

LAND AUCTION



158.48 AC± | 2 TRACTS | RICHLAND CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/1/23 | AUCTION TIME: 3:00 PM

**AUCTION LOCATION: BEST WESTERN PLUS
367 N WEST STREET | OLNEY, IL 62450**

158.48 acres with a 15 acre private stocked lake and lake house in the heart of Richland County up for auction. This exceptional property boasts several remarkable features that make it an excellent opportunity for outdoor enthusiasts and nature lovers alike. Mature timber, tillable acres, gated entrance, great hunting and fishing and total privacy provide for the ultimate getaway property.



TRACT 1: 128.48 ACRES

Don't miss out on the incredible opportunity to own 128 acres of pristine land in the heart of Richland County, Illinois, being offered through an exciting real estate auction. This exceptional property boasts several remarkable features that make it a true gem for outdoor enthusiasts and nature lovers alike.



With private gated access, this expansive property offers the utmost privacy and security, creating your own secluded oasis. The centerpiece of this remarkable estate is a beautiful lake house overlooking a fully stocked 15-acre lake, complete with picturesque cypress trees lining its shores. Whether you enjoy fishing, boating, or simply savoring the tranquility of the water, this stunning lake provides endless opportunities for relaxation and recreation.

The remainder of this property consists of mature timber that has remained untouched for over 80 years, encompassing a diverse range of very large softwoods and mast producing hardwoods on north half of this tract while the south half consist of thick cover and a dense understory . This thriving woodland ecosystem not only adds to the scenic beauty of the property but also provides a habitat that supports a rich array of wildlife. The property is home to a healthy population of deer and turkey, making it an ideal haven for hunting enthusiasts or wildlife enthusiasts seeking to observe and appreciate the natural world.

Further enhancing the appeal of this property are the 12.7 acres of tillable land, strategically situated for the creation of food plots. These areas offer the opportunity to attract and sustain wildlife, ensuring a thriving population and enhancing the overall hunting experience.

Located in Richland County, Illinois, this property provides a rare combination of natural beauty, recreational opportunities, and potential for agricultural endeavors. Whether you're seeking a peaceful retreat, an outdoor playground, or looking to subdivide a versatile land investment, this auction offers a chance to own a truly remarkable piece of real estate.

Don't miss your opportunity to bid on this exceptional 128-acre property in Richland County, Illinois. With private gated access, a lake house overlooking a fully stocked 15-acre lake, mature timber, diverse habitats, and an abundance of wildlife, this estate is a nature lover's dream. Additionally, the tillable land provides opportunities for agricultural pursuits. Prepare to bid and secure your piece of this enchanting property during this highly anticipated auction.

TRACT 2: 30 ACRES

30 +/-acre combination Tract. This parcel boasts convenient road frontage, ensuring easy access and excellent visibility and great building opportunity. With a remarkable blend of natural beauty and agricultural potential, this land offers a balance between 18.66 acres of prime tillable soil and 11.34 acres of majestic mature timber.



The 18.66 tillable acres provide a fertile canvas for your agricultural ambitions. With an average soil Productivity Index (PI) of 97.34, this land is primed for bountiful harvests year after year. Whether you cultivating crops, growing vegetables, raising livestock or interested more in chasing whitetail and prefer warm season grasses and food plots, the possibilities are as vast as the acreage itself.

Adding to the allure of this property is the presence of 11.34 acres of mature timber, offering both aesthetic charm and valuable resources. The towering trees provide a serene and tranquil atmosphere, ideal for those seeking a peaceful retreat or outdoor enthusiasts looking to explore the wonders of nature. The timber can also be utilized for potential timber harvesting, adding an additional dimension of investment potential.

In summary, this 30-acre property in Richland County, Illinois, presents an exceptional opportunity for individuals seeking a versatile landholding. With road frontage, a significant portion of tillable acres with a PI of 97.34, and mature timber providing both beauty and potential resources, this property is an inviting canvas for various endeavors. Don't miss your chance to own this remarkable piece of land in a highly desirable location.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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