

LAND AUCTION



ABSOLUTE AUCTION

40 AC± | 1 TRACT | SHELBY CO, IL

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/23/22 | **AUCTION TIME:** 5:30 PM

AUCTION LOCATION: EFFINGHAM EVENT CENTER
1501 W FAYETTE AVE | EFFINGHAM, IL 62401

For the first time in over 3 generations, the Alderson/Harris property will be offered to the public. Here is your opportunity to invest in a highly productive Shelby County farm or add to your existing row crop operation. The FSA indicates 32.7 acres of tillable farm ground with the balance of the farm being wood draws and timber. The tillable acreage is desirable, fertile soils with an average productivity index (PI) of 134 with predominant soils including Huntsville, Radford, and Camden silt loams.

On the northwest corner of the farm, there are roughly 2.6 acres of timber that overlooks the farm. This could be a potential build site with road access from the north and east sides.

The farm is situated in section 32 of Sigel Township and is accessible from the West by Route 32, and from the East by Highway 45. Paved county road borders the property along the west and north sides of the property.

This farm would make a great addition to your row crop operation, investment portfolio or a potential location to build a home.



TRACT 1: 40 +/- ACRES

Tract #: 1

Deeded acres: 40

FSA Farmland Acres: 32.70

DCP Cropland Acres: 45.46*

Soil Types: Huntsville silt loam, Radford silt loam, Camden silt loam

Soil PI/NCCPI/CSR2: PI 134.4

Base acres and Yield: Wheat Base 2.95 acres /PLC yield 53, Corn Base 21.95 acres/PLC yield 140, Soybean base 18.70 acres/PLC yield 41

CRP Acres/payment: none

Taxes: \$422.30

Lease Status: Open Tenancy for 2022 crop year

Possession: Immediate possession subject to current tenants rights for 2021

Survey needed?: No survey needed

Brief Legal: NW NW S32 T10N R6E

PIDs: 2121-32-00-100-001

Lat/Lon: 39.2714, -88.5617

***Includes acreage not included in sale**



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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