



DreamDirt

15-Acre Farmland Auction

Effingham County, IL
September 10, 2025 | 2 PM
DreamDirt.com

ONLINE-ONLY AUCTION! BID NOW AT [BID.DREAMDIRT.COM](https://bid.dreamdirt.com)

Auction Details



Seller

Ellen M. Clark Estate



Sale Method

Online Only



Possession

Landlord possession at closing



Closing

On or before October 10, 2025



Earnest Money

10% due upon Seller's acceptance of your bid



Auction Comments

Don't miss this opportunity to own 15± acres of productive farmland in Effingham County, Illinois. Located just 3.5 miles west of Edgewood and 18 miles south of Effingham, this property boasts 98.8% tillable acres and is currently in crop production. The land will be open for the 2026 crop season, giving the winning bidder full flexibility for future plans. Whether you're looking to farm it yourself, or develop a homestead, this property provides an exceptional opportunity in the heart of Illinois farm country.

HAVE A PROPERTY TO SELL?

CALL US FOR A FREE CONSULTATION TODAY



Rachel Tiffany, Broker



(515) 954-8063



Rachel@DreamDirt.com

BID ONLINE

[BID.DREAMDIRT.COM](https://bid.dreamdirt.com)