




Online Only Land Auction

TIMED ONLINE ONLY - Visit Website for Bidding Instructions



Looking north

Tract 1 – 98 +/- acres



Looking southeast

Tract 2 – 63 +/- acres

Soft Close: 11:00 am Thursday, November 19, 2026

The Kelley R Land, LLC Farm

Acres to be determined by a survey

St. Jacob Township, Madison County, Illinois



Dale Kellermann, Broker

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618-791-0114

FIRST ILLINOIS AG GROUP

www.FirstIllinoisAgGroup.com

Madison County Online Land Auction

General Description

Soft Close @ 11:00 am on
Thursday, November 19, 2026

We are pleased to offer two tracts to the public via an online only land auction. There is no live component to this auction, but the Auctioneer and Staff will be available leading up to the scheduled close of the bidding process. Interested bidders are directed to the website listed below to register and bid on two tracts of tillable acreage.

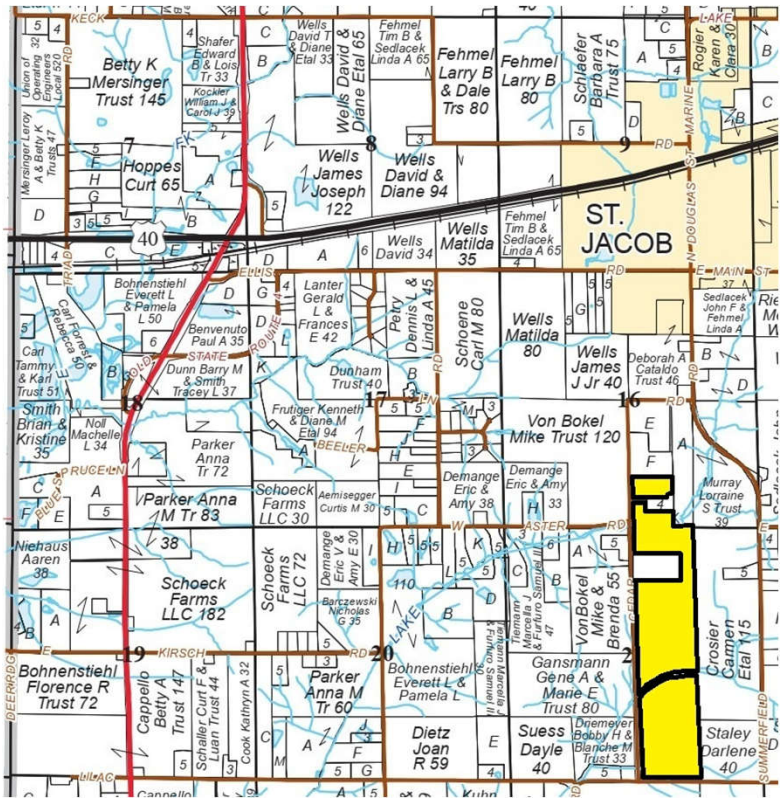
Locally known as the Kelley R Land, LLC Farm, the property will be offered in two parcels:

- ***Tract #1 is 98 +/- acres*** with 82 +/- tillable acres and a tillable soil P.I. of 106.2.
- ***Tract #2 is 63 +/- acres*** with 52 +/- tillable acres and a tillable soil P.I. of 102.8.

Bidding Platform URL can be found at
www.FirstIllinoisAgGroup.com

Final acres will be determined by a survey.
Please contact Dale Kellermann at 618-791-0114 for additional information on this online only auction.

St. Jacob Township



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Aerial Map of Sale Properties

Tract #1

(Note - The north approx. 10 acres is separated from the rest of Tract #1 by a lane.)

Tract #1

Tract #2



Property lines are approximate and will be determined by a survey.

