

LAND AUCTION



111 AC± | 4 TRACTS | 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

Discover a unique opportunity to own a 111± acre property that seamlessly combines country living with recreational and agricultural potential. Located approximately 7 miles from Vandalia and 8 miles from Mulberry Grove, this exceptional property offers both convenience and seclusion.

At the front of the property is an existing single-wide trailer. Adjacent to the home is a versatile shed, perfect for storing equipment or transforming into a workshop. The home and the shed have the essential utilities on sight, ensuring that you have all the modern comforts of home in a serene rural setting. The property has ample road frontage, providing easy access whether you wish to remodel the existing trailer or build your new home.

One of the standout features of this estate is the stocked pond. Ideal for leisurely fishing. Surrounding the pond are approximately 80 acres of agricultural land with a PI of 108.66. This expansive field includes strategically designed floodable areas that are perfect for waterfowl hunting, making it an ideal spot for hunters. The land's history of successful waterfowl hunting adds to its allure, offering a proven track record of attracting a variety of bird species. In addition to the waterfowl hunting opportunities, the property includes a dove patch, providing yet another avenue for hunters. 8 +/- acres are dedicated to alfalfa, adding practical value to the land.

This diverse property not only offers the tranquility of rural living but also an array of recreational and agricultural benefits. Whether you're looking for a waterfowl property of your own or an investor, this estate provides a perfect blend of functionality and leisure. Seize the chance to make this remarkable property your own.

TRACT 1 DESCRIPTION: This 14.5± acre parcel of agricultural land presents a fantastic opportunity for farmers, investors or anyone looking to embrace a rural lifestyle with productive potential. Boasting a high Productivity Index (PI) of 105.46, this land is primed for successful cultivation, offering fertile soil that supports a wide range of crops.

Conveniently situated just 7 miles from Vandalia and 8 miles from Mulberry Grove, the property combines easy accessibility with the charm of country living with potential home sites. The land benefits from significant road frontage, providing excellent visibility and straightforward access, which is advantageous for any farming operations or possible future home site you may wish to pursue.

The fertile soil and favorable PI rating make this property especially appealing for those looking to engage in crop farming, whether you're interested in growing grains, vegetables or specialty crops. The well-maintained road frontage adds a practical aspect, allowing for efficient transport of goods and easy access to local markets or facilities.

This 14.5 ± acre tract is not just a piece of land; it's a canvas for your agricultural dreams, whether you envision expanding an existing farming operation, starting a new venture or simply enjoying the rural lifestyle. With its prime location, high-quality soil and convenient access, this property stands as a valuable investment in both agricultural productivity and quality of life.

TRACT 2 DESCRIPTION: Discover a unique opportunity with this 67± acre property, perfectly blending productive farming potential with outstanding recreational features. With a strong Productivity Index (PI) of 108.97, this land offers exceptionally fertile soil, ideal for a wide array of crops and agricultural activities. The strong PI rating underscores the land's capability to support successful farming ventures, making it a prime choice for both seasoned farmers and new agricultural enthusiasts.

In addition to its agricultural benefits, this property is uniquely equipped for outdoor recreation. It includes strategically designed floodable areas within the fields, tailored specifically for waterfowl hunting. These floodable zones create an inviting habitat for waterfowl, providing excellent hunting and ensuring a memorable experience for avid hunters. Complementing this is a dove patch, offering an exclusive space for dove hunting.

Located just 7 miles from Vandalia and 8 miles from Mulberry Grove, this land combines the serenity of rural living with convenient access to nearby towns. The property features road frontage, ensuring ease of access and visibility, which is beneficial for managing agricultural operations or welcoming guests to your recreational haven.

Whether you envision cultivating a productive farm, enhancing your outdoor hunting experiences, or simply enjoying the rural surroundings, this 67± acre parcel provides a versatile canvas to fulfill your aspirations. Its combination of high-quality agricultural land and exceptional recreational features makes it a truly exceptional investment, offering both practical benefits and unparalleled enjoyment.

TRACT 3 DESCRIPTION: Explore the exceptional opportunities offered by this charming 27± acre property. Located just 7 miles from Vandalia and 8 miles from Mulberry Grove, this tract of land provides easy access to nearby amenities.

At the heart of the property is a stocked pond, offering fishing. The pond, surrounded by lush greenery, serves as a focal point for outdoor relaxation and recreational activities. A maintained gravel road runs along the property, providing convenient access and a scenic approach, while a trail goes down to the pond, ensuring easy and enjoyable visits.

The land features 8 ± acres dedicated to alfalfa and approximately 14.5± acres of timber, which enhances the property's natural beauty and offers hunting opportunities. The woods create a private sanctuary for deer and other wildlife, making it an ideal location for hunting.

The property's combination of road frontage and the gravel road running through it ensures easy access to all areas of the land. This setup enhances the property's functionality, making it suitable for a variety of uses, from agricultural endeavors to recreational retreats.

Whether you envision alfalfa fields, hunting in the dense timber or simply enjoying the peaceful pond, this 28.55± acre parcel provides a versatile and captivating opportunity. With its blend of fertile land, wooded areas and recreational features, this property is well-suited for those seeking both a productive agricultural space and a serene retreat in an accessible location.

TRACT 4 DESCRIPTION: Experience this 2.51± acre property, ideally positioned just 7 miles from Vandalia and 8 miles from Mulberry Grove, blending the ease of nearby amenities with the tranquility of rural living. The property is anchored by a well-maintained single-wide trailer, offering a functional living space. The trailer provides immediate comfort with essential amenities, making it an excellent choice for those looking to settle into country life without delay.

