

LAND AUCTION



60 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

This is an exceptional investment opportunity! Located Just 6 +/- miles from Vandalia, this all-tillable tract is perfectly situated in an area known for high yields! A Productivity Index (PI) of 111.71 places this tract among the highest in the area. Currently planted in soybeans for the 2024 growing season, this fertile expanse promises abundant returns. The property features an established drainage ditch and waterway, ensuring optimal drainage and crop health. With over 800 feet of road frontage and potential building sites, this versatile tract offers immense possibilities for both farming and development. Don't miss the chance to own a piece of prime farmland at auction!



Deeded Acres:	60± Surveyed
FSA Farmland Acres:	60±
Soil Types:	Cisne Silt Loam , Chauncey Silt Loam
Soil PI/NCCPI/CSR2:	111.71
CRP Acres/payment:	NA
Taxes:	Estimated \$663
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants rights for 2024
Survey needed?:	No survey needed
Brief Legal:	Located in the N1/2 SW1/4 S22 T7N R1W
PIDs:	Currently part of PID 160922300001
Lat/Lon:	39.0332 -89.1852
Zip Code:	62471

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.



TRACT 1
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