

LAND AUCTION



127.5 AC± | 2 TRACTS | MORGAN CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/9/23 | AUCTION TIME: 10:30 AM

**AUCTION LOCATION: PATHWAYS CONFERENCE CENTER
1905 WEST MORTON AVE | JACKSONVILLE, IL 62650**

Selling with open tenancy for 2023. These tracts of prime central Illinois farmland have been in the Rawlings family since 1877. The opportunity to bid on a generational piece of farmland such as this is truly rare. The farm has seen over 130 years of traditional row crop agriculture with this family. In 2015, the owners saw an opportunity to take the farm in a new direction and went through the lengthy and grueling process to become fully organic certified. The cropland has no restrictions and could be put back into conventional row crop agriculture, but the opportunity to diversify your portfolio or farming operation with the impressive return of organic is at your fingertips with these tracts of land. This could also be an excellent opportunity for a young farmer to get his start with organic agriculture. The landowners have enrolled several areas of the property into the Conservation Reserve Program which provides a good return and great wildlife habitat.



TRACT 1: 50 ± ACRES

Tract 1 is class A prime farmland. This tract currently has approximately 44 acres of row crop and 3 +/- acres of CRP land. Osco, Rozetta and Ipava make up 91% of the tillable soils for this tract. The topography of this these soils could not be better. We have prime farmland soils with just the right amount of roll to get the water away after a big rain. The productivity index on this tract is 133.



TRACT 2: 77.5 ± ACRES

Tract 2 is an excellent mixed use property with lots to offer. The tract currently has approximately 41 acres of row crop and 12.89 +/- acres of CRP. Rozetta, Ipava and Clarksdale soils make up 93% of tillable acres on this tract. The productivity index of the tillable acres is 124. The remaining acres are comprised of a wooded draw that would make a great recreational deer hunting spot and partial ownership of a beautiful 3-acre pond. There is a great spot next to the pond for a homesite or cabin. This tract offers a return on approximately 67% of its acres.

ENTIRE FARM

Tract #: Entire farm

Soil Types: Rozetta silt loam, Osco silt loam, Ipava silt loam

Soil PI/NCCPI/CSR2: Average PI 129.1

CRP Acres/payment: Tract 1-3 +/- acres Tract 2-12.8 +/- acres paying \$205/acre thru 2024

Taxes: Tract 1 - \$1,615 Tract 2- \$1,314

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

Survey needed?: No survey needed

Brief Legal: S ½ SE S36 T14N R10W and part NE ¼ S1 T13N R10W Morgan Co, IL

PIDs: 1701200001 , 1336400003

Lat/Lon: 39.6068, -90.1589

Zip Code: 62638

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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