Farmland Auction

DeWitt County, IL

December 1st, 2026, at 10:00 AM

Virtual Live - Online Only Auction



Tract 1 - 80.0 Acres



Tract 2 - 215.73 Acres

295.73 (+/-) Acres in Two Tracts

Tunbridge and Nixon Townships, DeWitt County, IL





Megan Fredrickson, *Broker*
217.809.4949
Megan.Fredrickson@FirstIllinoisAgGroup.com

Cole Rappé, *Auctioneer*
217.433.7240
Cole.Rappe@FirstIllinoisAgGroup.com

FIRST ILLINOIS AG GROUP

www.FirstIllinoisAgGroup.com

DeWitt County Farmland Auction

Property Description

Offered for sale are **295.73 (+/-) Real Estate Tax Acres** of prime DeWitt County, Illinois farmland. The property will be offered in two tracts through the "Buyer's Choice" method of sale.

Tract 1: 80.0 (+/-) Tax Acres located in Tunbridge Township, approximately two miles southwest of Kenney, Illinois. The property offers excellent accessibility, with Rowell Road bordering the eastern and southern boundaries. The predominant soil types are Sable, Elburn, and Denny, with an overall tillable soil Productivity Index (PI) of 142.7. Tract 1 is 100% tillable and has an impressive yield history.

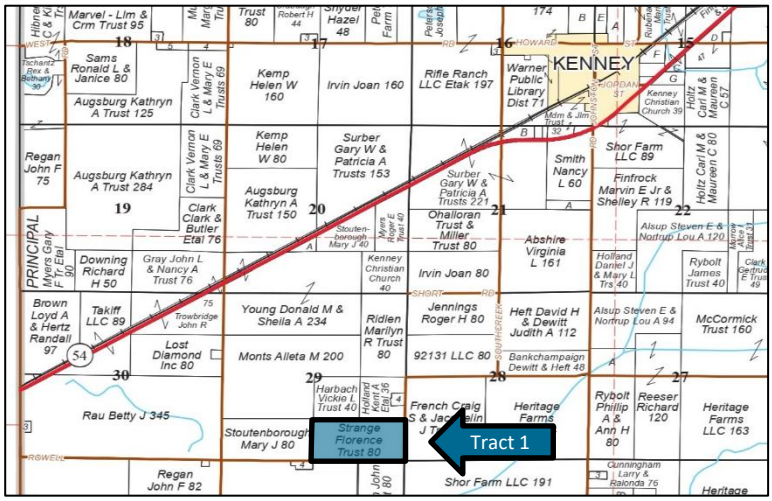
Tract 2: 215.73 (+/-) Tax Acres located in Nixon Township, approximately two miles northwest of Weldon, Illinois. The property offers excellent accessibility from Friends Creek Road along the eastern boundary. The predominant soil types are Ipava, Sable, and Catlin, with an overall tillable soil Productivity Index (PI) of 139.0. Tract 2 contains 212.49 tillable acres, making it approximately 98.5% tillable.

Both tracts will be offered through a **virtual-live online only auction**. Pre-bidding will open **November 16, 2026, at 10:00 a.m.** and close at 9:00am the day of the live portion of the auction. The **online-only live auction** will be conducted **December 1, 2026, at 10:00 a.m.**

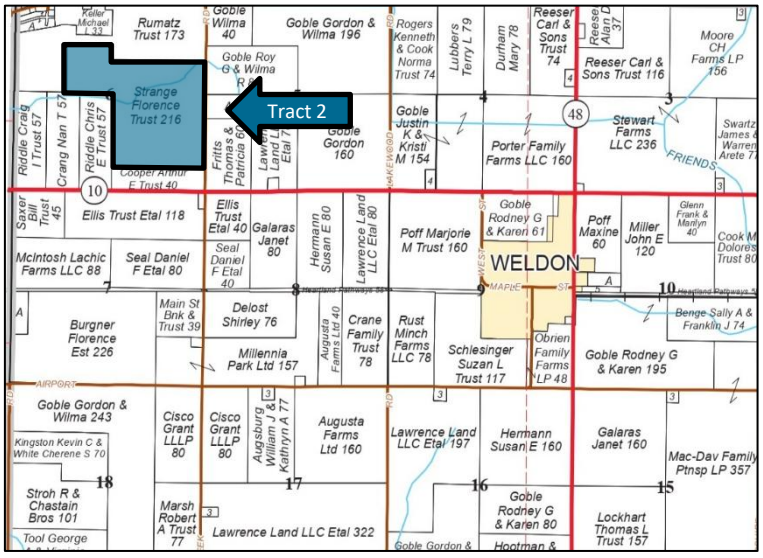
For additional information, please contact **Megan Fredrickson at 217-809-4949** or **Cole Rappé at 217-433-7240** or visit www.FirstIllinoisAgGroup.com.

