

LAND AUCTION



77.44 AC± | 1 TRACT | HENDERSON CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/6/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: THE BARN AT FAIRVIEW ACRES
1632 ST HWY 94, BIGGSVILLE, IL 61418

Ranch and Farm Auctions is pleased to offer this highly productive, all tillable and income producing tract to public auction in eastern Henderson County, Illinois, near the towns of Biggsville and Media. This incredible, class A farmland sells with open farm tenancy for the upcoming 2026 crop year and has been in the Fort/Edwards family for well over a century! Don't miss out on this excellent, once in a lifetime opportunity to bid on a highly sought-after and productive farm to add to your investment portfolio or row crop operation in Western Illinois!



TRACT 1 DESCRIPTION:

The Fort/Edwards farm is located along the west side of Township Road 1800 E in the SE quarter of Section 33 of Biggsville Township. FSA information shows 76.39 tillable, income-producing acres. The very desirable, high-class A farm soils consist of 73.9% Muscatine silt loam, 18.9% Sable silty clay, and 7.2% Osco silt loams carrying an impressive productivity index of 145.6! The farm has excellent blacktop road frontage, ensuring convenient entry for large equipment to access the farm for spring planting and fall harvest! This highly desirable farm has been in the same family for over 100 years and is sure to be a great addition to your current row crop operation or investment portfolio.

Deeded Acres:	77.44+/-
FSA Farmland Acres:	76.39+/-
Soil Types:	Muscatine & Osco silt loams, Sable silty clay
Soil PI/NCCPI/CSR2:	145.6 PI
CRP Acres/Payment:	n/a
Taxes:	\$4,307.80
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey Needed?:	No survey needed
Brief Legal:	77.44+/- taxable acres in S33 T10N R4W Henderson County, IL
PIDs:	07-33-400-001
Lat/Lon:	40.8122 -90.8507
Zip Code:	61418

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRENT RENEAU, AGENT: 309.337.0348 | brent.reneau@whitetailproperties.com

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

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Brent Reneau, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.337.0348 | Cody Lowderman, IL Auctioneer, 441.001255

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