

LAND AUCTION



117.73 AC± | 3 TRACTS | MORGAN CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/7/23 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: PATHWAYS CONFERENCE CENTER
1905 W MORTON AVE | JACKSONVILLE, IL.62650**

Here is a great opportunity to bid on some hard to find mixed-use parcels of land. If you are looking for additional farmland, hunting land with income, or some great places to build, this property needs to be on your radar. The 117.73 +/- acres sets in southern Morgan county and has excellent road access to all parcels. The 79.3+/- tillable acres are flat to rolling and have an average PI of 113. The mature timber could be left for continued habitat or harvested to provide income and promote diversity within the woodlot. Rural water and power is accessible at multiple locations and provides the opportunity for some beautiful home and cabin building locations. This also has an extensive and impressive deer history. Open tenancy for the 2024 crop year.



TRACT 1: 36.01 ± ACRES

This tract is currently set up to farm approximately 76% of the total acres. The remaining acres of the 36.01+/- acre parcel consist of a timber draw that works as a great funnel for deer and turkey. With a 115 PI and soils mainly comprised of Rozetta and Keomah this is a great option for a farmer looking to add acres or a hunter looking for a property with a good ROI. There are several areas that would make great food plots that are well positioned in the landscape. Open tenancy for 2024 crop year.



TRACT 2: 41.72 ± ACRES

This 41.72 +/- acre parcel has something for everyone. Currently 21.5 acres are being farmed with a 117 PI. The row crop acres lay well and are easily accessible. There is an old homesite on the property that is full of mature trees and a possible pond location that would make the perfect new home or cabin site. The timber is comprised of very large white oaks and has a great topography that would allow hunting two to three people easily. This is an absolute dream piece of land. A 50/50 farm that has good timber quality, a homesite, and a great deer history, is a hard find especially in Morgan county. Rural water and power are present. Open tenancy for 2024 crop year.



TRACT 3: 40 ± ACRES

The perfect tract of land for the farmer or owner who wants a return on most of their acres but a big bang with some recreational value as well. 30.01+/- acres of this 40 +/- acre tract are currently in row crop production. The row crop acres farm well and have a PI rating of 108. The timber is diverse with young and mature hardwoods. There is an old pond that is currently serving as a watering hole for wildlife, but could be rebuilt to serve multiple purposes. This is a rare property that has potential for great ROI and hunting on a small footprint. There is also the ability to build with water and power at the road.

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