

LAND AUCTION



3 AC± | 1 TRACT | PIKE CO, IL

AUCTION: ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/18/25 **AUCTION CLOSSES AT:** 4 PM CT

PROPERTY PREVIEW: JUNE 1, 2-4 PM AND JUNE 9, 6-8 PM AT
43536 320TH AVE, GRIGGSVILLE, IL 62340

A hard-to-come-by home sitting on a small acreage outside of town. This property is in the Griggsville-Perry school district and is half a mile from Highway 107 north of Griggsville. It measures about 3± acres and features a 3-bedroom home, a 2-car detached garage, a workshop, and other outbuildings.

There are many things to love, mostly the COUNTRY LIVING with awesome views of open spaces and the neighboring pond, all from your yard and paved U-driveway. As you walk into the home, you are greeted by the incredibly large living room with vaulted ceilings. The living room features a wood stove AND an electric fireplace that are both only a year old. Adjacent to the living room, there's a bonus area that could serve as an office, playroom, or additional living space.

The home has 3 decently sized bedrooms with an additional room with a closet, but no window. The kitchen has an immense amount of storage with three closets/pantries. All major appliances are included—oven/stove, refrigerator, washer/dryer, dishwasher, and microwave. One of the bedrooms off the extra family room has a half bath, while the 1 full bathroom is next to the laundry space. Off of the laundry space is a door to the outside that leads outside and gives ample access to the workshop, which comes with built-in workbenches and a window unit for added comfort. And one of the best features is the central vacuum system throughout the entire house.

Outside, you'll find a garden shed, a lean-to, and a 2-car garage. The garden shed and lean-to are located in a partially fenced area to the north of the home, while the garage is situated to the south, across the road. The garage features a 220-amp electrical system that was upgraded two years ago, complete with a new breaker box and an EV charger. Some recent updates to note are the two heat pumps and two furnaces that were installed two years ago. Included in that installation was new ductwork. The owners have also updated the amp service to 400 with generator capabilities, which is two years old. That includes a 200-amp service to the house with a new breaker box and another 200-amp service available.

There is an easement for the surrounding land for ingress/egress access on the west side of the property. This property offers so much potential and is a must-see! Contact Land and Home Specialists Marlee Schultz or Tyler Sellens for more information.

- 2,432 square feet home with 3 beds and 1.5 baths
- Half a mile from Highway 107
- Large living room and bonus room
- Electric fireplace and wood stove
- Electric hot water heater
- 2 heat pumps and 2 furnaces
- New ductwork
- Central vacuum system
- 2-car detached garage with EV charger and 220-amp electrical system
- Multiple outbuildings in a partially fenced area
- Workshop with workbenches
- 400 amp service with generator capabilities



Taxes: \$2431.00
Possession: Immediate possession
Survey needed?: No survey needed
Brief Legal: 4356 320th Ave Griggsville, IL 62340 with 3± acres
PIDs: 43-010-06, 43-010-11, 43-010-10, 43-013-07
Lat/Lon: 39.72358, -90.71245
Zip Code: 62340



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

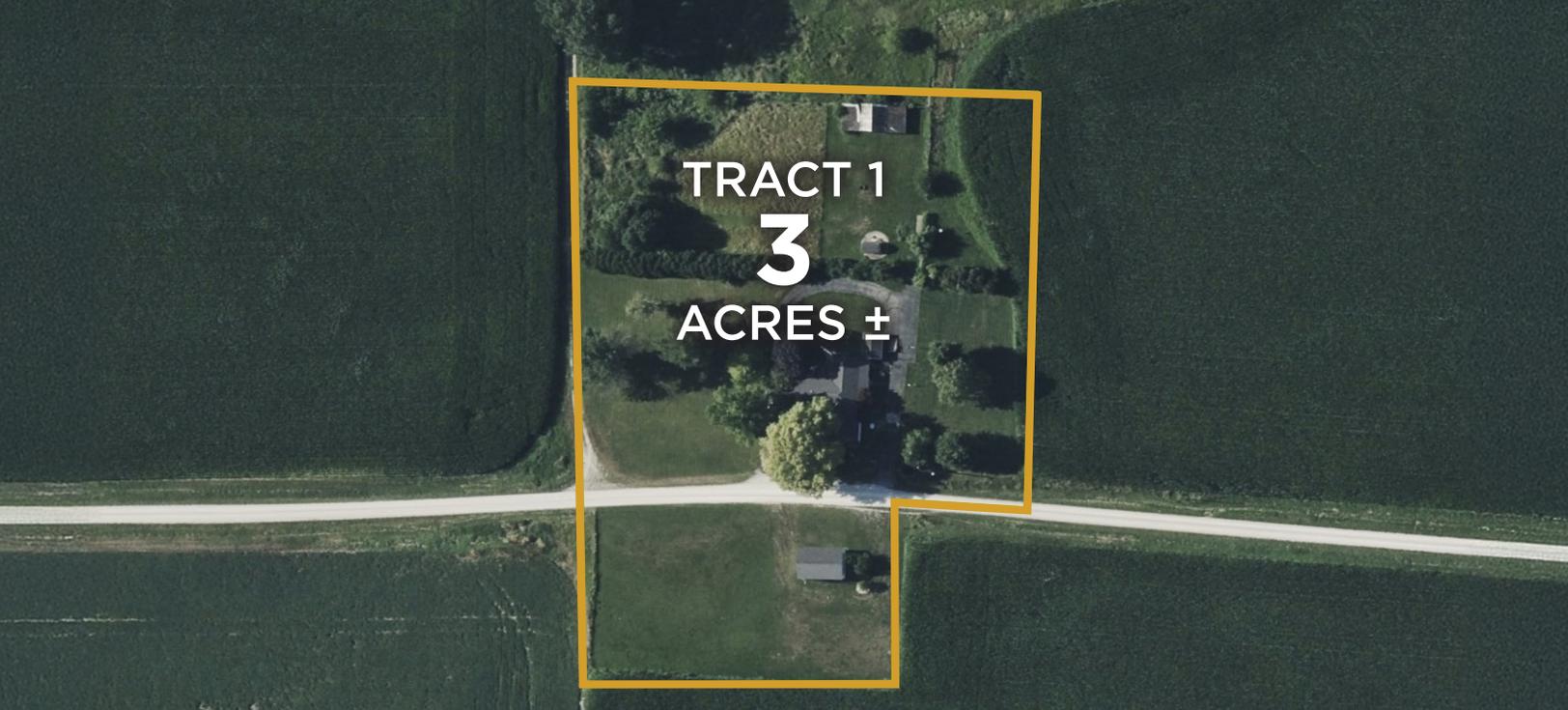
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RANCHANDFARMAUCTIONS.COM

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 | Marlee Jo Schultz, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.617.2194 | Tyler Sellens, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.440.4624 | Cody Lowderman, IL Auctioneer, 441.001255



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