

LAND AUCTION

38.887 AC± | 1 TRACT | FAYETTE CO, IL



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/17/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: VANDALIA COUNTRY & GOLF CLUB, 1110 S 8TH ST, VANDALIA, IL 62471

Ranch and Farm Auctions powered by Whitetail Properties Real Estate is presenting 38.887± acres of tillable farm ground for auction in Fayette County, Illinois, just outside Vandalia along Carlyle Road. This property offers a tract of agricultural ground with direct road access and an existing metal shed that provides an immediate option for equipment storage.

The farm consists primarily of tillable acreage and carries an approximate productivity index of 113, providing a measurable indication of the soil productivity across the tract. The property is situated in an established agricultural area of Fayette County, where farmland is an important part of the local economy and landscape.

Access is provided directly from Carlyle Road, offering a convenient access point for farm equipment and agricultural operations. An older-style metal shed is located on the property near the road and can provide useful storage space for equipment, supplies, or other agricultural needs.

The property is located just outside the city of Vandalia and adjacent to the Vandalia Country Club golf course. The location provides convenient proximity to town while maintaining an agricultural setting. The Vandalia Country Club is located along Carlyle Road, confirming the property's immediate connection to the area surrounding the golf course.

With 38.887± acres of tillable ground, direct Carlyle Road access, an existing storage structure, and an approximate 113 productivity index, this property offers a straightforward agricultural tract for consideration by farmers, investors, and buyers looking to add acreage to an existing land base. The property's location near Vandalia also places it within an established farming community with access to nearby roads, services, and agricultural infrastructure.

This farm will be offered at auction through Ranch and Farm Auctions powered by Whitetail Properties Real Estate.

Tract #:	1
Deeded Acres:	38.887± Surveyed Acres
FSA Farmland Acres:	35.88±
Soil Types:	Ebbert silt loam, Wynoose silt loam, Parke silt loam, Bluford silt loam
Soil PI/NCCPI/CSR2:	113 PI
CRP Acres/Payment:	None
Taxes:	\$1,056.64
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	Pt NE ¼ S20 T6N R1E PT & LOTS 5 6 & 7 200.28 X 305.40 COUNTRY CLUB ESTATES
PIDs:	181420251001 & 181420276003
Lat/Lon:	38.9501 / -89.1086
Zip Code:	62471

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

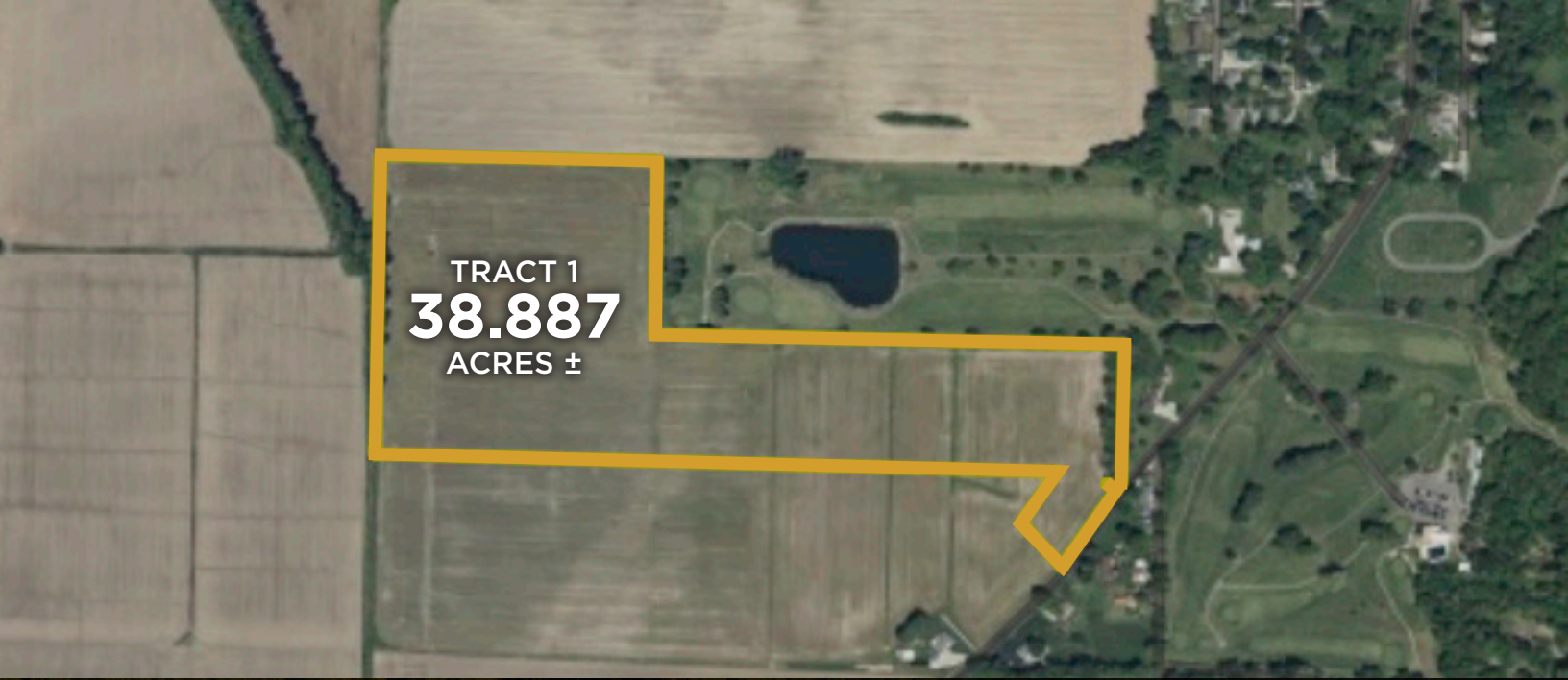
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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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 Crum, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.248.7282 | Cody Lowderman, IL Auctioneer, 441.001255



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