

LAND AUCTION



178.84 AC± | 3 TRACTS | CLARK CO, IL

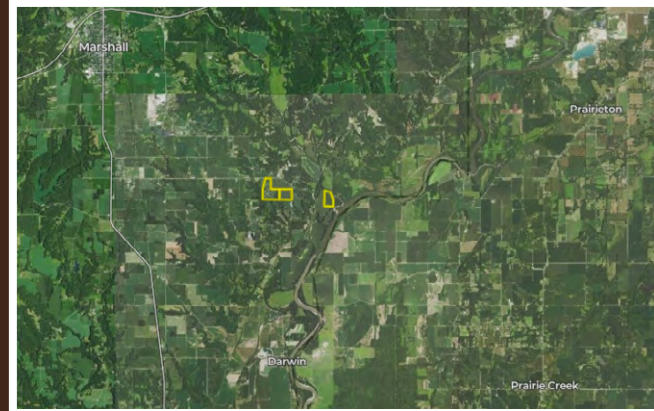
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/16/2021 | AUCTION TIME: 6:00 PM

AUCTION LOCATION: UNIVERSITY OF ILLINOIS EXTENSION CLARK COUNTY | 15493 IL-1 | MARSHALL, IL 62441

For the first time in over 75 years, Maurer-Ensor-Fraley Farms located just SE of Marshall, IL will be offered to the public. Portions of these farms have been family owned for over 150 years. 178.84+/- productive acres will be offered in 3 tracts at public auction. Nearly 80% of all acres are income producing acres and average Soil PIs range from 106.8 to 122.4. Primary soils are Stoy silt Loam, Whitson silt loam, Muren silt loam, Genesee silt loam and Petrolia silty clay loam.



TRACT 1: 86 +/- ACRES

The tract is roughly 58.66 tillable all in one field and the balance is wooded. The farm has an average PI of 106.8. The farm has good road access off E 1350th Rd on the north side. Has been in the family since 1946. The property is in S3 T10N R11W Wabash Twp.



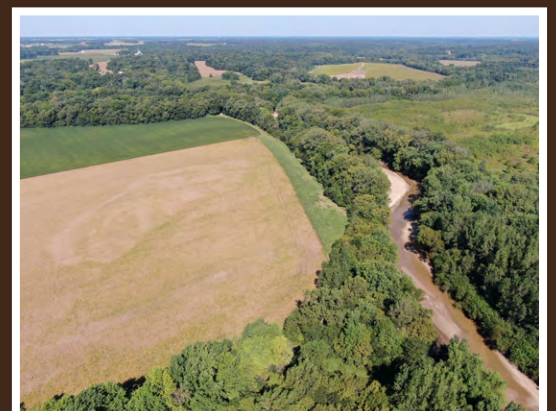
TRACT 2: 47 +/- ACRES

The tract is roughly 44.24 acres of tillable all in one field. The average PI is 118.5. The farm has access on the east side off N River Rd. The farm has been family owned since 1946. The property is in S3 T10N R11W Wabash Twp.



TRACT 3: 45.84 +/- ACRES

Per FSA, this tract is roughly 35.67 acres of tillable in one field and 4.23 acres of CRP buffer strip paying \$237.06/acre and expires 9/30/27. The average PI is 122.4. It's located in Sec 2 T10N R11W Wabash Twp. Access us from the west by deeded easement.



RANCH & FARM AUCTIONS, LLC | ADAM CRUMRIN, AGENT: 217.276.2334
Adam.Crumrin@whitetailproperties.com

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