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

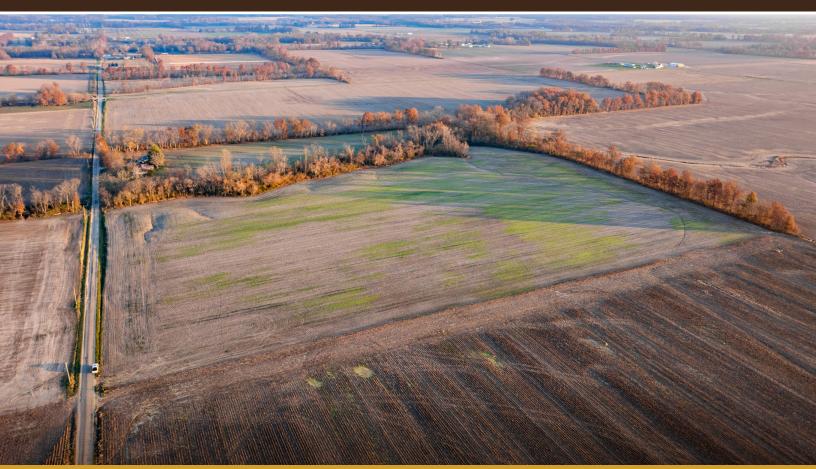
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