

LAND AUCTION



42.35 AC± | 2 TRACTS | HANCOCK CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/27/23 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: KNIGHTS OF COLUMBUS HALL
1279 MULHOLLAND ST. | NAUVOO, IL 62354**

Ranch and Farm Auctions is proud to offer this tillable and recreational property in northern Hancock County. If you are in the market to add to your row crop operation, investment portfolio or looking for that perfect recreational tract this is a great opportunity to purchase both. The farm is located southeast of Niota along North County Road 2600 in section 19 of Pontoosuc Township and offers productive tillable farm ground along with excellent deer and turkey hunting, mushroom hunting and a potential pond and camping site. This property will be sold in two tracts and sells with open farm tenancy for the 2023 crop year.



TRACT 1: 21.76 ± ACRES

Tract 1 is 21.76 surveyed acres of which FSA indicates 21.35 of cropland. Currently there are 15 acres being row cropped with the balance being used for forage, which could be row cropped for the 2023 crop year. This tract has road frontage along North County Road 2600 on the south side and Seigfried Lane along the west side. This tract sells with open tenant rights for the 2023 crop year. Anhydrous ammonia and dry fertilizer have already been applied last fall in preparation for the 2023 crop year and the buyer for this tract will reimburse the seller at time of closing for these input costs.



TRACT 2: 20.59 ± ACRES

Tract 2 is 20.59 survey acres and is a mixture of timber and open hay ground. This tract has most recently has been used for hay production and recreational use and has road frontage all along the south board off North County Road 2600. This tract offers excellent deer and turkey hunting with an abundance of deer in this area. There is a natural spring on the south end of the property offering a year-round water source for wildlife. There are several great camping sites on the west side of the property along with several great pond sites. This tract has excellent connecting habitat and with the addition of a couple of clover plots and brassica plots would be a tremendous hunting tract for its size with very little hunting pressure from surrounding properties.

ENTIRE FARM

- Open farm tenancy for the 2023 crop year
- Anhydrous Ammonia and dry fertilizer have already been applied on Tract 1 -The buyer will reimburse seller at time of closing for those input cost - Total input cost - \$3,051.22 - receipts and breakdown of cost available
- Average PI rating for Tract 1 - 123.8
- Excellent deer and turkey hunting
- Electric available along County Road 2600
- Property is located SE of Niota
- Good connecting habitat
- Multiple food plot locations
- Great camping site

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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