

LAND AUCTION



80.95 AC± | 2 TRACTS | HENRY CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/6/24 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: CAMBRIDGE COMMUNITY CENTER
407 N WEST ST, CAMBRIDGE, IL 61238**

Ranch & Farm Auctions is pleased to offer these highly productive tillable properties to public auction in Western Henry County, IL. Tract 1 consists of 40 taxable acres and is located in section 29 of Osco Township containing 38.68 class A FSA cropland acres with a 144.2 PI. Tract 2 consists of 40.95 taxable acres in section 26 of Andover Township containing 40.17 FSA cropland acres with a 128.4 PI. Each tract offers an excellent opportunity to purchase highly productive farmland that rarely is offered at public auction. Each tract offers blacktop road frontage and is in close proximity to local grain elevators, seed dealers and crop facilities. Don't miss out on this rare opportunity to bid on highly sought after and productive farmland in western Illinois!



TRACT 1: 40 ± ACRES

Tract 1 is located just south of Osco in section 29 of Osco Township at the intersection of the Osco Road and N 1300th Ave. This all-tillable tract contains 38.68 FSA acres currently in corn and soybean production. This class A soil farm contains Muscatune & Osco silt loams, and Sable silty clay loam soils which carries an average productivity index of 144.2 across the tillable acreage! The farm has excellent blacktop road frontage on 2 sides to accommodate great access!



TRACT 2: 40.95 ± ACRES

Tract 2 is located along E 1050th Street in section 26 of Andover Township on the south side of the Edwards River. This mostly tillable tract offers 40.17 FSA cropland acres most recently in corn and soybean production. The soil makeup consists of Sawmill, Millbrook & Proctor silt loams and Drummer silty clay loam carrying an average productivity index of 128.4!



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

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

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