

LAND AUCTION



ABSOLUTE AUCTION

164 AC± | 2 TRACTS | TAZEWELL CO, IL

ABSOLUTE AUCTION:

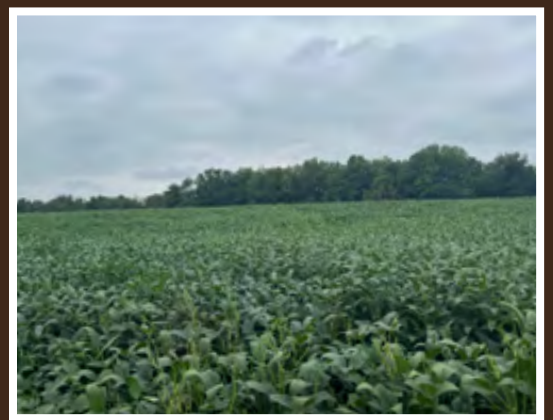
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AUCTION DATE: 11/22/22 | **AUCTION TIME:** 10:00 AM

AUCTION LOCATION: VFW POST 1232

15665 VFW ROAD | PEKIN IL, 61554

The Svendsen Land Trust is a mostly tillable property that is ideal for the investor looking to add highly productive tillable land to their portfolio or would make an exceptional addition to any farming operation. The property is located off of Red Shale Hill Road near Pekin IL. This farm has been very well maintained! There are approximately 118 Acres in tillable production, an additional 30 Acres enrolled in CRP contract that is active until September 2026 and the remaining acres in timber and waterways. The Current tenant reports an impressive APH of 61 Bu./A soybean yield and a 195 Bu./A corn yield ! The soil is made up of primarily Stronghurst Silt loam and carries an Avg. P.I. rating of 122. There are also multiple locations that would be ideal for building the perfect dream house!



TRACT 1: 40.16 ± ACRES

Tract one is approximately 40.16 A +/- . The 35.4 +/- tillable acres carries a 122 Avg productivity index and has been very well maintained ! This farm has an impressive APH of 61 Bu. Soybeans and 195 Bu/Ac corn yield! The primary soil types are Stronghurst silt loam, Birkbeck silt loam and Senachwine-Hennepin loam. The remainder of the acres consist of 2.5 +/- in a CRP contract . There are several places that are ideal for building your dream home ! Between the natural drainage and well managed upkeep this farm is capable of producing extremely high yields! Don't miss your opportunity to invest on this highly productive , income producing tract!



TRACT 2: 123.9 ± ACRES

Tract 2 includes approximately 83 Acres of tillable land and has an Avg P.I. of 120. The primary soil type is Stronghurst silt loam ,along with a small percentage of Rozetta and Sylvan silt loam. The current tenant reports great yield results . The Avg. APH is 61 Bu./Acre soybean yield and a 195 Bu/Acre corn yield .There are an additional 27.5+/- acres currently enrolled in CRP that is generating \$239/A thru 2026. Farms like this don't come along very often so don't miss your opportunity to add this to your portfolio or existing farming operation.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JASON ENDRES, AGENT: 309.224.9135 | jason.endres@whitetailproperties.com

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WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | Debbie S. Laux, Illinois Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Jason Endres, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.224.9135 | Cody Lowderman, IL Auctioneer, 441.001255