

# LAND AUCTION



**138.79 AC± | 3 TRACTS | ADAMS CO, IL**

## AUCTION:

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

**AUCTION DATE: 11/16/22 | AUCTION TIME: 3:00 PM**

**AUCTION LOCATION: RUDY'S RESTAURANT  
512 MAIN | AUGUSTA, IL 62311**

This is a great opportunity to purchase income producing tracts as well as combination timber and tillable property in the northeastern part of the county. The farm is located a half mile south of the Hancock/Adams County line and is located at the end of county road E 3025th ST. The farm is made up of approximately 95 acres of tillable farm ground with several acres of hay ground and the balance being timber. The property offers highly productive income producing tillable farm ground as well as excellent deer and turkey hunting opportunities. If you are looking to add to your row crop operation, looking to add to your investment portfolio or looking for a quality hunting farm in a well managed neighborhood, this is a must see farm. Give Land Specialist Tyler Sellens a call today for more information on this upon land auction.



### **TRACT 1: 40.09 ± ACRES**

This tract is a mostly tillable tract and has approximately 36 acres of tillable farm ground currently in row crop production. Access is off of East 3025th St, which is a dead end road and the property is located in section 1 of Northeast Township in Adams County, IL. This tract has had quite a bit of dirt work done in the past and is improved with several terraces for erosion control. Predominate soils include Ursa, Clarksdale and Fishhook soils and the PI rating for the tillable acres is 94.6. This tract would make a great addition to your row crop operation or investment portfolio.



### **TRACT 2: 47.72 ± ACRES**

This tract is a combination tillable and timber tract and has a very secluded location. There are 22 acres of tillable farm ground of which there are currently 11 acres in row crop production with the balance in hay production. There are also approximately 25 acres of timber, which offers excellent deer and turkey hunting. This area is well known for producing quality whitetail year after year and has a strong deer population. There is a seasonal creek that provides water for wildlife throughout the year. This is a great combination tract that offers a return on your investment along with recreational opportunities.



### **TRACT 3: 50.98 ± ACRES**

This tract represents an opportunity to purchase highly productive tillable farm ground. This tract is nearly all tillable and is located in section 1 of Northeast township at the end of East 3025th St. FSA indicates ???? of tillable farm ground with the balance being waterways and field edge. Primary soils include Fishhook, Clarksdale and Ursa silt loam. Average productivity index rating of 100.5 for the tillable acres.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**[RANCHANDFARMAUCTIONS.COM](http://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