

RANCH & FARM AUCTIONS LLC

INTRODUCTION

SELLING ABSOLUTE

MERCER CO, ILLINOIS 159

AUCTION DETAILS

- DATE/TIME: 11/09/21 AT 6:00 PM
- AUCTION TYPE: LIVE AND ONLINE
- AUCTION LOCATION: MERCER COUNTY VFW
106 SW 3RD AVE
ALED0, IL 61231

PROPERTY DETAILS

- TOTAL ACRES: 159+/- ACRES OFFERED IN 2 TRACTS
- TRACT 1: 80+/- ACRES
- TRACT 2: 79+/- ACRES
- SELLER: MCKINNEY



RANCH & FARM AUCTIONS LLC

INTRODUCTION

MERCER CO, ILLINOIS 159+/-

ENTIRE FARM DESCRIPTION

Highly productive mercer county, Illinois farmland auction! Mark your calendars for Tuesday, November 9th 2021 at 6:00 pm, as ranch & farm auctions, a division of whitetail properties real estate is proud to represent the McKinney farm at public auction at the mercer county VFW in Aledo, Illinois. The farm consists of 159 taxable acres, with approximately 151.8+/- acres currently in row crop production. The property will be sold absolute and offered as two tracts (choice). All tracts will sell with open farm tenancy, with possession at closing. This farm will appeal to current producers and investors and could have future development potential. Bid live at the mercer county VFW in Aledo or bid online at www.Ranchandfarmauctions.Com.

Here is your opportunity to invest in a highly productive farm, or to add acreage to your existing row crop portfolio! This farm is situated southeast of Aledo and just outside the city limits. The farm is split in half by 187th street making access simple. The farm has desirable soils with an average productivity index of 119.6 across the tillable acreage and is capable of producing high yields every growing season. Over 95% of all acres offered are income-producing cropland acres. The farm will sell with open farm tenancy and has been well maintained and cared for over the years.

TRACT 1 - 80+/- ACRES

This 80+/- acre tract has approximately 79.81+/- high-quality tillable acres with an average productivity index of 129! Predominant soils on the farm consist of Muscatune and Osco silt loams that make up nearly 70% of the farmland. Less predominant soils include sylvan-bold complex, Elco-atlas silty clay, and Greenbush silt loam. This tract has 187th street frontage along the east side making entry to the farm very easy.

TRACT 2 -79+/- ACRES

This 79+/- acre tract has approximately 73.+/- Acres of tillable farmland with an average productivity index of 109.6. Predominant soils on this tract consist of Elco-atlas silty clay, Osco and Muscatune silt loams, and sylvan-bold complex. Other less predominant soils include Greenbush silt loam, hickory and sylvan clay loams. This tract is gently rolling with established grass waterways to help control erosion. This tract also has road frontage on the entire west and south sides as well as power in those same locations.



RANCH & FARM AUCTIONS LLC

CRP/FSA INFO



United States
Department of
Agriculture

Mercer County, Illinois



street100k_iil_utm
Common Land Unit
Cropland
Non-Cropland
Tract Boundary
p1ss_a_il_WMAS

