

LAND AUCTION



481.01 AC± | 4 TRACTS | McDONOUGH CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/22/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: LOWDERMAN AUCTION FACILITY
8550 US HIGHWAY 136, COLCHESTER, IL 62326**

Ranch and farm auctions is proud to offer this quality tillable property in Southern McDonough County. This property is located south of Macomb on the McDonough/Schuyler County line, or west of Doddsville approximately three miles in sections 34 and 35 of Bethel Township. This property offers 344± acres of quality tillable farm ground with a strong APH history. The property also offers recreational opportunities in addition to the return on investment from the tillable farm ground. This property will be sold in four separate tracts and sells with open farm tenancy for the 2024 crop year.



TRACT 1: 40.58 ± ACRES

Tract 1 is 40.58 taxable acres of which FSA indicates 27.97 acres of cropland. The balance of the property is timber and open area offering hunting and recreational opportunities. This tract has access all along the south end of the property as well as an access road up the east side of the property. This tract sells with open farm tenancy for the 2024 crop year.



TRACT 2: 233.16 ± ACRES

Tract 2 is 233.16 taxable acres of which, FSA indicates 172.28 acres of cropland. This tract has road frontage all along the southern end of the property and an access road coming in on the west side of the property allowing for easy access into the property. The tillable is gently rolling and has an average productivity index rating of 85. There is a 3.5 acre lake on the west central side of the property and a shared pond on the east side, each offering great fishing opportunities. This farm also offers hunting opportunities on the northern end of the farm and would make great box blind setups. This is a great investment farm that will offer a solid return on your investment and additional income from a hunting lease.



TRACT 3: 57.25 ± ACRES

Tract 3 is 57.25 taxable acre of which, FSA indicates 51± acres of cropland. Access into this property is off E 1050th St. along the east side of the property. This tract is 90% tillable with an average productivity rating of 92. There is shared pond on the west line that offers great fishing opportunities. This is a great property to add to your investment portfolio or a nice addition to any row crop operation.



TRACT 4: 150.02 ± ACRES

Tract 4 is 150.02 taxable acres of which, FSA indicates approximately 85 acres of cropland. Access into this tract is along the south end of the property allowing for easy access for farming. This tract has a small pond along with a couple acres of trees providing hunting and recreational opportunities. The tillable is gently rolling and has an average productivity index rating of 90. This tract is a great investment tract with a solid return on investment opportunity.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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