

LAND AUCTION

42 AC± | 1 TRACT | HANCOCK CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/16/26 **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: CARTHAGE EAGLES CLUB

519 N MADISON ST, CARTHAGE, IL 62321



Located in Section 21 of St. Mary Township, this 42± acre farm offers approximately 40± acres of tillable farm ground, making it 95% tillable. With very little nonproductive acreage, the property is a strong addition to an existing row crop operation or an attractive farmland investment. Predominant soils include Rozetta and Keomah, with an average Productivity Index of 114.9. The high percentage of tillable acreage makes this farm a practical addition to an existing row crop operation while also providing an opportunity for investors looking to add Illinois farmland to their portfolio. The farm also features access from two sides, providing convenient access for equipment during planting, spraying, and harvest. The property has been improved with several terraces for soil and water control.

This fourth-generation family farm has remained in the same family for generations and has never previously been offered on the open market to the public. Its high percentage of tillable acreage, productive agricultural setting, and manageable size create an excellent opportunity for local operators, farmland investors, or buyers looking for a long-term land holding in western Illinois.

Whether you're a local producer looking to expand your operation, an investor interested in income-producing farmland, or a buyer looking for a long-term agricultural land holding, this Hancock County farm deserves a look. Give land specialist Tyler Sellens or Brent Reneau a call today for more information.



Deeded acres:	42±
FSA Farmland Acres:	40±
Soil Types:	Rozetta and Keomah
Soil PI:	114.9
Taxes:	\$1,352
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026 Completed prior to closing and auction
Survey:	42± acres NE ¼ SE ¼ in S21 T4N R5W Hancock Co IL
Brief Legal:	20-21-000-271
PIN #:	40.31845, -90.96910
Lat/Lon:	62367
Zip Code:	

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TYLER SELLENS, AGENT: 217.440.4624 | tyler.sellens@whitetailproperties.com

BRENT RENEAU, AGENT: 309.337.0348 | brent.reneau@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE 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 | Tyler Sellens, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.440.4624 | Brent Reneau, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.337.0348 | Cody Lowderman, IL Auctioneer, 441.001255



TRACT 1
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