.5 PI  
**CRP Acres/payment:** No CRP  
**Taxes:** \$1,782.44  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** Yes- in progress  
**Brief Legal:** Pt of NW ¼ SE ¼ S32 T8N R4W Henderson Co, IL  
**PIDs:** 14-32-400-001  
**Lat/Lon:** 40.6440/-90.8737  
**Zip Code:** 61420

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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