

# LAND AUCTION



**151 AC± | 4 TRACTS | PERRY CO, IL**

## AUCTION:

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

**AUCTION DATE: 4/20/22 | AUCTION TIME: 5:30 PM**

**AUCTION LOCATION: COULTERVILLE VFW  
511 LAKEVIEW AVE | COULTERVILLE, IL 62237**

Coming to auction on 4/20/2022 is the Athy farm offering 151 +/- total acres in 4 tracts. Tracts 1, 2, 3, & 4 will sell by the acre in a Buyer's Choice Format. A true representation of the Southern Illinois landscape, this beautiful farm is located roughly 3 miles east/northeast from the amenities of Coulterville, IL. Tremendous recreational opportunities coupled with great access, road frontage, investment, and building potential make up this farm. Diverse timber with natural draws and ridges helps create an excellent environment and topography for growing, holding and harvesting whitetail deer and turkey. With some pasture ground/open fields located throughout the property, food plot implementation is very feasible and allows for the creation of additional food sources for the local wildlife alongside the already existing native browse and hardwood mast. Mud Creek meanders through the heart of the property, supplying a year-round water source for the local wildlife.



### TRACT 1: 40 +/- ACRES

40 +/- total acres with Violet Road access and electricity available. This tract is made up of approximately 6 acres of pasture/open field with the remaining balance in timber. This is a nice hunting tract with food plot potential as well as a secluded building site for your dream home or cabin. The pasture/open field could be utilized for hay production, row crop production, or food plots for hunting.



### TRACT 2: 40 +/- ACRES

40 +/- total acres with approximately a ¼ mile of Tigerlily Road frontage. This tract is made up of approximately 10 acres of pasture/open field with the remaining balance in timber. Mud Creek flows through the heart of this tract, providing a year-round water source for the local wildlife. This is a nice hunting tract with food plot potential. The pasture/open field could be utilized for hay production or row crop production. There is a potential building site on the northeast portion of the property.



### TRACT 3: 29.5 +/- ACRES

29.5 +/- total acres with approximately .35 miles of Tigerlily Road frontage. This tract is made up of approximately 9 acres of pasture/open field with the remaining balance in timber. A nice hunting tract with a portion of Mud Creek crossing the southwest portion. There is potential for food plots, or the pasture/open field could be utilized for hay production or row crop production. This tract also boasts some excellent building sites for the savvy investor or someone looking to build their dream home.



### TRACT 4: 41.5 +/- ACRES

41.5 +/- total acres with approximately a ¼ mile of Tigerlily Road frontage. This tract is made up of approximately 3.5 acres of pasture/open field with the remaining balance in timber. Mud Creek flows through the heart of this tract, providing a year-round water source for the local wildlife. A nice hunting tract that could improve by implementing a privacy screen along the west side of the property and introducing fruit trees in the southwest corner. The southwest corner could also serve as an ideal build site for your dream home.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

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