

LAND AUCTION



120 AC± | 2 TRACTS | LASALLE CO, IL AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://ranchandfarmauctions.com)

AUCTION DATE: 1/9/24 | **AUCTION TIME:** 2:00 PM

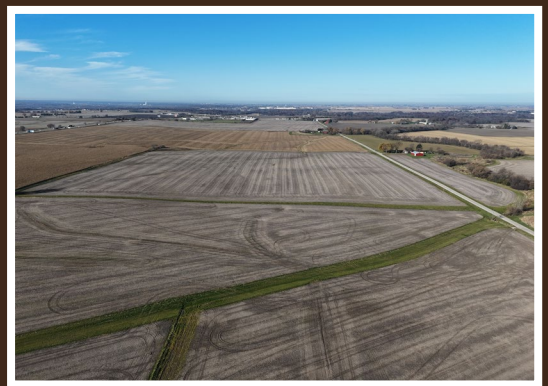
AUCTION LOCATION: HAMPTON INN
4115 HOLIDAY LANE, OTTAWA, IL 61350

This productive tillable farm is located approximately 4 miles East of Ottawa and is split into two separate tracts that sit on both the north and south sides of N. 31st Road. Tract 1 has approximately 65 tillable Acres that are made up of mostly Rutland silty clay loam along with Graymont and Varna silt loam. These tillable acres carry an Avg. P.I. rating of 124. Tract 1 also includes a 70x40 ft. machine shed that is located on a well-maintained yard/barn lot area. There is a smaller trailer that is currently occupied, and water and electricity are available. Tract 2 is located on the south side of the road and has approximately 39.32 tillable acres that carry an average P.I. rating of 131. Graymont silt loam and Streator silty clay loam are the primary soils on Tract 2.



TRACT 1: 80 ± ACRES

Tract 1 of the property consists of 65 acres of tillable that carries an Avg. P.I. rating of 124. The primary soil types are Rutland silty clay loam, Streator silty clay loam and Graymont and Varna silt loam. This tract has been very well maintained, including the waterways that help with drainage. There is a nice 70x40 machine shed located at the front of the property, and it is located in a well-manicured yard/barn lot setting. There is a smaller trailer that is currently occupied, and water and electricity are available on site.



TRACT 2: 40 ± ACRES

Tract 2 offers good access and is located on the south side of N. 31st Rd. There are 39.12 tillable acres that carry an Avg P.I. rating of 131. The primary soil types are Graymont silt loam and Streator silty clay loam.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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