0 170 340 680
Feet

2021 Program Year
Map Created October 14, 2020

Farm 1971
Tract 1643

Tract Cropland Total: 159.22 acres

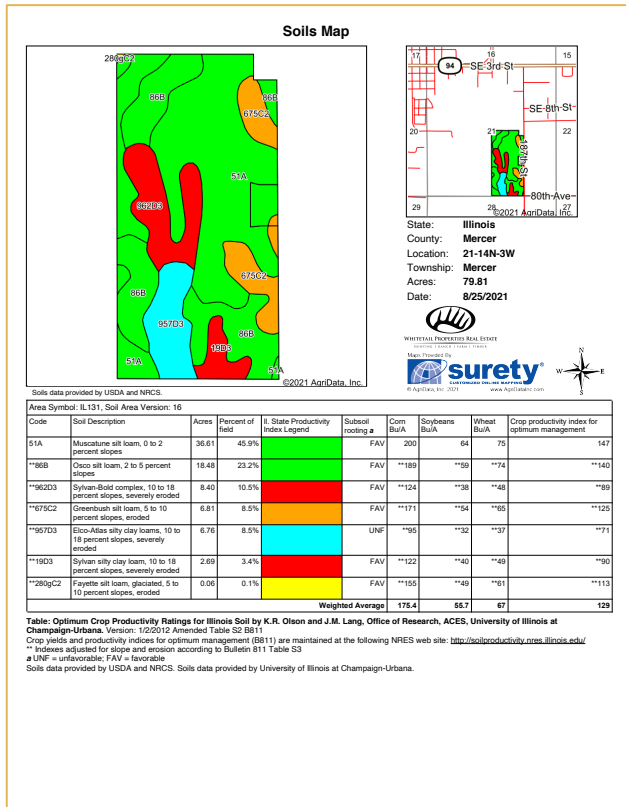
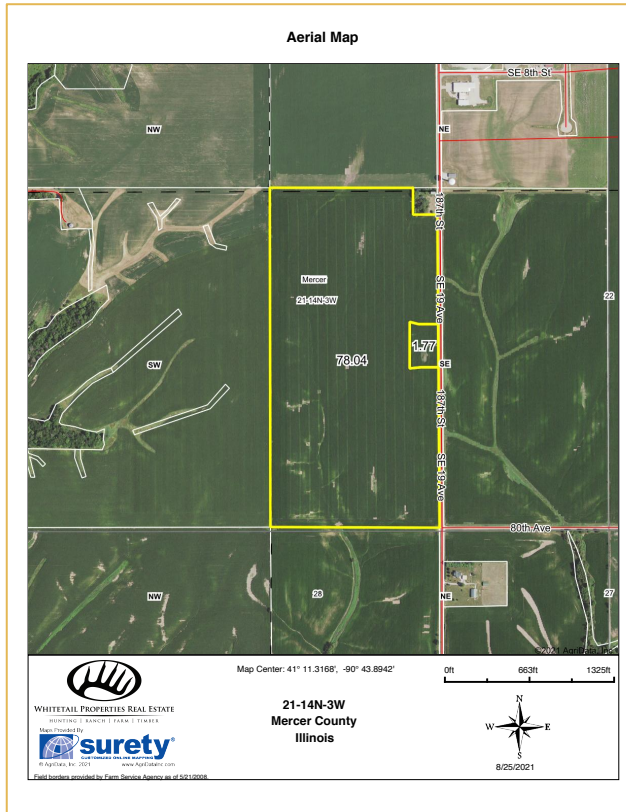
Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



RANCH & FARM AUCTIONS LLC

TRACT 1 INFO

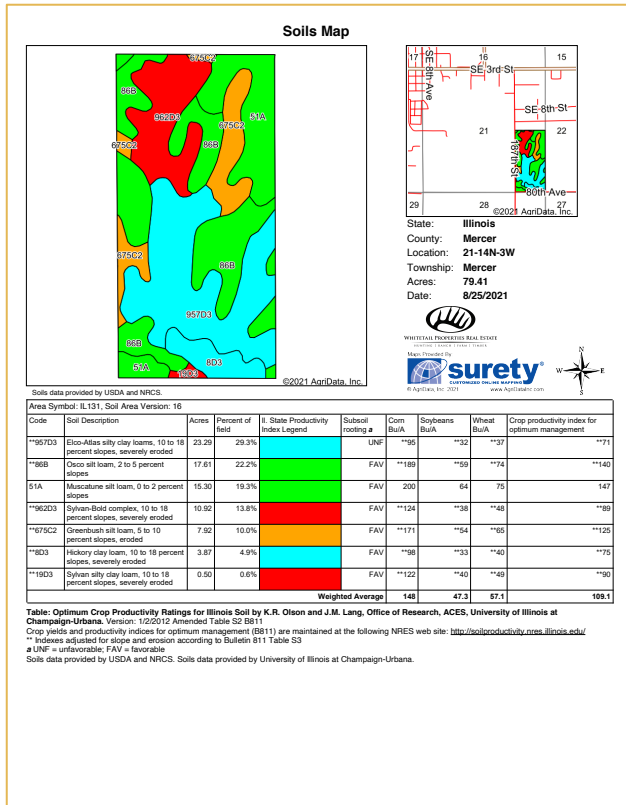
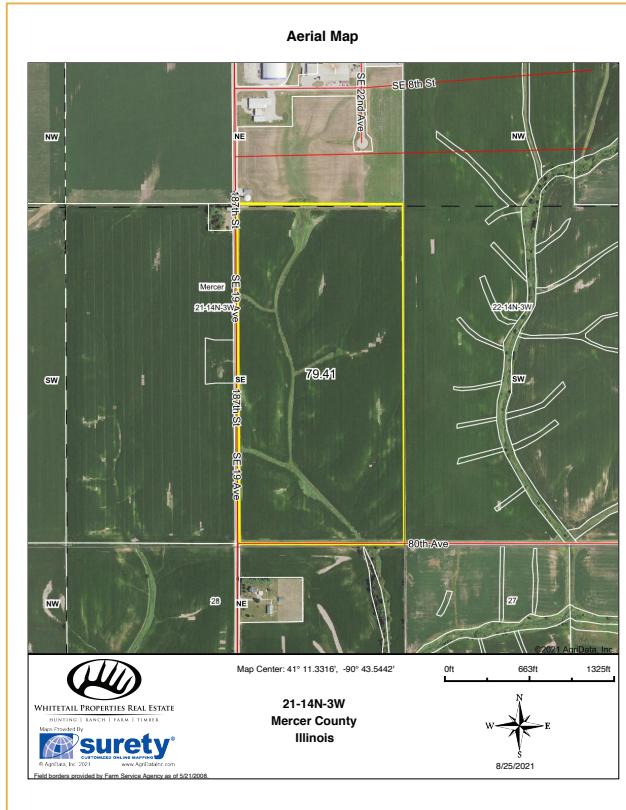


