

# LAND AUCTION



**TRACTS 1 AND 2  
ABSOLUTE  
AUCTION**

**106 AC± | 5 TRACTS | PIKE CO, IL**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 1/19/22 | AUCTION TIME: 11:00 AM**

**AUCTION LOCATION: WHITETAIL PROPERTIES**

**115 WEST WASHINGTON ST | PITTSFIELD, IL**

Ranch & Farm Auctions will be offering 106 acres in 4 tracts located near Martinsburg in beautiful southern Pike Co. These tracts offer something for everyone from recreational buyers, hobby farmers, horse lovers, cattle producers and row crop farmers. The entire farm has over 82 acres tillable that is currently in hay and pasture but can easily be converted to row crop production. This is a great opportunity to purchase a diverse property that offers pasture land, tillable opportunities as well as two country homes and outbuildings. Tracts 1 and 2 are selling ABSOLUTE.



### TRACT 1: 44 +/- ACRES

Selling ABSOLUTE. Located on the west side of Martinsburg is this combination farm, which offers recreational opportunities as well as income opportunities. Currently the farm is being used for hay production and livestock grazing. The property is split up into several different paddocks for rotational grazing throughout the year. A good majority of these acres could be converted to tillable acres with very little work, allowing you to increase your rate of return. There is a small pond on the north end used for livestock watering and fishing as well as a 40' x 60' open sided building used for hay storage. This is a great opportunity to add to your cow/calf operation or your row crop operation. The property also offers great deer hunting opportunities as well as various other recreational uses.



### TRACT 2: 21 +/- ACRES

Selling ABSOLUTE. Located in the southern part of the county is this income-producing property. The property is located along 175 Avenue, just south of Martinsburg and is currently being grazed for cattle and mowed for hay. This property could be converted to tillable with very little work and provide approximately 18 acres of tillable farm ground. The property offers good access to the southeast corner of the property for equipment. County water and electric are available to the east.



### TRACT 3: 24 +/- ACRES

This property has approximately 20 acres of open ground currently being used for grazing and hay production. There are a couple fields that could be converted to tillable to increase your return on investment. There is a small pond located in the center of the property that is utilized as a water source for livestock as well as a fishing pond. County water and electric are available at the road.



### TRACT 4: 12 +/- ACRES

This tract offers a country home with approximately 1,514 sq. ft. of finished living area and has two bedrooms and one bathroom. There is a breezeway connecting the house to the 24'x32' two car garage. There are several outbuildings south of the house along with several paddocks for livestock. There are also approximately 8 acres of open pasture land. This home has duct work in place but does not have an HVAC unit. It is wired but was disconnected in the mid 1990's and has not been hooked up to electric since.



### TRACT 5: 4 +/- ACRES

This tract offers a home that is approximately 1,505 sq. ft. of finished living area on the main level along with a partially finished walk out basement. This home has 4 bedrooms and 2 full bathrooms along with a 12' x 24' covered porch off the west end of the house. There are several other buildings around the home including a hoop building, chicken coop, older barn and pole building. There is also an 8,200 sq. ft. pole building on the west side of the houses that is currently being used as a saw mill but could be converted to various other uses. Note this home does not have HVAC and has not been wired.

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**[RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**

**GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

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