

# LAND AUCTION



**34 AC± | 1 TRACT | ADAMS CO, IL**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 11/16/22 | **AUCTION TIME:** 11:00 AM

**AUCTION LOCATION:** K OF C HALL  
QUINCY ROAD | MT. STERLING, IL 62363

This is a great opportunity to purchase a combination tillable and timber tract in a very seclude and private location in the eastern part of the county. The property is located northwest of Kellerville off of 1300th Ave., which is a dead end road. There are 23 acres of tillable farm ground currently in row crop production providing a return on your investment. The property offers a solid return on your investment as well as excellent deer and turkey hunting opportunities. If you are in the market for a combination farm this is a great opportunity to purchase this small tract at public auction.



## **TRACT 1: 34 ± ACRES**

**Tract #:** 1

**Deeded acres:** 34

**FSA Farmland Acres:** 23

**Soil Types:** Rozetta, Keomah and Fishhook

**Soil PI/NCCPI/CSR2:** 109.7

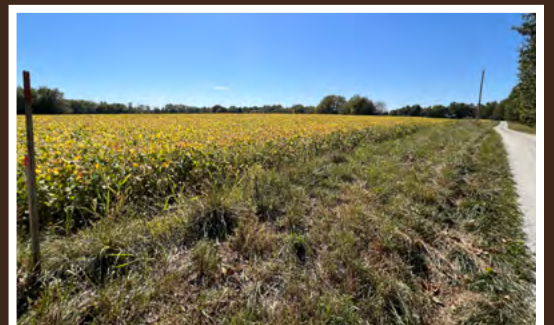
**Taxes:** TBD

**Lease Status:** Open Tenancy for 2023 crop year

**Possession:** Immediate possession subject to current tenants rights for 2022

**PIN's:** 100034900800

**Lat/Lon:** 39.943799, -90.977760



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | Debbie S. Laux, Illinois Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Tyler Sellens, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.440.4624 | Cody Lowderman, IL Auctioneer, 441.001255