

LAND AUCTION



94.71 AC± | 2 TRACTS | MADISON CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/31/23 | AUCTION TIME: 11:00 AM

AUCTION LOCATION: BAKERS & HALE

7120 MONTCLAIRE AVENUE | GODFREY, IL 62035

Selling in 2 Tracts. Rare opportunity to buy a generational farm owned by the same family for 170 years (since 1850), this property exudes a rich history and enduring character. This extraordinary farm encompasses a picturesque landscape with expansive tillable acreage, lush hay fields, and a charming older farmhouse perched on hillside offering breathtaking panoramic views.

The 68+/- fertile tillable acres are tilled and present an incredible opportunity for those with agricultural aspirations. Open tenancy for 2024. Cultivate the land, establish a thriving farm-to-table operation, or explore the potential for equestrian pursuits or organic farming. The possibilities are as boundless as the surrounding vistas.

The location is only a mile from I-255 that provides an exceptional opportunity for creating multiple home sites, a spacious main residence, guest houses, a family compound, or a location for a residential development this elevated setting ensures that all locations will relish in the enchanting scenery.

In addition to the farmhouse, this property offers a range of outbuildings to suit various needs. Whether you're looking for a workshop, storage sheds for farm equipment, or spaces to pursue hobbies and crafts, these versatile structures provide the space you need to bring your visions to life.

TRACT 1: 40 ACRES

Welcome to this breathtaking farm property located on top of a picturesque hill, offering unparalleled views of expansive tillable and hay fields. Nestled in the heart of the countryside, this estate boasts a farm home, a collection of outbuildings, and storage sheds, offering a myriad of possibilities for a tranquil rural lifestyle.



The farm home, meticulously designed with a blend of rustic charm and modern comfort, is the epitome of country living. The 3 bedroom, 3 bathroom home has updated kitchen cabinets and a sunporch that overlooks the hay and tillable fields.

18.93+/- acres provide income thru tillable acres with an additional 12.9+/- acres that are currently hay production.

As you explore the property, you'll discover a variety of outbuildings and storage sheds. These structures offer endless possibilities, whether you envision them as workshop spaces, hobby areas, or additional storage for farm equipment and machine shed.

Perched atop the hill, the property provides an idyllic vantage point, allowing you to immerse yourself in the breathtaking scenery that surrounds you. The vast expanse of tillable and hay fields stretches out before you, offering opportunities for various agricultural pursuits or the potential for rental income.

Additionally, the property boasts carefully planned building locations for homes, providing the flexibility to create a family compound or develop additional residences for extended family or guests. Imagine waking up to the tranquility of this pastoral setting, where the beauty of nature is just steps away from your doorstep.

Situated in a serene rural setting, this farm property offers a blend of privacy, natural beauty, and the allure of the countryside. Whether you are seeking a serene escape, a place to cultivate your agricultural ambitions, or a canvas to create your dream rural community, this property is a rare gem that presents boundless possibilities. Embrace the essence of country living and let this enchanting farmstead be your gateway to a life of serenity and fulfillment.

TRACT 2: 54.7 ACRES

This rich bottom ground tillable acreage is located in a prime location with paved road access for hassle-free access with your farm equipment. The owner/seller is currently in a 1/3, 2/3 sharecrop agreement with the tenant farmer. The farming rights are open for 2024 with the sale.



This property boasts vast expanses of fertile land, ensuring unparalleled opportunities for agricultural endeavors. With its rich soil composition and favorable climate, it is an agricultural enthusiast's dream come true.

Beyond its inherent agricultural appeal, the rich bottom ground tillable also holds immense investment potential. The scarcity of high-quality tillable land, coupled with its strategic location, makes it a coveted asset for seasoned investors. The land's intrinsic value, combined with the growing demand for agricultural products, presents an enticing opportunity to secure a lucrative venture.

Surrounded by breathtaking natural beauty, this property provides more than just practicality and potential. It offers a serene escape from the bustle of urban life, allowing you to immerse yourself in nature's tranquility. Picture yourself enjoying leisurely walks along the peaceful countryside, relishing in the symphony of birdsong and gentle rustling of leaves.

Whether you are an agricultural enthusiast, an aspiring entrepreneur, or a discerning investor, this exceptional estate is poised to fulfill your dreams and exceed your expectations. This tract lays on both sides of Wood Station Rd.

Don't miss the opportunity to own a slice of heaven in the form of rich bottom ground tillable with paved road access. Contact us today to embark on an extraordinary journey towards a prosperous future.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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