

# LAND AUCTION



**195.2 AC± | 5 TRACTS | RICHLAND CO, IL**

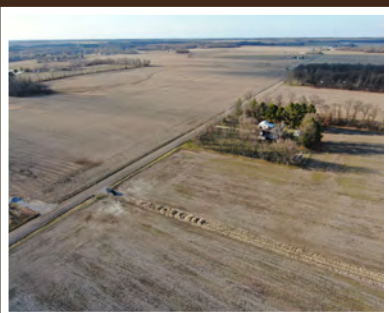
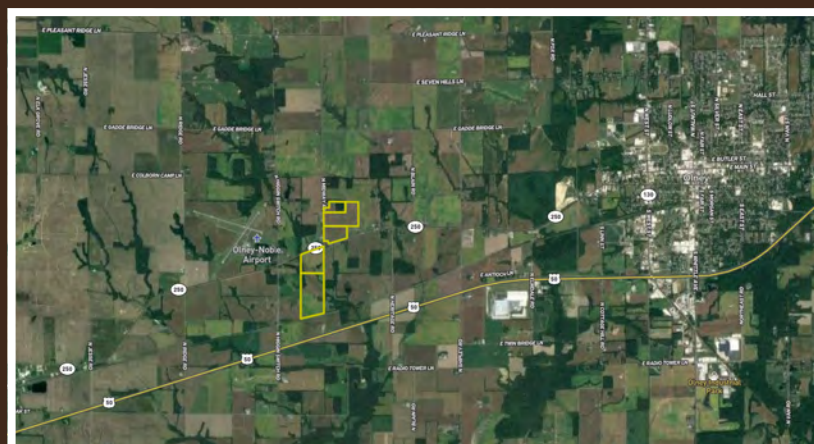
## AUCTION:

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

**AUCTION DATE: 4/28/22 | AUCTION TIME: 10:00 AM**

**AUCTION LOCATION: BEST WESTERN PLUS PARKSIDE INN & SUITES | 367 N WEST ST | OLNEY, IL 62450**

For the first time in nearly 100 years, Pflaum Farms, located west of Olney, IL, will be offered to the public. Portions of these farms have been family-owned for over 150 years. 195.2 +/- productive acres will be offered in 5 tracts at public auction. Nearly 85% of all acres are income-producing, and average Soil PIs range from 96.6 to 100. Two of the tracts would make great building locations, one of which offers a nice one-acre pond.



**TRACT 1: 13 +/- ACRES** - pending a survey. This tract has approximately 5.9 tillable acres that adjoin North Midway Road. The east side is roughly 7.1 acres of mature hardwoods. There are multiple potential building locations in the open field or tucked away in the timber. The property does have access off Midway Rd.



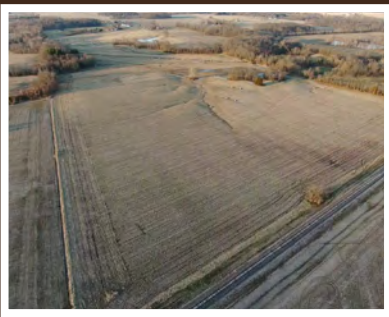
**TRACT 2: 44.2 +/- ACRES** mostly tillable acres - pending survey. The average PI is 96.6. The majority of the soil is Wynoose silt loam with some Bluford silt loam. There is access off North Midway Rd.



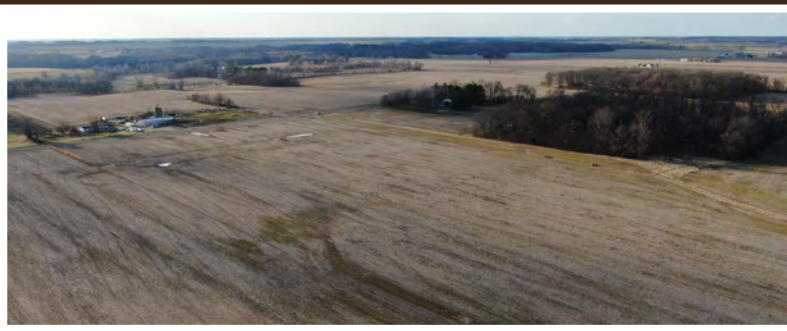
**TRACT 3: 25 +/- ACRES** tillable acres. The average PI is 97.2, with the majority of the soil type being Wynoose silt loam. This tract borders both Midway Rd and IL-250 and would make a nice investment property with electric, gas, and water all running along IL-250.



**TRACT 4: 40 +/- ACRES** located south of IL-250. It is approximately 29.67 tillable acres with an average PI of 98.1. The majority of the soil is Bluford silt loam, Passport silt loam, and Belknap silt loam. This property would also make a great building location with some utilities running along IL-250. There is a very nice pond on the southeast part of the tract, and access to this would be off Midway Rd.



**TRACT 5: 73 +/- ACRES** mostly tillable acres. The average PI is 97, with most of the soil being Belknap silt loam, Hoyleton silt loam, and Ava silt loam. Sugar Creek runs through the north third of the property, and the south line meets the Baltimore and Ohio RR ROW. This tract also has access off Midway road along the east side. north side where you could easily build a hunting cabin to host deer camp. Don't miss out on a chance to be sitting in a tree stand or grazing cattle on this awesome tract.



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**[RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**

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

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