

# LAND AUCTION



## 27.250 AC± | 1 TRACT | MARSHALL CO, IL

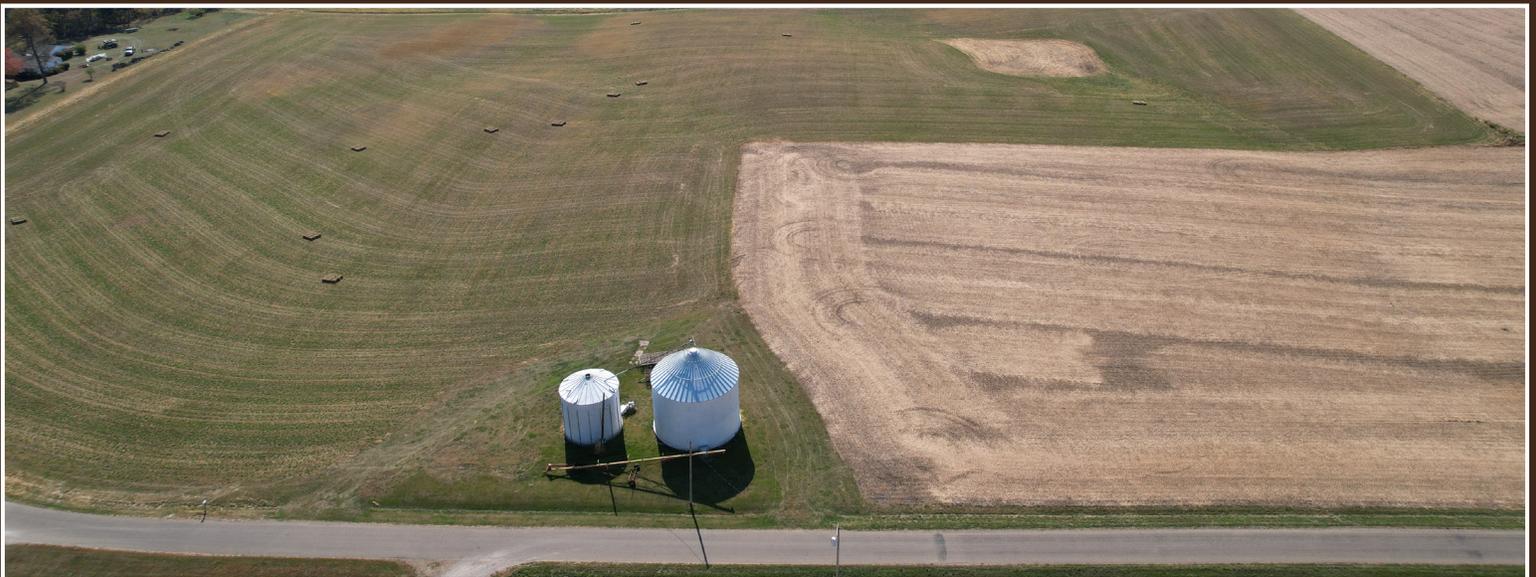
**AUCTION:** VIRTUAL ONLINE ONLY AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 12/18/24 | **AUCTION TIME:** 11:30 AM CT

Just 4.5 miles from Clay Center, Nebraska, and conveniently located near both Highway 41 and 14, this unique property combines productive land with prime waterfowl habitat, offering both income potential and unparalleled recreational opportunities. Accessed by a well-maintained county road, the property includes 45.34 +/- acres in a Wetland Reserve Easement (WRE), recently enhanced to specifically support waterfowl through excavation and seeding. Strategically positioned in the heart of the Rainwater Basin, this land serves as an essential stopover for migratory birds, creating the ultimate location for waterfowl hunting enthusiasts.

The property also includes 70 +/- irrigated acres supported by both sub-surface drip and gravity irrigation systems, featuring an update that was converted to electric power, new pressure tanks and pump. This setup not only maximizes crop yields but offers consistent, efficient water delivery. A stock well further supplements the water needs, adding value and versatility to the property.

For the investor or outdoorsman, this property provides the rare blend of income production and a waterfowl hunting sanctuary, all set within one of Nebraska's most productive natural landscapes. Call today for your private tour of this one-of-a-kind property!



**Deeded Acres:** 27.250±  
**FSA Farmland Acres:** 25.6± (estimated)  
**Soil Types:** Elkhart, Catlin, Senachwine & Dodge silt loams  
**Soil PI/NCCPI/CSR2:** 118.3 PI  
**CRP Acres/payment:** NO CRP  
**Taxes:** \$1,040.18  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenant's rights for 2024  
**Survey needed?** Surveyed in 2024  
**Brief Legal:** 27.907+/- acres in Section 14, T29N-R2W Marshall County, IL  
**PIDs:** 12-14-400-023, part of 12-14-400-029, part of 12-14-400-031  
**Lat/Lon:** 40.9735/-89.2990  
**Zip Code:** 61375

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
BRENT RENEAU, AGENT: 309.337.0348 | [brent.reneau@whitetailproperties.com](mailto:brent.reneau@whitetailproperties.com)

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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 | Brent Reneau, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.337.0348 | Cody Lowderman, IL Auctioneer, 441.001255



TRACT 1  
**27.250**  
ACRES ±

PIGEON CREEK

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