Tract 1

REAL ESTATE TAX DATA - Tract 1 - estimated			
Parcel No.	Acres	Taxes	Per Acre
05-1-23-16-00-000-011	9.68 +/-	$268	$27.70
05-1-23-16-00-000-013	8.40 +/-	$214	$25.50
Part of 05-1-23-21-00-000-003	80 +/-	$2,400	$30.00

Tillable Soils: **Homen, Ruma, Oconee, Marine, Bunkum, Orion, Coulterville-Grantfork**

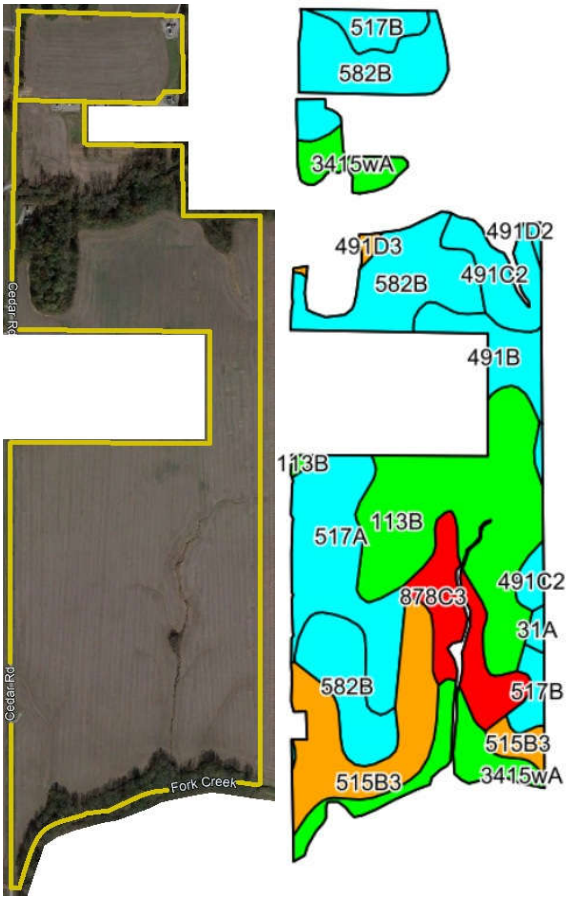
811 Soil PI Rating: **106.2**

Tillable Acres: **82 +/-**

Access: **Cedar Road along the west border**

General: *Don't miss this chance to add valuable acres to your farming operation.*

FSA Info, Soils, & Topo Maps are posted online.



Tract 2

Tillable Soils: **Bunkum, Marine, Oconee, Coulterville-Grantfork, Homen**

811 Soil PI Rating: **102.8**

Tillable Acres: **52 +/-**

Access: **Cedar Road along the west border; Lilac Road along the south border. A low-water crossing provides access to the northeast field.**



REAL ESTATE TAX DATA – Tract 2 - estimated			
Parcel No.	Acres	Taxes	Per Acre
Part of 05-1-23-21-00-000-003	63 +/-	$1,890	$30.00

Final acres will be determined by a survey.

Terms and Title

Procedure
This property is being offered in two tracts. Bidding will be on a per acre basis with the winning bid multiplied by the surveyed acres to determine the contracted price. This is not an absolute auction; seller confirmation is required prior to entering into a purchase agreement.

Down Payment & Closing
Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be on or before December 18, 2026.

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

Cropland Lease and Possession
Possession will be granted at closing of this transaction, subject to the tenant in possession. The Seller shall retain 100% of the 2026 crop rental income. The cropland is open for 2027.

Real Estate Taxes
The seller shall pay for the 2026 real estate taxes due in 2027 via a credit at closing or funds escrowed for the payment.

Disclaimer
The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed. Announcements the day that auction bidding closes shall take precedence.

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

FIRST ILLINOIS AG GROUP

138 Eagle Dr., Suite B
O'Fallon, IL 62269

Follow the link to our online auction site

Bidding closes at 11:00 am, November 19

Farmland For Sale
Madison County, Illinois



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