

LAND AUCTION



195 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 income-producing hunting farm is located right off of Highway 100 on the Calhoun/Pike County line. The farm offers 163.2 acres of very fertile bottomland currently enrolled in CREP. The CREP program runs through September 30, 2025, and pays \$41,649 per year that will transfer to the buyer. The hunting rights have been leased out in prior years for \$3,000 bringing the potential annual income to \$44,649. The fertile bottomland, which has nice timbered draws, naturally holds and grows trophy Whitetails year after year. It is common to harvest 160 class bucks or larger on this farm and neighboring properties on an annual basis. The farm also provides good waterfowl hunting opportunities with it being right along the Illinois River and having a couple of natural shallow lakes. Hunting improvements included with the sale are 2 Banks hunting blinds and 1 buried waterfowl pit. Electric is readily available along the highway and offers a good building site completely out of the flood plain. If you are looking for your own personal hunting farm with a great annual income to help you make the payments then you should check this offering out.



TRACT 1: 195 +/- ACRES

- Easy access off of Highway 100 on the Pike/Calhoun line, 3 miles south of Pearl
- 163.2 acres of fertile bottomland currently enrolled in CREP thru 2025; annual payment is \$41,649
- NO CREP EASEMENTS
- Nice timbered draws with numerous secluded food plot locations
- Great deer and turkey hunting opportunities, deer sign is abundant on this farm and trophy bucks are harvested every year in this area. 2 Banks hunting blinds are included
- Good waterfowl hunting opportunities, borders the Illinois River with 2 shallow ponds, 1 buried steel pit included
- Good cabin or home building site right along the highway
- Easy access to the Illinois River
- Electric is readily available along the highway
- Broker owner interest



RANCH & FARM AUCTIONS, LLC

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