

LAND AUCTION



80 AC± | 1 TRACT | WAYNE CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/10/23 | **AUCTION TIME:** 10:00 AM

AUCTION LOCATION: RJ ON MAIN
200 EAST MAIN, FAIRFIELD, IL 62837

Investors with a keen eye for potential will recognize the value of this property. The PI of 120.3 sets the stage for exceptional long-term income potential through agricultural pursuits. Furthermore, the opportunity to make strategic land investments or engage in future development endeavors only adds to the property’s allure.

This is a rare chance to acquire 80± acres of prime Southern Illinois real estate boasting a strong Productivity Index (PI) Whether you’re driven by farming aspirations, investment strategies, or the desire to own a piece of land with unparalleled agricultural potential, this property is your gateway to success. Contact us today to seize this opportunity and begin your journey towards reaping the rewards of this tillable land.



TRACT 1: 80 ± ACRES

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|------------------------------------|--|--------------------------------|---|
| • Deeded acres: | 80± acres | • Lease Status: | Open Tenancy for 2024 |
| • FSA Farmland Acres: | 79.65 | | crop year |
| • Soil Types: | Evansville silt loam, Bonnie silt loam, Zipp silt loam | • Possession: | Immediate possession subject to current tenants rights for 2023 |
| • Soil PI/NCCPI/CSR2: | PI 120.3 | • Survey needed?: | No survey needed |
| • CRP Acres/payment: | No CRP | • Brief Legal: | S½ SE¼ S23 T1S R9E Wayne Co, IL |
| • Taxes: | \$2,279.08 | • PIDs: | 16-23-017-013 |
| | | • Lat/Lon: | 38.4168, -88.1712 |
| | | • Zip Code: | 62837 |



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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