

LAND AUCTION



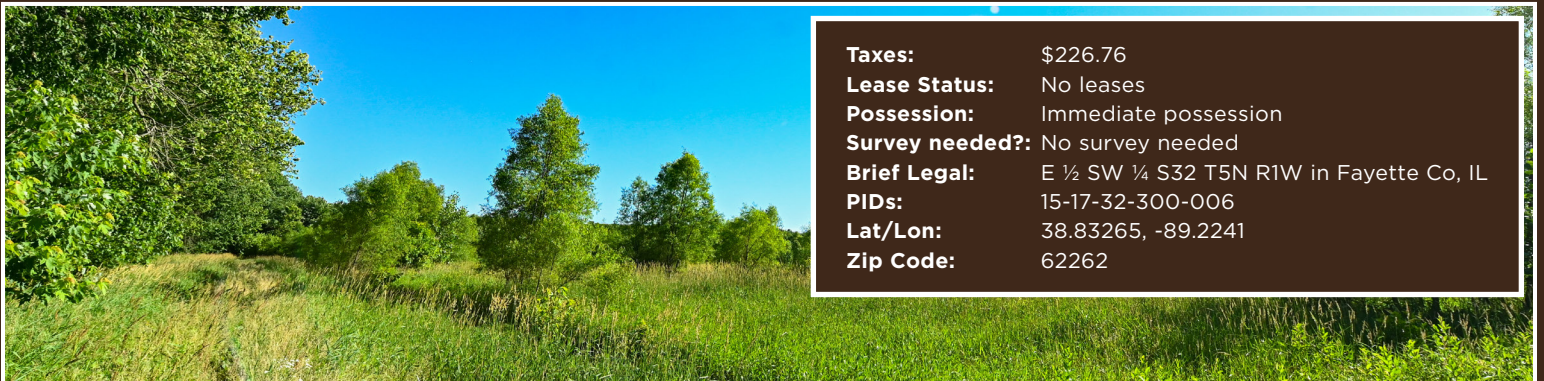
80 AC± | 1 TRACT | FAYETTE CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/29/24 | **AUCTION TIME:** 1 PM CT

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

Don't miss an opportunity at an exceptional duck hunting property featuring expertly constructed levees, water control structures, and dedicated floodable food plot areas. This prime location is adjacent to the Carlyle Lake public hunting walk-ins and just north of the waterfowl rest area, ensuring an abundance of waterfowl. The property is surrounded by hundreds of acres of agricultural land, providing ample food for wildlife. Water management is efficiently handled by diversion gates along the Big Muddy Ditch, eliminating the need for any pumps. In addition to waterfowl, this tract offers excellent deer hunting opportunities. The property boasts road frontage and includes several acres not enrolled in any government programs, making it a versatile and valuable investment for avid waterfowl hunters.



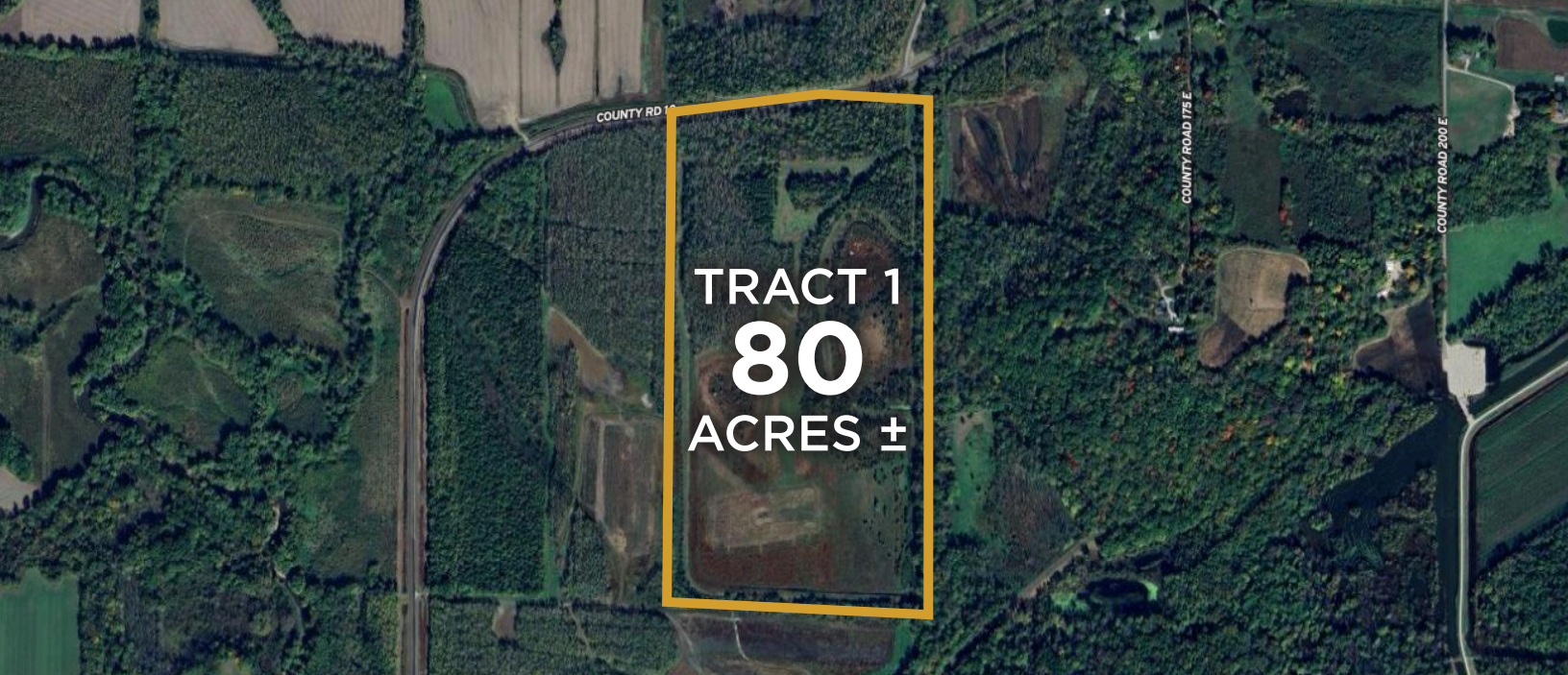
Taxes:	\$226.76
Lease Status:	No leases
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	E ½ SW ¼ S32 T5N R1W in Fayette Co, IL
PIDs:	15-17-32-300-006
Lat/Lon:	38.83265, -89.2241
Zip Code:	62262

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSH MALONE, AGENT: 618.292.9183 | josh.malone@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 | Josh Malone, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.292.9183 | Cody Lowderman, IL Auctioneer, 441.001255



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