

LAND AUCTION



181 AC± | 3 TRACTS | SHELBY CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/2/23 | AUCTION TIME: 3:00 PM

**AUCTION LOCATION: HOLIDAY INN EXPRESS
21 MATTES AVE | VANDALIA IL 62471**

Welcome to the highly anticipated real estate auction for a diverse investment property near Lake Shelbyville. This exceptional property offers several opportunities and potential for investors seeking a lucrative venture. Let's explore the remarkable features that make this property a truly exceptional investment.

Located across this property, you will find a variety of enticing elements. With approximately 55 acres of remaining tillable land currently being farmed on shares for an average \$24,000 in annual income. The Farm tenant has expressed interest in continuing operations. Within the property are 8 acres in timber, adding both aesthetic value as well as hunting opportunities. For those considering building on the property, there are three potential build sites, each offering a unique vantage point and scenic views. Whether you envision constructing your dream home, establishing a retreat center, or developing vacation cabins, the possibilities are endless. In addition to the above features, an older pole building is situated on the property, providing storage or workshop space for various purposes.

This structure adds versatility and functionality to the investment, allowing for immediate use or potential renovation. Multiple ponds dot the landscape, providing a serene and tranquil setting for fishing and outdoor enthusiasts. The vast acreage also lends itself to a multitude of recreational activities. Adventurers can explore the property's extensive trails, perfect for hiking, camping, or embarking on thrilling ATV or bike rides, offering endless opportunities for discovery and appreciation.

One of the notable features of this investment property is an active rock quarry. With an estimated income potential of \$100,000 to \$125,000, this quarry presents a profitable opportunity for those interested in the mining industry. The remaining resources hold substantial value and offer a solid return on investment. Furthermore, the current owner has received an offer to install wind turbines on the property, adding another significant source of income. This potential venture can substantially boost the property's profitability.



TRACT 1: 31 ± ACRES This tract consists of mostly tillable land, providing ample space for agricultural pursuits. The fertile soil and favorable conditions create a promising environment for various crops or farming operations. Whether you're interested in cultivating crops, establishing a sustainable farm, looking for a place to build, hunting or any other outdoor activities, possibilities are abundant.

For those with a passion for hunting, this property presents a prime opportunity. The diverse landscape, featuring a mix of open fields and wooded areas, provides an ideal habitat for a variety of game species. Whether you're an avid deer hunter, bird enthusiast, or enjoy tracking small game, this property offers ample opportunities for outdoor pursuits. In addition to the agricultural and hunting potential, this property also boasts exciting building opportunities. With ample acreage available, you have the freedom to design and construct your ideal home or retreat.



TRACT 2: 10 ± ACRES A prime build site offering the perfect balance of privacy, natural beauty, and versatility. This exceptional property boasts a serene location, with trees on both sides creating a sense of seclusion, open tillable acres, and a 1 ½ acre pond. Situated on this property is an excellent build site that has been thoughtfully positioned to offer maximum privacy and tranquility. Towering trees on both sides of the site create a natural barrier, shielding your future home from prying eyes and ensuring a serene living environment. Enjoy the peace and quiet provided by this secluded haven, where you can create your own personal oasis. In addition to privacy, the surrounding trees add a touch of natural beauty and enhance the overall aesthetics of the property. The build site also features open tillable acres, providing space for various uses and opportunities. Whether you envision starting your own hobby farm, establishing a vibrant garden, Food plots and warm season grasses to enhance your hunting experiences or simply enjoying the open space, these tillable acres offer endless possibilities.



TRACT 3: 140 ± ACRES Located across this property, you will find a variety of investment opportunities. This tract has approximately 30 remaining income producing tillable acres. In addition, with an estimated income potential of \$100,000 to \$125,000, this quarry presents a profitable opportunity for those interested in the mining industry. The remaining resources hold substantial value and offer a solid return on investment. Furthermore, the current owner has received an offer to install wind turbines on the property, adding another significant source of income if so desired. This offer can be reviewed on request. Multiple ponds dot the landscape, providing a serene and tranquil setting for fishing and outdoor enthusiasts. These ponds will finish filling up once mining has completed as the quarry continues to keep the water table pumped down for operations. Once the mining is complete on this tract, there is an agreement in place with the Brush Creek and the IDNR that ensures it will be reclaimed and placed back to its natural state as much as possible, allowing vegetation and trees to once again fill the landscape, in my opinion enhancing the value of the property even more. The vast acreage currently lends itself to a multitude of recreational activities. Adventurers can explore the property, perfect for hiking, camping, hunting or embarking on thrilling ATV or bike rides, offering endless opportunities for discovery and appreciation.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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