

LAND AUCTION



35 AC± | 2 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

This 35± acre combo farm offers both tillable income as well as many recreational and hunting opportunities. The tillable portion is currently being cash rented on a yearly verbal agreement with open tenancy in 2025 with approximately \$3,300/year in income. The surrounding timber has some marketable walnut and white oak offering another future income opportunity. The diverse habitat and natural travel corridor for wildlife also offer great hunting as well. With a paved county road adjacent to the property, the ease of access is there for your recreational and harvest needs. The county road also has utilities allowing for an excellent building spot for your dream home or cabin.



TRACT 1 DESCRIPTION:

20± total acres with 18.72± acres of fertile tillable land with a PI of 97.67. Excellent paved road frontage makes planting and harvesting easy and convenient. The current cash rent agreement with the tenant pays approximately \$3,300/year with open tenancy for 2025.

TRACT 2 DESCRIPTION:

15± total acres with 3.4± acres tillable and the rest timber with some being mature oak and walnut trees, offering potential future timber value. Hunters will have no trouble recognizing the excellent hunting opportunities provided by this property with its natural travel corridor, diverse elevation changes, and an abundance of turkey and deer sign. With road frontage and utilities easily accessible at the road, this property also offers a convenient and practical building site for anyone looking to establish their dream home or a cabin.

Tract #:	Both tracts
Deeded Acres:	35± total
FSA Farmland Acres:	21
Soil Types:	Bluford silt loam, Hickory silt loam, Ava silt loam
Soil PI/NCCPI/CSR2:	21± acres tillable PI of 97.67
CRP Acres/payment:	No CRP
Taxes:	\$351
Lease Status:	Open tenancy for the 2025 crop year
Possession:	Immediate possession subject to current tenants' rights for 2024
Survey needed?:	No survey needed
Brief Legal:	S ½ SE ¼ SW ¼ S34 T9N R1W, part NE ¼ NW ¼ S3 T8N R1W
PIDs:	050134300005, 050503100005
Lat/Lon:	39.1749, -89.18799
Zip Code:	62080

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

CLYDE HUTCHINSON, AGENT: 618.581.6265 | clayde.hutchinson@whitetailproperties.com

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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 | Clyde Hutchinson, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.581.6265
Josh Malone, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.292.9183 | Cody Lowderman, IL Auctioneer, 441.001255



TRACT 1
20
ACRES ±

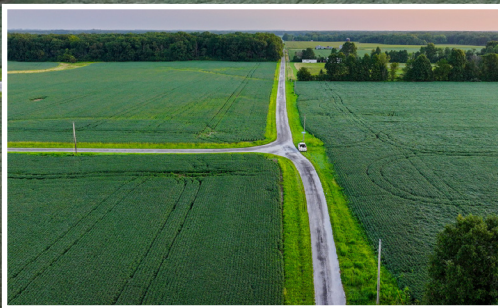
TRACT 2
15
ACRES ±

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