

# LAND AUCTION



## 25.5 AC± | 1 TRACT | JEFFERSON CO, IL

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

**AUCTION DATE:** 4/14/25 | **AUCTION TIME:** 10 AM CT

This exceptional 25.5-acre property, located just 2 miles outside Mount Vernon, IL, offers a unique blend of agricultural potential and prime building opportunities. With 24.5 acres of productive, tillable land, it has a PI (Productivity Index) rating of 97.88. The tillable acreage provides a solid foundation for both current agricultural use and future farming ventures, making it a smart choice for investors or those looking to expand their farming operations.

In addition to its agricultural advantages, the property presents a great building site. The land is level, and offers easy access from a maintained road, making it perfect for constructing development projects.

The location is equally attractive, providing a quiet, rural setting just a short drive from the conveniences of Mount Vernon. At only 15 miles from Rend Lake and 26 miles from Salem, you'll enjoy easy access to shopping, dining, schools, and other amenities while still experiencing the tranquility and privacy of being in the country. The land is bordered by well-maintained roads, ensuring year-round access, and its proximity to major highways makes commuting and transporting goods efficient and hassle-free.

This property offers the perfect combination of agricultural viability, potential for future development, and a peaceful lifestyle, making it an exceptional opportunity for anyone seeking land with both functional and recreational value. Whether you're an experienced farmer, a builder looking for the ideal location for your next project, or someone seeking a rural escape close to city amenities, this land delivers on all fronts.



<b>Deeded Acres:</b>	25.5
<b>FSA Farmland Acres:</b>	24
<b>Soil Types:</b>	Wynoose Silt Loam
<b>Soil PI/NCCPI/CSR2:</b>	97.88
<b>CRP Acres/payment:</b>	NA
<b>Taxes:</b>	TBD
<b>Lease Status:</b>	Open Tenancy for 2025 crop year
<b>Possession:</b>	Immediate possession
<b>Survey needed?:</b>	No survey needed
<b>Brief Legal:</b>	In the E 1/2 of the NW 1/4 S3 T3S R2E
<b>PIDs:</b>	Part of 1003101001, All of 1003126014, 1003100010, 1003100003
<b>Lat/Lon:</b>	38.2975 -88.976
<b>Zip Code:</b>	62864

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
JOSH MALONE, AGENT: 618.292.9183 | [josh.malone@whitetailproperties.com](mailto:josh.malone@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 | Josh Malone, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.292.9183 | Cody Lowderman, IL Auctioneer, 441.001255



COUNTY ROAD 1200 N

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N SPARROW

TRACT 1  
**25.5**  
ACRES ±

E CHESTNUT ACRES RD

N SPARROW

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