

LAND AUCTION



39 AC± | 1 TRACT | FAYETTE CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/15/25 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: HOLIDAY INN, 21 MATTES AVE, VANDALIA, IL 62471

This 39±acre property, located just 10 miles from Vandalia and 30 miles from Effingham, offers amazing opportunities for agricultural purposes. The property features 33 acres of productive, tillable farmland with a Productivity Index (PI) of 102.56, a strong indicator of the soil's fertility and suitability for a wide variety of crops, including corn, soybeans, and other row crops. This fertile acreage promises excellent yields, making it a solid choice for agricultural operations or as an addition to an existing farming portfolio.

In addition to the cropland, the property includes 6 acres of timber, offering a valuable mix of brushwooded land for those seeking recreational opportunities. The timbered area provides a perfect travel corridor for wildlife, making it ideal for hunting, or simply enjoying the tranquility of nature.

One of the standout features of this property is its road frontage along the entire west side, providing convenient and direct access for farming equipment, trucks, or future development. This easy accessibility increases the property's appeal for both agricultural and residential development opportunities. The location is also highly favorable, offering a rural setting with quick access to the towns of Vandalia and Effingham, providing essential services, shopping, dining, and schools, all while maintaining the peaceful seclusion of country living.

Whether you're an investor looking to expand your agricultural holdings, a landowner searching for a recreational retreat, or someone interested in building a home on a beautiful and productive piece of land, this 39±acre property offers an exceptional opportunity. The combination of fertile tillable acreage, timberland, and convenient road frontage makes this an outstanding choice for a variety of uses, all within easy reach of major area hubs.



Deeded Acres: 39 +/-
FSA Farmland Acres: 33 +/-
Soil Types: Blueford Silt Loam and Cisne Silt Loam
Soil PI/NCCPI/CSR2: 102.56
CRP Acres/payment: N/A
Taxes: \$330
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants rights for 2024
Survey needed?: No survey needed
Brief Legal: SE ¼ NE ¼ S20 T7N R2E Fayette Co IL
PIDs: 141120200007
Lat/Lon: 39.0353 -88.9975
Zip Code: 62418

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSH MALONE, AGENT: 618.292.9183 | josh.malone@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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 | Josh Malone, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.292.9183 | Cody Lowderman, IL Auctioneer, 441.001255



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