

# LAND AUCTION



**136.66 AC± | 2 TRACTS | PERRY CO, IL**

## AUCTION:

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

**AUCTION DATE: 1/20/23 | AUCTION TIME: 1:00 PM**

**AUCTION LOCATION: VFW**

**511 LAKEVIEW AVENUE | COULTERVILLE, IL 62237**

This high producing tillable farm lays just east of Sparta on Rose of Sharon Road. This farm has the Galum Creek running through it giving you 81 acres of high producing creek bottom tillable fields. These bottoms are not only great for farming or an income stream, they are also home to excellent deer hunting. The 56 remaining acres of timber consists primarily of hardwood timber holds the large population of deer and turkey calling this farm and this area home. The timber on the property could be ready for a timber harvest at any time with a nice stand of oaks in place. This farm is also easy to access from a farming and a hunting aspect with the county road running through the northern edge of the property. If you are looking for an income producing farm that also has top-notch hunting, then this is a must see!



### **TRACT 1: 26.66 ± ACRES**

26.66 total acres. This high producing tillable farm lays just east of Sparta on Rose of Sharon Road. This farm has the Galum Creek running through it giving you 25 acres of high producing creek bottom tillable fields. Not only is this property top-notch tillable but it still has excellent deer hunting opportunities. Rose of Sharon Road runs along the whole south border making for easy access for farming or hunting. This property also offers electric along the county road making for some excellent home building sites. If you are looking for a great investment property, then this is a must see!



### **TRACT 2: 110 ± ACRES**

110 total acres. This high producing tillable farm lays just east of Sparta on Rose of Sharon Road. This farm has the Galum Creek running through it giving you 56 acres of high producing creek bottom tillable fields. These bottoms are not only great for farming or an income stream, they are also home to excellent deer hunting. The 54 remaining acres consists primarily of hardwood timber could be ready for a timber harvest if so desired. The timber on the property is home to a large population of deer and turkey and offers excellent hunting opportunities. If you are looking for a farm not only to have great hunting, but an income stream also then this is a must see!

### **ENTIRE FARM**

**Deeded acres:** 136+/- acres

**FSA Farmland Acres:** 76.6 acres

**DCP Cropland Acres:** 76.6 acres

**Soil Types:** Belknap silt loam, Hickory-homen silty clay loam, home silty clay loam soils

**Soil PI/NCCPI/CSR2:** 113.3 average PI

**Base acres and Yield:** Corn 42 base acres/PLC yield 109, Soybean base acres 34.6/PLC yield 334

**CRP Acres/payment:** No crp

**Taxes:** Tract 1-\$404/Tract 2-\$1190

**Lease Status:** Open Tenancy for 2023 crop year

**Possession:** Immediate possession subject to current tenants rights for 2022

**Survey needed?:** No survey needed

**Brief Legal:** SW ¼ S5 T5S R4W Perry Co, IL PIN 1-54-0050-060/ Part NW ¼ and part NE ¼ S8 S5 T5S R4W Perry Co, IL

**PIDs:** PIN 1-54-0050-060, PIN 1-54-0080-040

**Lat/Lon:** 38.1167, -89.5649

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

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

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