



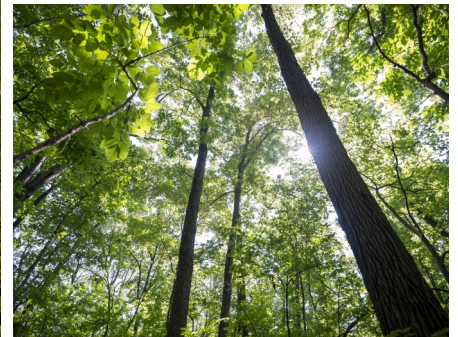
T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Bond County Illinois Land iAuction - Kesner Farm

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS WEDNESDAY, SEPTEMBER 28TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 595 E
Pocahontas, IL 62275

ACRES: 96
COUNTY: Bond

AUCTION DETAILS:

Property Preview Saturday, September 17th 9AM to 11AM.

Bidding Ends Wednesday, September 28th at 10AM.

For the first time in well over 100 years these 96.69 surveyed acres in Bond County near Pocahontas are being offered for sale at iAuction. This property has been in the Kesner Family since 1906!

The farm consists primarily of beautiful mature hardwood timber. There are plenty of deer and turkey in the area and the property is bordered by large agriculture fields on two sides which makes it the perfect spot to catch a big Illinois buck going between the two.

The Farm Service Agency figures there to be 5.16 acres of cropland on the east side of the farm that provide an excellent location for food plots or can continue to be cash rented for income. The recent timber survey on the property indicates approximately \$750/ac in timber value for a select harvest of the mature trees. Add in the roughly 15± acres of low lying area that would make a great location for a few family waterfowl hunts over the season and it is one of those properties that offers everything a sportsman would want!

Located on a dead-end road just 35 minutes outside of St. Louis on I-70 this diverse property has something for everyone!



PRESENTED BY:

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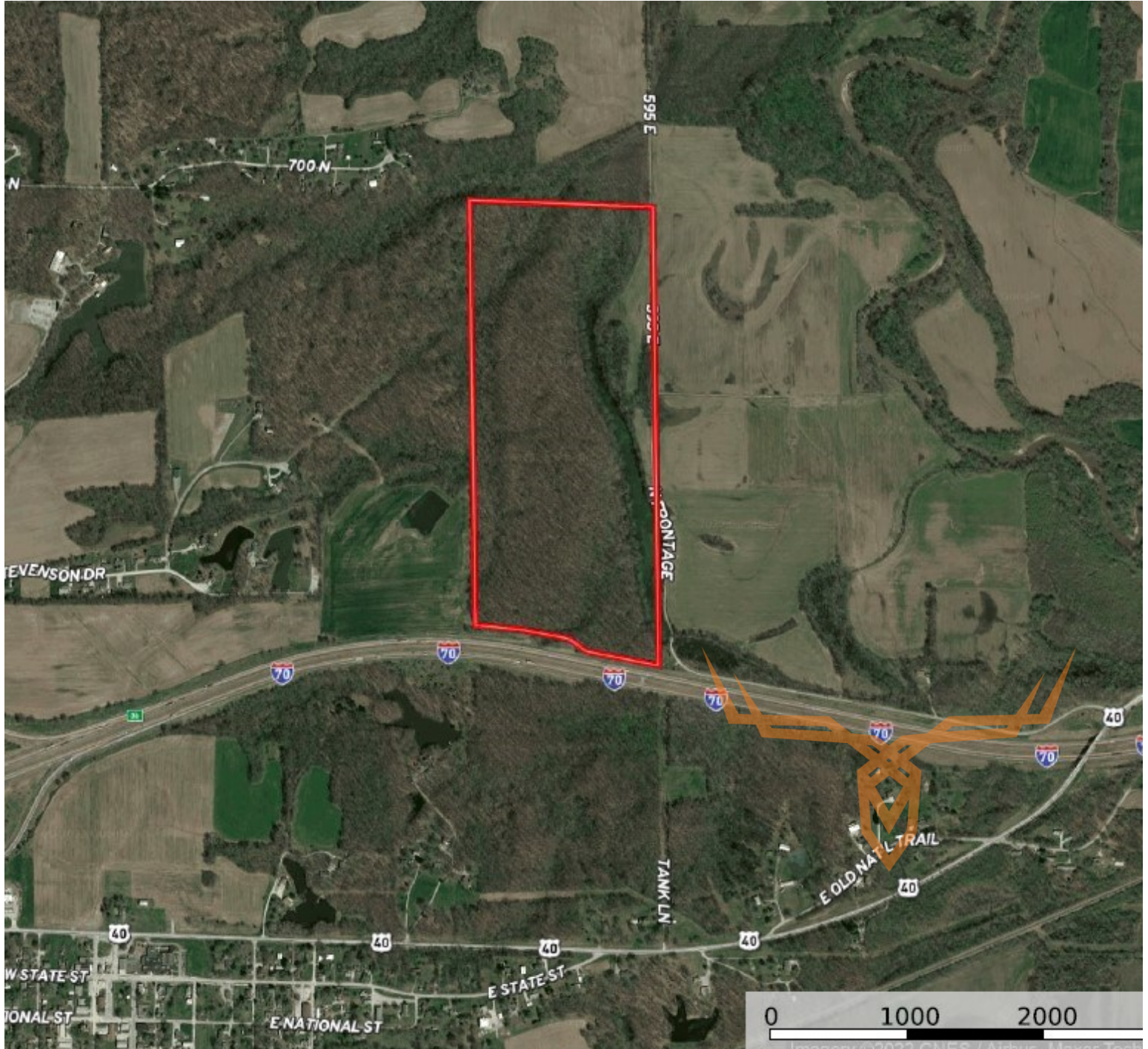
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.