

LAND AUCTION



73.17 AC± | 1 TRACT | DOUGLAS CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/30/24 | **AUCTION TIME:** 11 AM CT

AUCTION LOCATION: IRONHORSE GOLF CLUB
2000 IRONHORSE DRIVE, TUSCOLA, IL 61953

This tract is located approximately five miles southwest of Tuscola, Illinois. It is in both Garrett and Tuscola townships, Sec12 T15N R7E and Sec 7 T15N R8E. It has road access on the south side, with East County Road 750N running the entire length of the property. It has an average PI of 140.5 with the two main soil types being Flanagan silt loam and Drummer-Milford silty clay loam. There are currently 1.20 acres enrolled in a CP8A contract through 9-30-2033, paying \$360 annually. The entire farm has also been pattern tiled. Open tenancy for 2025.



CONN FAMILY FARM



Deeded Acres:	73.17± acres
Soil Types:	Flanagan silt loam, Drummer-Milford silty clay loams, Dana silt loam
Soil PI/NCCPI/CSR2:	PI 140.5
CRP Acres/payment:	1.2 acres acre \$300/acre
Taxes:	\$3426.00
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenant's rights for 2024
Survey needed?:	No survey needed
Brief Legal:	50.20± acres S7 T15N R8E Douglas Co, IL, 22.97± acres S12 T15N R7E Douglas Co, IL
PIDs:	09-08-07-100-006, 05-07-12-200-005
Lat/Lon:	39.76618, -88.35814
Zip Code:	61953

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
ADAM CRUMRIN, AGENT: 217.276.2334 | adam.crumrin@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471.018541
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Adam Crumrin, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.276.2334 | Cody Lowderman, IL Auctioneer, 441.001255



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