

LAND AUCTION



117 AC± | 1 TRACT | CALHOUN CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/17/2021 | **AUCTION TIME:** 6:00 PM

AUCTION LOCATION: WHITETAIL PROPERTIES
115 WEST WASHINGTON ST | PITTSFIELD, IL

This is a great opportunity to invest in a tillable and CRP farm to add to your existing row crop operation or investment portfolio. This farm is situated along Stearns Hollow Road and Farmers Ridge Road in northern Calhoun County. The farm has approximately 74.99 acres currently in row crop production along with 19.04 acres enrolled in CRP. 2 pole barns are located on the south end farm for storage. Being located in a well-known neighborhood for quality whitetails, a hunting lease would increase your return on investment. The tillable acres have a weighted PI rating of 107.9 and predominate soils include Winfield Silty Clay, Caseyville Silt Loam and Winfield Silt Loam. The farm sells with open tenancy for the 2022 crop year and is a must see farm!!!!



TRACT 1: 117 +/- ACRES

Deeded acres: 117 +/- acres pending survey

FSA Farmland Acres: 94.03 +/- pending reconstitution by FSA after survey

DCP Cropland Acres: 74.99 +/- pending reconstitution by FSA after survey

Soil Types: Winfield silty clay loam, Caseyville silt loam, Winfield silt loam

Soil PI/NCCPI/CSR2: 107.9 PI

Base acres and Yield: Total farm is: Corn 63.52 Base Acres/PLC Yield 89, Soybeans 15.35 Base Acres/PLC Yield 25**Needs reconstituted after survey

CRP Acres/payment: 19.04 acre CRP paying \$3234.22 annually

Taxes: Needs reassessed after survey

Lease Status: Open Tenancy for 2022 crop year

Possession: Immediate possession subject to current tenants rights for 2021

Survey needed?: Survey required

Brief Legal: S3 T8S R3W in Calhoun Co, IL

PIDs: 07-03-03-100-004, part of 07-03-03-200-001

Lat/Lon: 39.3896, -90.7336



RANCH & FARM AUCTIONS, LLC

TYLER SELLENS, AGENT: 309.341.6431 | Tyler.Sellens@whitetailproperties.com

JOE CEBUHAR, AGENT: 309.333.5133 | Joe.Cebuhar@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Dan Perez, Illinois Broker, License # 477.014224 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Tyler Sellens, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.341.6431 | Joe Cebuhar, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.333.5133 | Cody Lowderman, IL Auctioneer, 441.001255