

LAND AUCTION



35 AC± | 1 TRACT | FAYETTE CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/28/24 | **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: COUNTRY & GOLF CLUB

1110 S 8TH ST, VANDALIA, IL 62471

Seize the opportunity to invest in this all-tillable tract of land, ideally located in a prime agricultural area. Currently planted in soybeans for the 2024 growing season, this fertile property is poised for robust yields. With 600± feet of road frontage and utilities available along the frontage, it offers both convenience and potential for future development. Nestled on a tranquil dead-end road, the tract also presents excellent build-site potential, combining agricultural productivity with the serenity of a secluded location. Don't miss your chance to own this versatile and promising piece of farmland at auction!



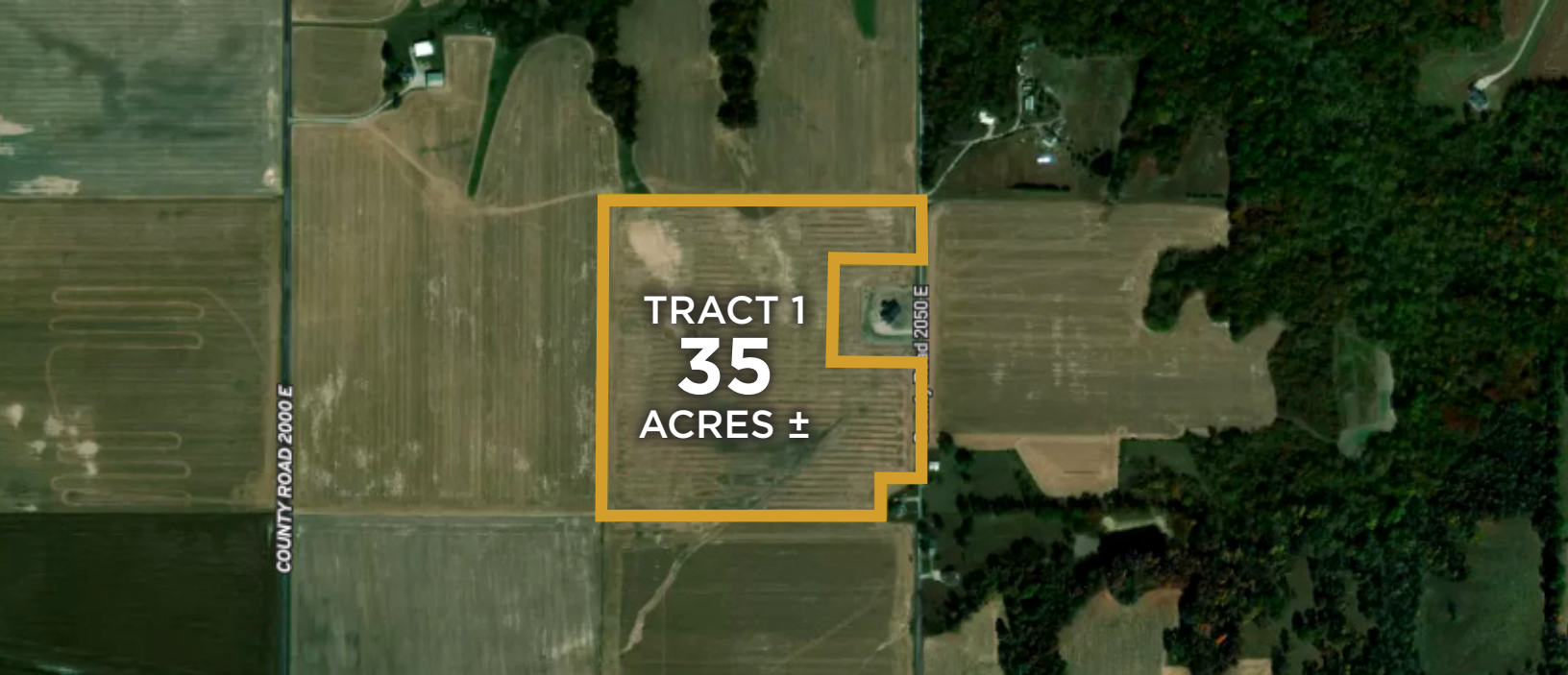
Deeded Acres:	35± total
FSA Farmland Acres:	35±
Soil Types:	Bluford silt loam
Soil PI/NCCPI/CSR2:	PI 99.71
CRP Acres/payment:	No CRP
Taxes:	TBD
Lease Status:	Open tenancy for the 2025 crop year
Possession:	Immediate possession subject to current tenants' rights for 2024
Survey needed?:	survey required
Brief Legal:	NE1/4 of the SW ¼ S21 R3E T7N
PIDs:	part of 011221300014
Lat/Lon:	39.0326 / -88.8738
Zip Code:	62458

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

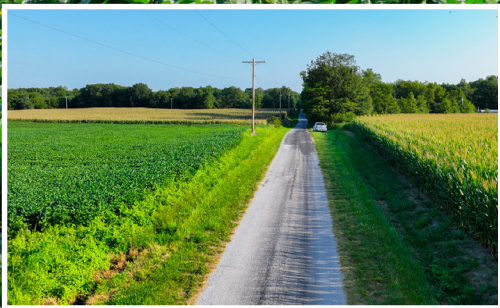


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