

LAND AUCTION



40.06 AC± | 1 TRACT | BROWN CO, IL

AUCTION:

LIVE AND ONLINE AT
RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/17/2021 | **AUCTION TIME:** 1:00 PM

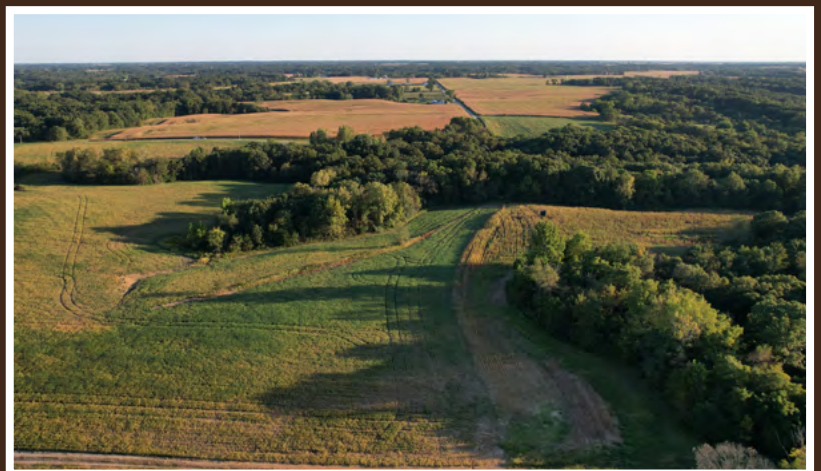
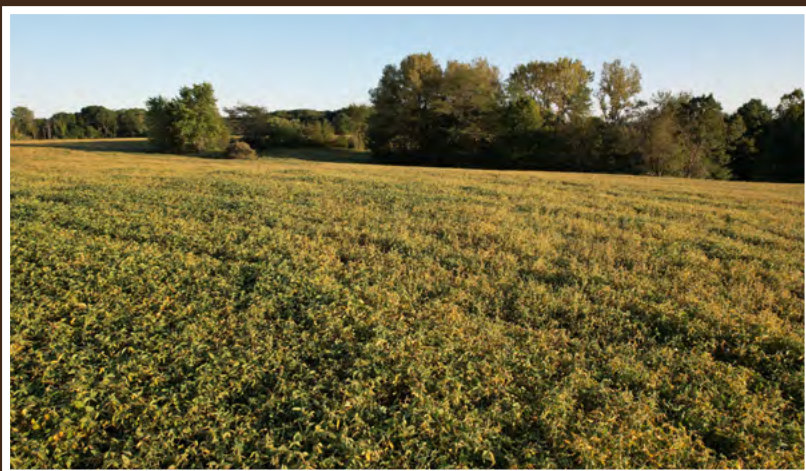
AUCTION LOCATION: AMERICAN LEGION
119 N CAPITOL AVE | MT. STERLING, IL 62353

This is a great opportunity to purchase a productive tillable farm in the heart of Brown County. The FSA indicates 35.05 acres of tillable farm ground with the balance of the farm being wood draws and timber. Blacktop county road borders the property along the south and east sides of the property. This farm would make a great addition to your row crop operation, investment portfolio or an ideal location to build a home. Adding a hunting lease will increase your ROI. The property will be offered in 1 tract through public auction at 1:00 PM on the 17th of November 2021 at the American Legion in Mt. Sterling, IL.



TRACT 1: 40.06 +/- ACRES

- 35.05+/- acres of tillable farm ground with an average PI of 111.7
- County road frontage on two sides
- Several dry dams were recently installed
- Fully Surveyed
- Potential building site
- 87% income-producing
- Hunting lease would increase ROI



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