

LAND AUCTION



81.37 AC± | 1 TRACT | SALINE CO, IL

AUCTION: ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/10/25 **AUCTION CLOSSES AT:** 4 PM CT

AUCTION HELD AT: ONLINE ONLY

This Southern Illinois tract offers an appealing mix of investment opportunity and real-world utility with gently rolling crop ground that's as clean and productive as it comes. The tillable acreage lays out in wide, workable sweeps with a Soil Productivity Index of 98.13 and primary soil types of Ava and Bluford silt loams—ideal for continued row crop rotation. A smaller section is enrolled in CRP, adding a layer of income diversity and conservation benefit. The timbered creek drainage along one edge adds a touch of character while supporting natural water flow and wildlife travel. A 30'x50' pole barn sits at the highway frontage with utility hookups nearby—ready to serve as equipment storage, a farm office, or even a commercial site. With over 2,200± feet of road frontage on two sides, this property offers multiple access points, easy navigation, and strong curb appeal for future development. Utilities are available along the road frontage.



Deeded Acres: 81.37±
Soil Types: Ava Silt Loam & Bluford Silt Loam
Soil PI/NCCPI/CSR2: Soil PI - 98.13
CRP Acres/payment: 4 acres
Taxes: \$1876.82
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to current tenants rights for 2025
Survey needed?: No survey needed
Brief Legal: pt W ½ NW ¼ S19 and pt SW ¼ SW ¼ S18 T7E R8W Saline Co IL
PIDs: 04-1-128-03, 04-2-250-02
Lat/Lon: 37.8137 / -88.4824
Zip Code: 62930



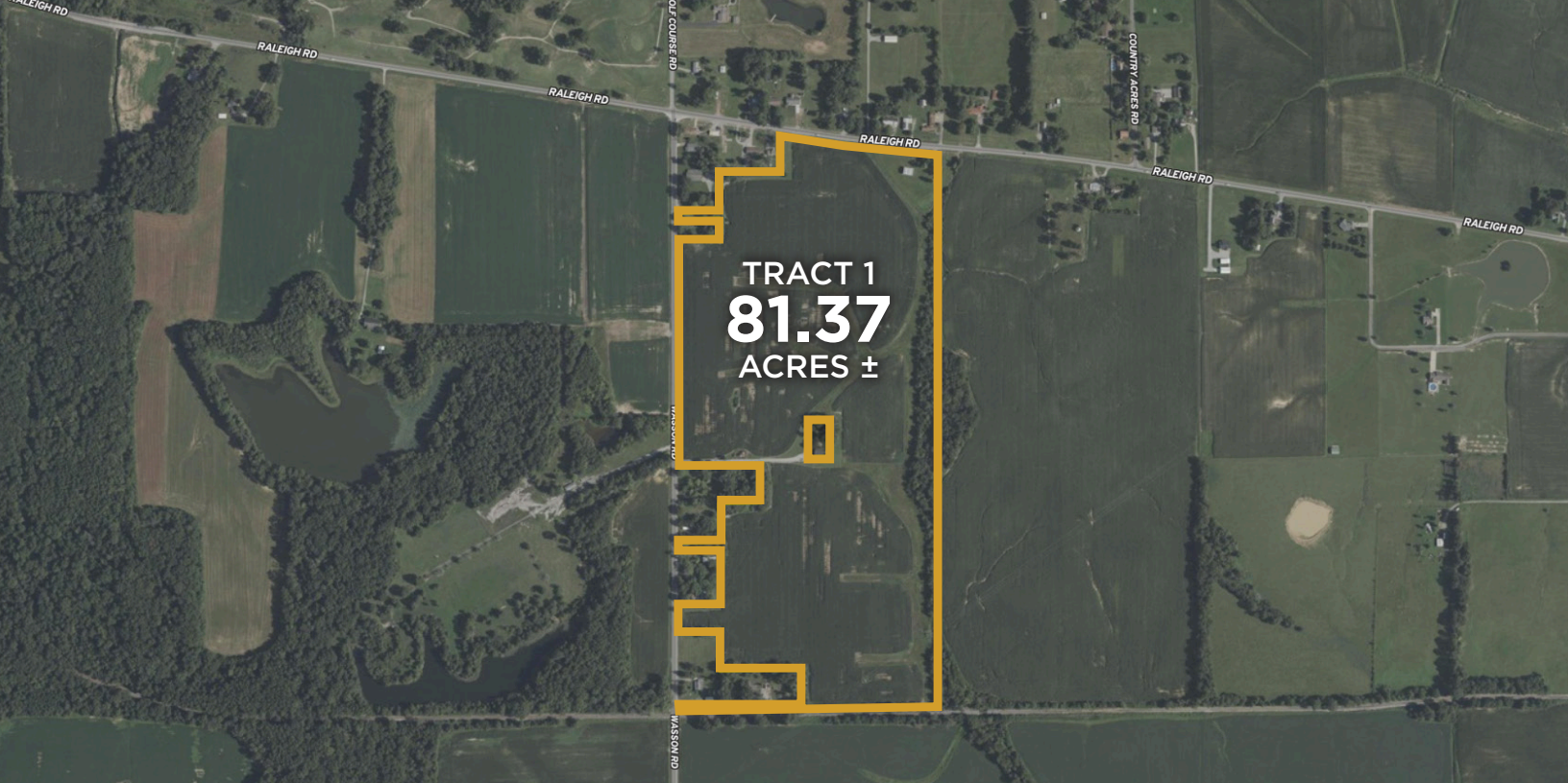
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JUSTIN MASON, AGENT: 618.417.7041 | justin.mason@whitetailproperties.com
MARK WILLIAMS, AGENT: 270.439.8021 | mark.williams@whitetailproperties.com

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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 | Justin Mason, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.417.7041 | Mark Williams, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 270.439.8021 | Cody Lowderman, IL Auctioneer, 441.001255



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