

LAND AUCTION



ABSOLUTE AUCTION

40 AC± | 3 TRACTS | GREENE CO, IL

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/16/23 | AUCTION TIME: 1:00 PM

**AUCTION LOCATION: MARTIN LANES
332 STATE ST | ROODHOUSE, IL 62082**

SELLING ABSOLUTE. Rare opportunity to purchase mixed use farm east of Roodhouse near Ware Lake on County Line Rd. This 40 acres will be offered in 3 tracts. Tract 1 is 20.7+/- acres nearly all productive tillable with average PI of 116.5. Tract 2 is 18.2+/- acres with approximately 3 acres tillable, balance in timber and pond. Tract 3 is 1.1+/- acres with 2 Bedroom, 1 Bath home with detached garage. Overall taxes are \$1440.14 for all tracts



TRACT 1: 20.7 ± ACRES

20.7+/- acres (pending survey) with 18+/- acre tillable. This tract lies fairly level and has been a proven producer over the years. Average PI rating 116.5. primary soils Rozetta silt loam and Keomah silt loam. Sells with Open tenancy for 2023. Great location on County Line Rd just east of Roodhouse and 12 miles south of Jacksonville.



TRACT 2: 18.2 ± ACRES

18.2+/- acres (pending survey) with 3+/- acres tillable. Great recreational farm with famed northern Greene Co genetics for trophy whitetails. A 1 acre pond and 1/2 acre open area for a food plot make this a great farm for the whole family to enjoy. Rural water and electric are located at the road and this tract would make an excellent location to build a home or cabin overlooking the pond. The convenient location, just 12 miles south of Jacksonville on an easy drive up 267 make this an ideal location for someone to get away from Jacksonville or Springfield.



TRACT 3: 1.1 ± ACRES

Two bedroom, 1 bath home located on 1.1+/- acres. Home features newer flooring, paint and roof. Quiet country location with a large yard to raise a family or retire. The home is in nice shape with a covered front porch and open rear porch. The tract includes a detached 20x24 garage to store your toys or vehicles and an older 29x24 tin covered barn.

ENTIRE FARM

- Open tenancy for 2023
- Selling ABSOLUTE to the highest bidder
- Tract 1 is nearly all productive tillable
- Average PI is 116.5
- Tract 2 is a great building or recreational site
- Tract 2 has a 1+/- acre pond and 1/2 acre food plot

- Located north Greene County, east of Roodhouse
- Located just 12 minutes south of Jacksonville
- Tract 3 is 2 Bedroom, 1 bath country home with updates

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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

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