

LAND AUCTION



263 AC± | 2 TRACTS | CALHOUN CO, IL

ABSOLUTE 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 is a great opportunity to purchase a productive tillable farm in northern Calhoun County. 263 +/- deeded acres of productive farm ground and CRP will be offered in 2 tracts at public auction. The property is located along Ridge Road and Farmer Ridge Road. FSA indicates 204.65 acres of productive tillable farm ground along with 18.32 of CRP enrolled thru 2023. Predominate soils include Winfield Silty Clay Loam, Caseyville Silt Loam and Menfro Silty Clay Loam. Nearly 85% tillable with an average PI of 113. This farm would make a great addition to your row crop operation or investment portfolio. There is a Grid Sample Soil and Fertility History Report available upon request. APH records are also available upon request.



TRACT 1: 183.7 +/- ACRES

183.7 +/- acres pending survey. This tract has approximately 150 +/- acres of tillable farm ground with the balance being timber draws and CRP. 12.88 acres enrolled in CRP paying \$210.00 per acre or \$2,705 annually thru September 30, 2023. Ridge road borders the south end of the property allowing easy access into the property.



TRACT 2: 79.3 +/- ACRES

79.3 +/- acres pending survey. This tract has approximately 68.67 acres of tillable farm ground with the balance being brush and CRP. 5.44 acres enrolled in CRP paying \$195.20 per acre or \$1,062 annually thru September 30, 2023. Ridge road borders the property along the south end of the property and Farmer Ridge road along the east border allowing for easy access into the property.

ENTIRE 263 ACRE DETAILS:

Tract #: 1 and 2

Deeded acres: 263 +/- . Tract acreages are acre subject to survey

FSA Farmland Acres: 257.12

DCP Cropland Acres: 204.65 Effective DCP acres

Soil Types: Caseyville, Winfield, Menfro

Soil PI/NCCPI/CSR2: 113

Base acres and Yield: Corn Base Acre 93.86/PLC Yield 95, Soybean Base Acres 13.02/PLC Yield 27, Wheat Base Acres 3.13/PLC Yield 38

CRP acres and Payment: 18.32 total acres paying \$3767 annually

Taxes: \$4193.00

Lease Status: Open Tenancy for 2022 crop year

Possession: Immediate possession subject to current tenants rights for 2021

Survey needed?: Survey if two buyers

Brief Legal: S2 T8S R3W Calhoun Co, IL

RANCH & FARM AUCTIONS, LLC

TYLER SELLENS, AGENT: 309.341.6431 | Tyler.Sellens@whitetailproperties.com

JOE CEBUHAR, AGENT: 309.333.5133 | Joe.Cebuhar@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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