

LAND AUCTION



80 AC± | 2 TRACTS | PERRY CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 5/16/23 | AUCTION TIME: 10:00 AM

AUCTION LOCATION: PINCKNEYVILLE COMMUNITY CENTER | 203 NORTH WALNUT | PICKNEYVILLE, IL 62274

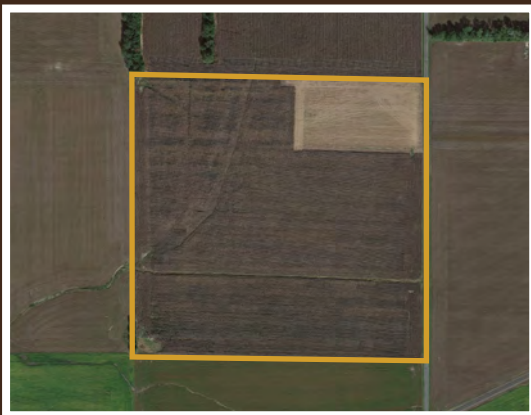
Farmland auction! 80 acres offered as two productive tillable farms near Pinckneyville with great access. Tract 1 is 100% tillable and Tract 2 is over 85% tillable acres. Buyers to receive portion of 2023 income.



TRACT 1: 40± AC



TRACT 2: 40± AC



TRACT 1: 40 ± ACRES

This high producing all tillable tract is located just northeast of Pickneyville along Parakeet Rd. This property offers ¼ mile of county road frontage, making access for farming very easy. Not only is this property ideal for a farmer to purchase but it's a great investment property for a private investor as that every acre produces income! If you are looking for that perfect farming tract, then this is a must see!

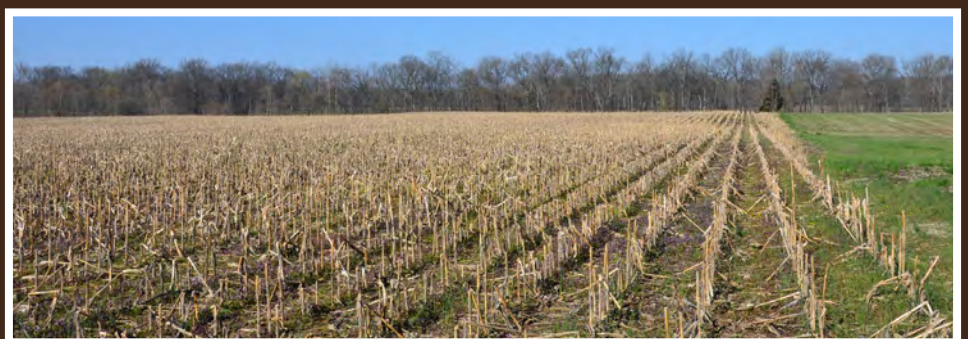


TRACT 2: 40 ± ACRES

This mostly tillable tract lays along Pick road just southeast of Pinckneyville. This property offers 1/8 of a mile of blacktop county road frontage that is ideal for farming or to build a home or cabin. The property offers 34 acres of great producing tillable land that would be ideal for a farmer or just a solid investment property. In the middle of the property runs a small creek branch with about 6 acres of timber that's ideal for deer and turkey. This branch supplies year-round water for wildlife and a safe travel route for the deer. If you are looking for a good hunting tract that also will supply you with an income stream, then this is a must see!

ENTIRE FARM

- Excellent tillable land
- Great investment properties
- Tenancy agreement in place for 2023
- Open tenancy 2024
- Good road frontage
- Productive soils



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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