Complementing the residence is a pole barn, a versatile structure perfect for storage, a workshop or a variety of other uses. This addition enhances the property's functionality, whether you need space for agricultural equipment, hobbies or additional storage.

The property boasts road frontage, ensuring excellent accessibility and visibility. Utilities are conveniently on-site, including water, electricity and sewage, simplifying the transition to your new home and making it ready for immediate use.

The combination of a residence, functional outbuildings and land makes this property a versatile and attractive option for anyone seeking a blend of comfort and productivity. Enjoy the benefits of rural living with easy access to nearby towns, creating a perfect balance between peaceful country life and modern convenience. If you're looking for a comfortable home, this 2.51± acre property offers a comprehensive solution.

Buyer's Premium:	None
Tract #:	1
Deeded Acres:	14.5±
FSA Farmland Acres:	14.5±
Soil Types:	Wynoose silt loam, parke silt loam
Soil PI/NCCPI/CSR2:	105.46
CRP Acres/payment:	No CRP
Taxes:	\$266.22
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current
Survey needed?:	A survey is needed if buyers of tracts 1 and 2
Brief Legal:	the NW 1/4 of the NW 1/4 S2T5N1R1W
PIDs:	Part of PID 15-17-02-100-003
Lat/Lon:	38.91214, -89.17381
Zip Code:	62471

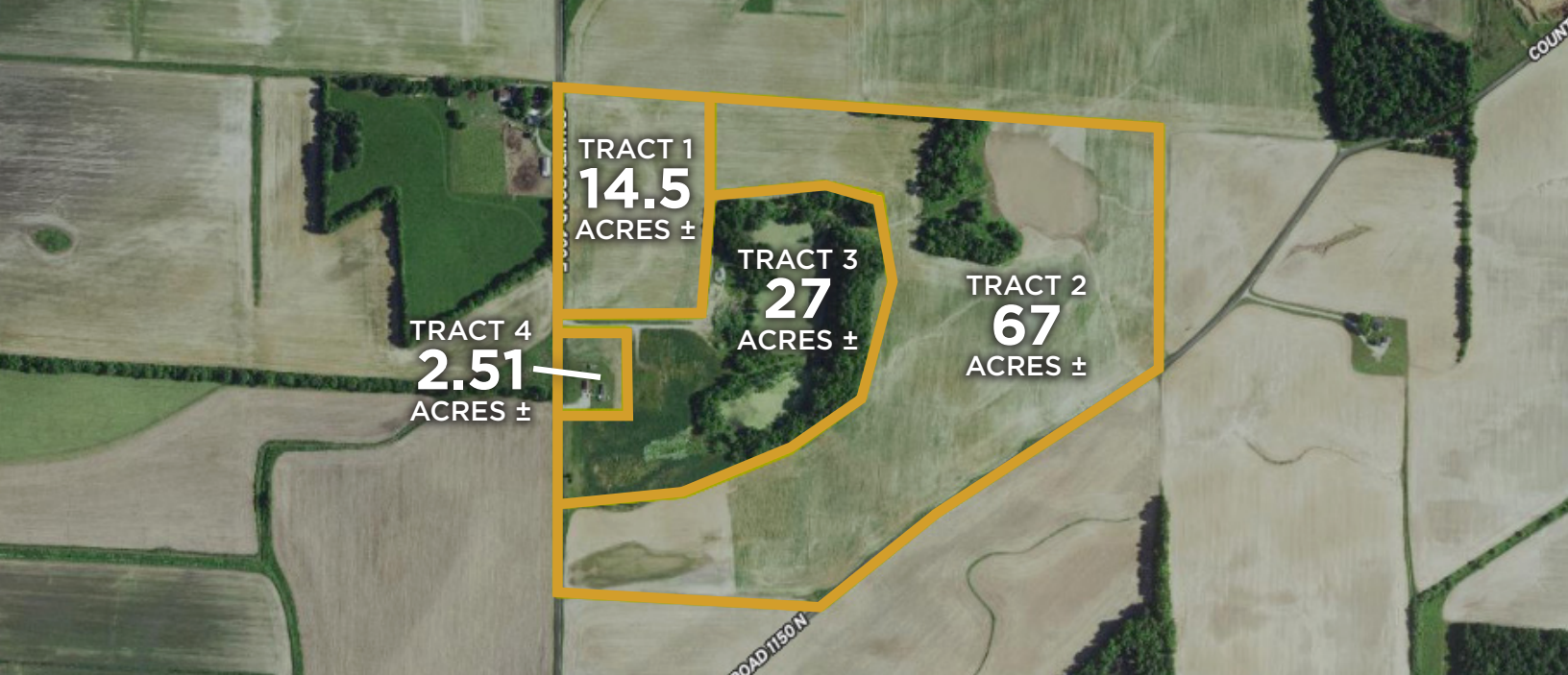
Buyer's Premium:	None
Tract #:	2
Deeded Acres:	67±
FSA Farmland Acres:	56±
Soil Types:	Parke silt loam, Ebbert silt loam
Soil PI/NCCPI/CSR2:	108.97
CRP Acres/payment:	No CRP
Taxes:	\$1,206.24
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current
Survey needed?:	A survey is needed if the buyers of tracts 1 and 2 are sold to different buyers
Brief Legal:	NW 1/4 of the NW 1/4 S2T5N1R1W
PIDs:	Part of PID 15-17-02-100-003
Lat/Lon:	38.91069, -89.16787
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.

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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