Plat Maps of Sale Property – DeWitt County, IL

Tract 1: Tunbridge Township, T19N-R1E

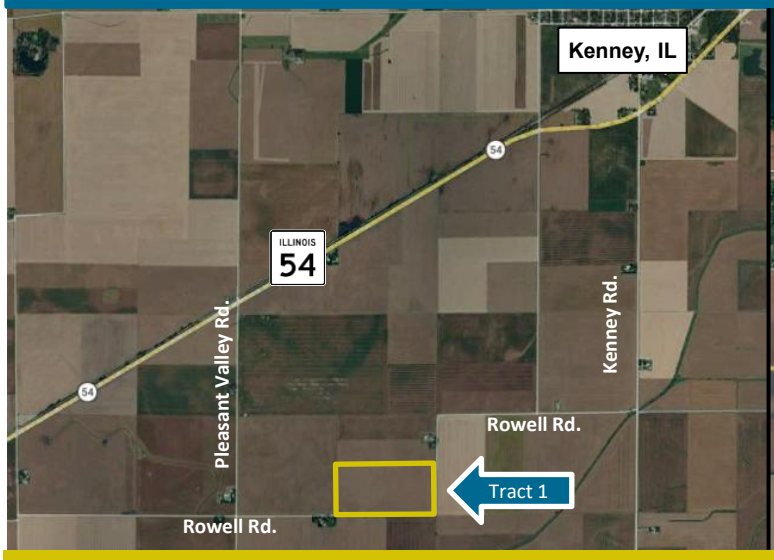


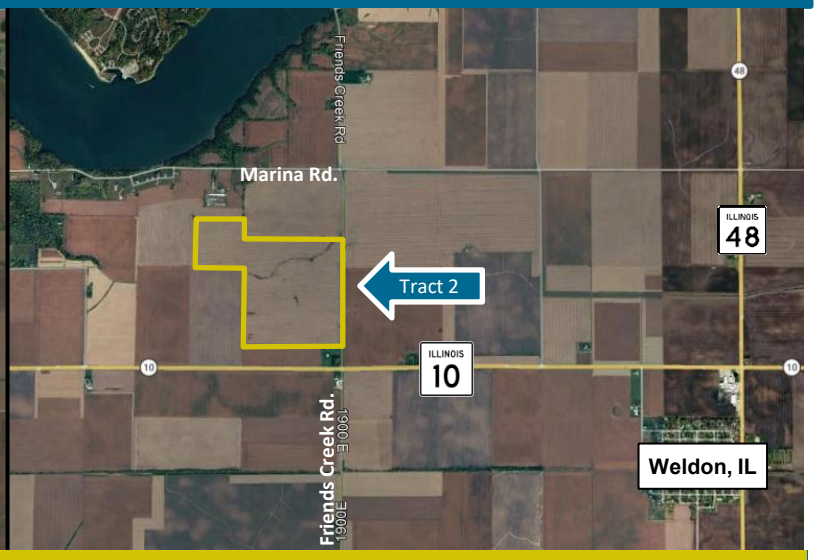
Tract 2: Nixon Township, T19N-R4E



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Aerial Location Maps





TRACT
1

80.00 Acres - Tunbridge Township

Tract 1 - Real Estate Tax Data

Parcel No.	Acres	Taxes	Per Acre
11-29-400-003	80.00	$4,410.66	$55.13

General: Excellent tract of 100% tillable farmland located approximately two miles southwest of Kenney, IL, offering excellent access and a strong yield history.

Soils: Sable, Elburn, Denny

Soil P.I Rating: 142.7

Tillable Acres: 80.03 (100%)

Access: Rowell Rd.

5 Year Average Yield History:
Corn – 268.9 bu/acre
Soybeans – 79.0 bu/acre



TRACT
2

215.73 Acres – Nixon Township

Tract 2 - Real Estate Tax Data

Parcel No.	Acres	Taxes	Per Acre
14-06-400-004	215.73	$12,218.08	$56.64

General: High-quality tract of tillable farmland located 2 miles west of Weldon, IL.

Soils: Ipava, Sable, Catlin

Soil P.I Rating: 139.0

Tillable Acres: 212.49 (98.5%)

Access: Friends Creek Rd.

5 Year Average Yield History:
Corn – 232.9 bu/acre
Soybeans – 74.5 bu/acre



TERMS AND TITLE

Procedure
The property is being offered in two distinct tracts. Bidding will be on a per-acre basis, with the winning bid multiplied by the real estate tax acres. Both tracts will be sold using the Buyer's Choice Method of Sale, allowing the high bidder to select one or both tracts. If the high bidder selects only one tract, the remaining tract will be offered again. The Seller reserves the right to reject any and all bids.

Down Payment & Closing
A ten percent (10%) down payment will be required upon execution of the purchase contract, with the balance due at closing. Closing shall occur on or before December 30, 2026.

Title Policy/Minerals
The Buyer(s) will be provided a title policy in the amount of the purchase price. The Seller's remaining interest, if any, in any coal and mineral rights will be conveyed with the land.

Possession and Tenancy
Possession will be granted at closing. The farm lease for the 2027 crop year is open. The Seller shall retain all 2026 rental income.

Real Estate Taxes
The Seller will credit the Buyer at closing for the 2026 real estate taxes payable in 2027.

Disclaimer
The information contained in this brochure is considered accurate; however, it is subject to verification, and no liability for errors or omissions is assumed.

Agency Disclosure
First Illinois Ag Group and its staff are agents of the Seller and, in that capacity, represent only the Seller.

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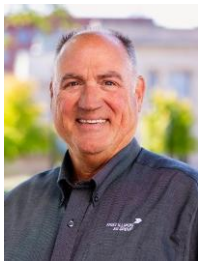
225 N. Water St.
Decatur, IL 62523

Farmland Auction
DeWitt County, Illinois



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Bruce Huber—
Senior Vice President
Certified Appraiser,
Designated
Managing Broker
217.521.3537



Megan Fredrickson –
Vice President
Farm Manager
Broker, Associate
Appraiser
217.809.4949



Dale Kellermann—
Senior Vice President
AFM, Broker,
Certified Appraiser
618.622.9490



Mark Nappier—
Farm Manager,
Broker, Associate
Appraiser
618.622.9465



Jacob Bauman—
Farm Manager,
Broker
217.855.4950



Cole Rappe—
Farm Manager,
Broker, Auctioneer
217.433.7240

Decatur Office
225 North Water Street
Box 2548
Decatur, IL 62525

www.FirstIllinoisAgGroup.com

O'Fallon Office
138 Eagle Drive
Suite B
O'Fallon, IL 62269