TRACT #:	TRACT 1
DEEDED ACRES:	80 +/- ACRES PENDING SURVEY
FSA FARMLAND ACRES:	79.81+/- ESTIMATED PENDING SURVEY
DCP CROPLAND ACRES:	NEEDS REASSESSED: BOTH TRACTS 159.22
SOIL TYPES:	MUSCATUNE SILT LOAM AND OSCO SILT LOAM
SOIL PI/NCCPI/CSR2:	PI 129
BASE ACRES AND YIELD:	BOTH TRACTS: CORN BASE ACRES 77.9/YIELD 168, SOYBEAN BASE ACRES 77.8/YIELD 50
CRP:	NONE
TAXES:	NEED REASSESSED PENDING SURVEY: TOTAL TAXES FOR 159 ACRES IS \$5752.24
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	SURVEY NEEDED
BRIEF LEGAL:	S21 T14N R3W MERCER CO, IL
PIDS:	PART OF 10-10-21-400-001
LAT/LON:	41.1891,-90.7308



RANCH & FARM AUCTIONS LLC

TRACT 2 INFO



TRACT #:	TRACT 2
DEEDED ACRES:	79 +/- ACRES PENDING SURVEY
FSA FARMLAND ACRES:	73+/- ESTIMATED PENDING SURVEY, BALANCE IN WATERWAYS
HAY ACRES:	
DCP CROPLAND ACRES:	NEEDS REASSESSED: BOTH TRACTS 159.22
SOIL TYPES:	ECO-ATLAS SILTY CLAY LOAM, OSCO SILT LOAM, MUSCATUNE SILT LOAM
SOIL PI/NCCPI/CSR2:	PI 109.1
BASE ACRES AND YIELD:	BOTH TRACTS: CORN BASE ACRES 77.9/YIELD 168, SOYBEAN BASE ACRES 77.8/YIELD 50
CRP:	NONE
TAXES:	NEED REASSESSED PENDING SURVEY: TOTAL TAXES FOR 159 ACRES IS \$5752.24
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	SURVEY NEEDED
BRIEF LEGAL:	S21 T14N R3W MERCER CO, IL
PIDS:	PART OF 10-10-21-400-001
LAT/LON:	41.1891, -90.7262



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/PRODUCTIVE-TILLABLE-FARM-IN-MERCER-COUNTY-IL](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/PRODUCTIVE-TILLABLE-FARM-IN-MERCER-COUNTY-IL)

**FOR MORE INFORMATION
CALL TEXT OR EMAIL:**



YOUR LOCAL LAND SPECIALIST

BRENT RENEAU, *ILLINOIS LAND SPECIALIST*

M: (309) 337-0348

BRENT.RENEAU@WHITETAILPROPERTIES.COM

