

# LAND AUCTION



**113 AC± | 3 TRACTS | HANCOCK CO, IL**

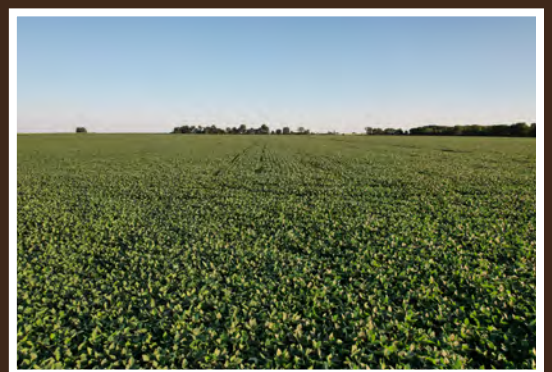
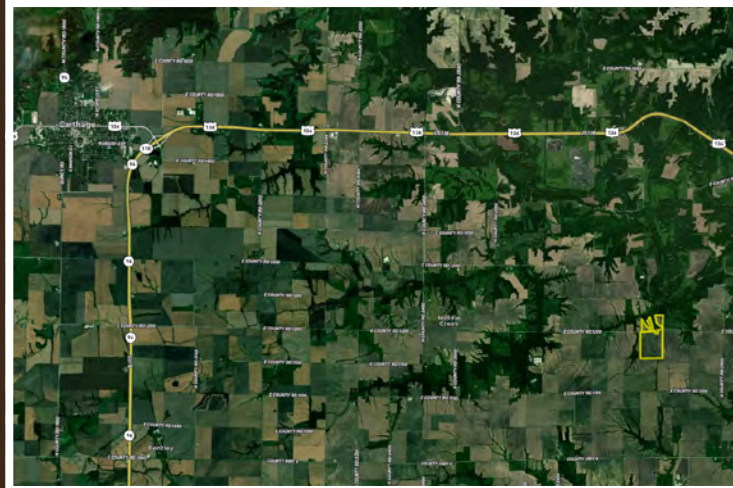
## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 9/8/22 | AUCTION TIME: 11:00 AM**

**AUCTION LOCATION: EAGLES CLUB 3515  
519 N MADISON ST. | CARTHAGE, IL 62321**

This farm represents a great opportunity to purchase highly productive tillable farmland in eastern Hancock County. The property is located southeast of Carthage, IL in Sections 3 & 4, T4N-R5W, St. Mary township and sections 33 & 34, T5N-R5W of Hancock Township. The farm has 105.57 acres of highly productive farmland with an average PI rating of 133.1 across the entire farm. Productive soils types include Ipava, Viriden, Clarksdale and Timewell soils. Total DCP acres 105.57 with 50.75 Base Acres Corn with PLC yield 161 and 50.75 base acres soybeans with PLC yield 49. If you are looking to add to your current farming operation, diversity your investment portfolio or looking for a small tract to build a home, shop or bin site, this is a great opportunity to purchase quality farm land in the heart of the Midwest.



### TRACT 1 - 90 ± ACRES

This tract represents highly productive tillable farm ground. This tract is located in sections 3 & 4, T4N-R5W, St. Mary Township and sections 33 & 34, T5N-R5W, Hancock Township and is located south of County Road 1200 North. FSA figures indicate 84.75 NHEL acres of tillable farm ground with the remaining acres being waterway and fencerows. Primary soils include Ipava, Viriden and Timewell soils with an average productivity rating of 137.4.



### TRACT 2 - 13 ± ACRES

This is a great opportunity to purchase a smaller tract of tillable farm ground. This tract is nearly 100% tillable and is located in Section 33, T5N-R5W, Hancock Township. Access off of county road 1200 North provides good access into both fields. FSA indicates 13.15 HEL acres currently in row crop production with an average PI rating of 112.8. Predominate soils include Rozetta and Clarksdale. This tract would make a great addition to your current operation or an ideal building site.



### TRACT 3 - 10 ± ACRES

This small tract represents a predominately tillable tract as well as recreational hunting opportunities. This tract is located in section 33 & 34, T5N-R5W, Hancock Township. FSA indicates 7.67 HEL acres currently in row crop production with an average PI rating of 120.7. Predominate soils are Clarksdale and Rozetta. County road 1200 North borders this tract on the south side of the property and this tract would also make a secluded building site. This tract also offers hunting opportunities on the north end of the property.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**[RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**

GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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