

LAND AUCTION



ABSOLUTE AUCTION

226 AC± | 5 TRACTS | KNOX CO, IL

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/18/23 | AUCTION TIME: 11:00 AM

AUCTION LOCATION: KNOX AGRI CENTER

180 S SOANGETAHA ROAD | GALESBURG, IL 61401

The Grohmann farm is located at 1134 Knox rd. 1000N near Gilson IL. The property will be sold in 5 separate tracts with one of the tracts including a 1680 Sq. Ft. house with 440 Sq. Ft. garage, along with three sheds and a barn. This property is a great mix of recreational and tillable along with 2 nice small ponds and house. There are approximately 80 acres of tillable land with 13+/- acres currently enrolled in income producing CRP. The remaining wooded acres hosts incredible hunting and fishing opportunities and are well known for the Big Buck history and turkeys that this farm has produced over the years!



TRACT 1: 9.27 ± ACRES

Tract one is 9.27+/- Acres and includes a 3 bedroom, 1 bath 1680 Sq. Ft house along with a 440 Sq. Ft garage. There is also a 2,200 Sq. Ft machine shed and a barn. The large yard and wooded acres make it a quiet, secluded area with a lot of potential. The house will be sold As is along with the other improvements. The home has a drilled well and private septic, and has an ideal pond building location.



TRACT 2: 71.78 ± ACRES

Tract 2 is 71.78 +/- Acres and has approximately 40.2 acres tillable. The soil types are primarily Keomah, Rozetta, and Clarksdale silt loams and carries an average productivity index of 117. There could be an opportunity to clear additional acres to be put into production. The bordering wooded acres and fingers offer multiple stand locations to harvest that buck of a lifetime or call in that longbeard in the spring! The access to the tract is by easement along the north end of the farm.



TRACT 3: 60.01 ± ACRES

Tract 3 is 60.01 +/- acres with 9.7 acres enrolled in active CRP until 9-30-2026 currently paying \$2,426 in annual income. There are approximately 6 acres of additional tillable that is mostly Rozetta and Keomah soil types carrying a PI of 117 that could generate additional income be converted to lush food plots. There is a pond nearly in the center of the tract that has several beat-down deer trails leading to it and the parcel consists of several acres that are in permanent CRP. Haw Creek runs through the southwest corner of the property offering an additional water source for the wildlife. This tract no doubt offers a tremendous opportunity for hunting mature whitetails or harvesting that spring longbeard. Access to this tract is by easement to the NE corner



TRACT 4: 45.26 ± ACRES

Tract 4 is 45.26+/- acres and consists of all woods with a creek running through the southeast corner of the property. It has an established atv trail that gets you from the south end to the northwest corner of the property. There is a CRP contract in place on 3.3 acres paying \$890 annually with the balance of the property in permanent CRP. This tract has a nice roll to it and offers some thick bedding, large mature trees, and is well known for producing top notch whitetails. Access to this tract is by easement to the SE corner.



TRACT 5: 40.03 ± ACRES

Tract 5 is 40.03+/- acres and hosts many possibilities from tillable production acres, exceptional hunting opportunities, and a prime building location. There are approximately 16.4 acres tillable with an average PI of 126.4! A pond is located at the entrance to the farm and access is along the entire south end of the property. This tract has a nice roll and there is an established atv trail that gets you to the creek that runs along the west side of the property. This parcel would make an ideal building site where you could enjoy the views and watch wildlife out of your windows!

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