

STARK COUNTY, ILLINOIS | LAND AUCTION

TIMED ONLINE

104±
ACRES

1 TRACT

WEST JERSEY, ILLINOIS

Located 2 miles south of West Jersey, IL on Highway 78,
then 0.6 mile west on Twp Rd 100 N.

OPENING

THURSDAY, JANUARY 29

CLOSING

THURS, FEBRUARY 5 | 1PM^{CST}₂₀₂₆



SteffesGroup.com | (319) 385-2000 |



PROPERTY DETAILS

104.35± Acres – Sells in 1 Tract

- FSA indicates: 90.22 cropland acres.
- Productivity Index (PI): 116.1 on cropland acres.
- Majority soil types include Rozetta, Assumption, Osco, Elkhart & Elco.
- Balance of land is timber.
- Located in Section 33, West Jersey Township, Stark County, Illinois.
- Tax Parcels: 06-33-100-004, 06-33-200-006: \$3,310.08 (2024 taxes payable in 2025).

AUCTIONEER'S NOTE:

Offered on this timed online auction is 104.35± acres of productive Stark County farmland, with 90± tillable acres and a 116.1 PI rating.

SELLER INFORMATION:

Janet L. Webster, Eric D. & Ammy Webster
& Brian C. & Lynn Webster
Michael E. Massie of Massie, Massie &
Quick LLC - Closing Attorney

SCAN FOR DETAILS



Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641

TERMS: 10% down payment of the purchase price on February 5, 2026. Balance of the purchase price due at closing/final settlement with a projected date on or before March 9, 2026. Title Insurance in the full amount of the purchase price will be provided by the Seller. Seller shall pay all 2025 real estate taxes due and payable in 2026, this will be a credit at closing. Buyer will be responsible for all the 2026 taxes and beyond. Land is selling free and clear for the 2026 farming season. Possession will be given at the time of closing/final settlement. Immediately following the auction of the real estate, the successful Buyer shall enter into a written contract with the Seller, this shall take place through email & electronic document signatures. Said contracts will be available for review prior to the auction. See Website for Special Provisions.

Licensed Real Estate Brokerage - Steffes Group, Inc. - 478026983, Licensed Auction Firm - Steffes Group, Inc. - 444000646
Designated Managing Broker - Stephanie Buchholz - 471022628



Steffes Group, Inc.
2000 Main Ave. E
West Fargo, ND 58078

Address Service Requested

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