

LAND AUCTION



42.28 AC± | 1 TRACT | BROWN CO, IL

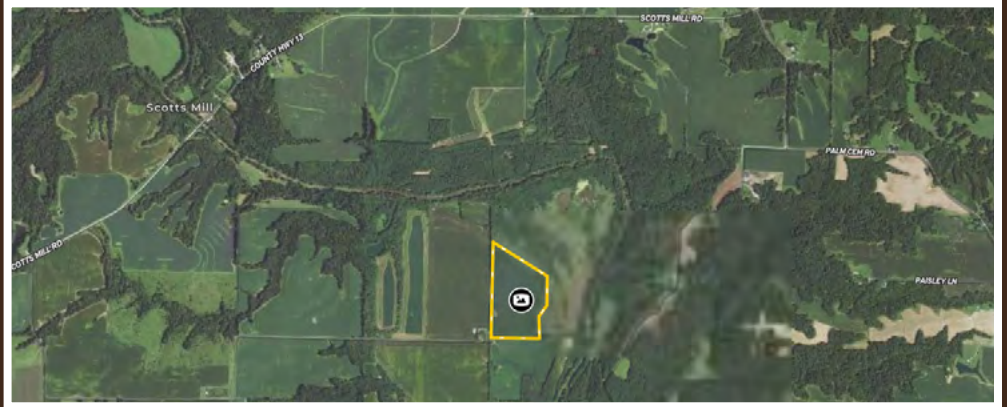
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/16/22 | **AUCTION TIME:** 11:00 AM

AUCTION LOCATION: K OF C HALL
QUINCY ROAD | MT. STERLING, IL 62363

This nearly all-tillable tract is a great opportunity to purchase an investment property. The property has recently had several fencerows and buildings cleaned up to increase the amount of tillable acres. Access to the property comes in off the southwest corner of the property off of county road 1575 N Ave and is located at the end of this county road. The farm is mostly flat tillable ground with an average PI rating of 122.2. Predominate soils include Kendall silt loam and Martinsville Loam. If you are in the market for a solid investment property or looking to as to your current farming operation this is a great opportunity to purchase this farm at public auction.



TRACT 1: 42.28 ± ACRES

Tract #: 1

Deeded acres: 42.28

FSA Farmland Acres: 41.84

Soil Types: Kendal silt loam and Martinsville Loam

Soil PI/NCCPI/CSR2: 122.2

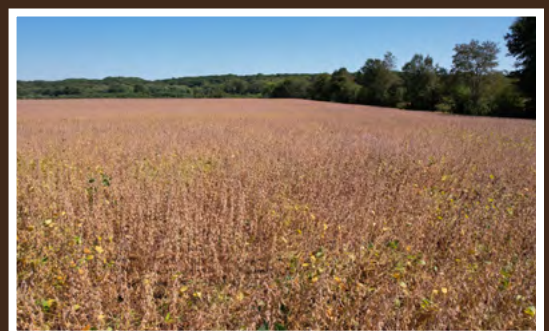
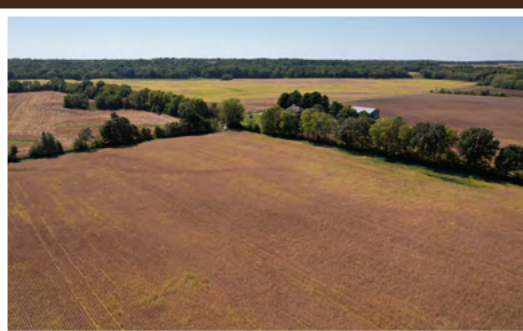
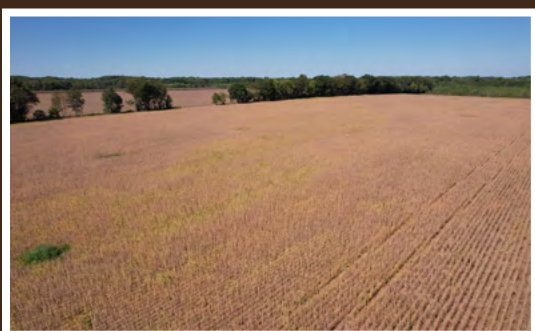
Taxes: TBD

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

PIN's: Part of 01-001-001-00, 01-001-003-00

Lat/Lon: 40.072709, -90.679981



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TYLER SELLENS, AGENT: 217.440.4624 | tyler.sellens@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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

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