Warren County

Illinois

FARMLAND AUCTION

82.52 Acres M/L | Listing #19819

Tuesday, November 17, 2026, at 10:00 AM

American Legion Post 136: 1110 N 11th Street, Monmouth, IL 61462

143.6 PI | Class A Soils | Open 2027 Tenancy

BID IN PERSON OR ONLINE!

Matt Myers
217.617.7605
Matt.Myers@PeoplesCompany.com
IL LIC 475.209712

Eric Sarff
309.612.9316
Eric.Sarff@PeoplesCompany.com
IL LIC 471.020806

About the land

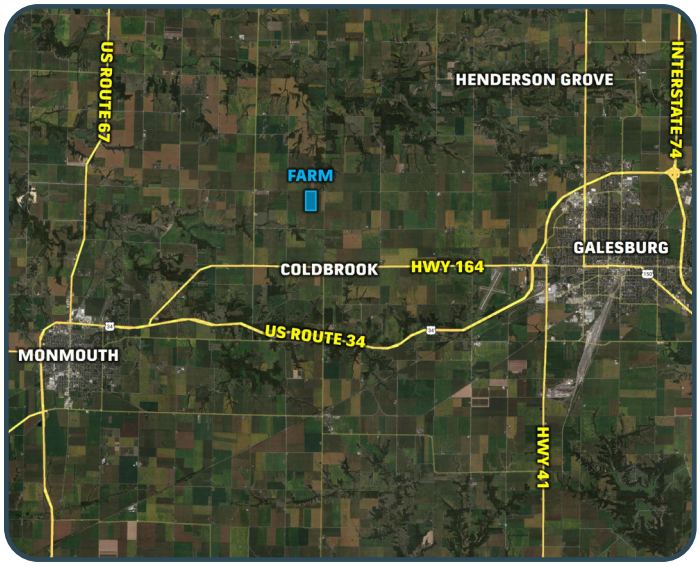
Mark your calendars for Tuesday, November 17, 2026! Peoples Company is pleased to present 82.52 acres m/l of highly productive Warren County farmland located just west of Galesburg, Illinois along 240th Avenue. This highly tillable farm offers 81.80 FSA cropland acres and an impressive 143.6 Productivity Index, providing an excellent opportunity to acquire quality farmland in a strong agricultural area.

The farm offers 81.80 FSA cropland acres, representing approximately 99% of the total acreage. Primary soil types include Sable silty clay loam and Muscatune silt loam, carrying PI ratings of 142 and 147, respectively. The combination of strong soil productivity, minimal non-tillable acreage, and nearly level topography makes this a highly productive Warren County farm.

Conveniently located approximately seven miles west of Galesburg, the property offers good accessibility from 240th Avenue. Farms of this quality and size are an excellent opportunity for local operators, neighboring landowners, or investors looking to add highly productive acreage to their portfolio.

LEGAL DESCRIPTION

Part of the Northeast Quarter (NE 1/4) of Section 5, T11N-R1W, Warren County, Illinois. The full legal description will be taken from the title commitment.



240TH AVENUE
GALESBURG, IL 61401

DIRECTIONS From Galesburg, head west out of town on Highway 164 for approximately 7 miles. Turn right (north) onto 140th Street, and continue for approximately 2 miles. Turn left (west) onto 240th Avenue and continue west for a quarter of a mile and the farm will be on the left (south) side of the road.

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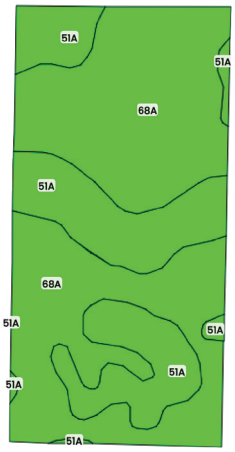

82.52 Acres M/L

TILLABLE SOILS

Code	Soil Description	Acres	% of Field	IL PI
68A	Sable silty clay loam	55.21	67.49%	142
398	Muscatune silt loam	29.59	32.51%	147
			AVERAGE	143.6

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PEOPLES™ COMPANY
INTEGRATED LAND SOLUTIONS

PEOPLES COMPANY
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1907 Jumer Drive, Suite D
Bloomington, IL 61704

PeoplesCompany.com
Listing #19819

SCAN THE QR CODE WITH YOUR PHONE CAMERA TO VIEW THIS LISTING ONLINE!

Warren County
Illinois
FARMLAND AUCTION

Seller: Sallee Homestead LLC

Online Bidding: Register to bid at http://peoplescompany.bidwrangler.com/. Potential bidders may participate in the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that neither Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are in any way responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The property will be offered via Public Auction with simultaneous online bidding. The farm will be offered as one tract and will be sold on a dollars per acre basis. Final sales price will be calculated by multiplying the high bid by the assessed acres.

Reserve: Auction is with reserve. Seller reserves the right to accept or reject any and all bids.

Survey: Seller will not be providing a survey for this property. The farm will be transferred using the existing legal description and the assessed acres.

Auctioneer & License Number: Jesse Meyer, #475.213408, #441.002805

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges they are representing themselves in completing the auction sales transaction. Online Bidder Registration is due by Monday, November 16, 2026, at Noon CT.

Farm Program Information: Farm Program Information is provided by the Warren County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plans, and related information are subject to change if the farm is reconstituted by the Warren County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a wire transfer. All funds shall be held by Western Illinois Title pending closing.

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made prior to bidding. By bidding, the bidder represents that he/she has the present ability to perform at the bid price and will fulfill all obligations under the Real Estate Purchase Agreement.

Real Estate Taxes: Seller shall pay all real estate taxes due and payable in 2026. Buyer shall be responsible for all real estate taxes due and payable in 2027 and thereafter.

Closing: Closing will occur on or before Thursday, December 17, 2026. The balance of the purchase price will be payable at closing via wire transfer. Time is of the essence with respect to the timing of the obligations of the Buyer and Seller under the Real Estate Purchase Agreement.

Possession: Buyer will receive possession at closing, subject to any remaining rights of the current tenant under the current lease, which expires on 2/28/2027. Seller to retain all grain and/or revenue attributed to the 2026 crop year and tenant will be required to fulfill all obligations under the current lease.

Contract & Title: Immediately upon conclusion of the auction, the successful bidder shall enter into a Real Estate Purchase Agreement and deposit the required earnest money payment. Seller shall provide good and merchantable title. This sale is not contingent upon financing.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges they are representing themselves in completing the auction sales transaction.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As Is - Where Is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. Any announcements made on auction day shall take precedence over any previously printed material or oral statements.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, FSA figures, Productivity Index ratings, and other information may vary from figures stated within the marketing material. Buyer should perform his/her own independent investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title commitment and closing documents.