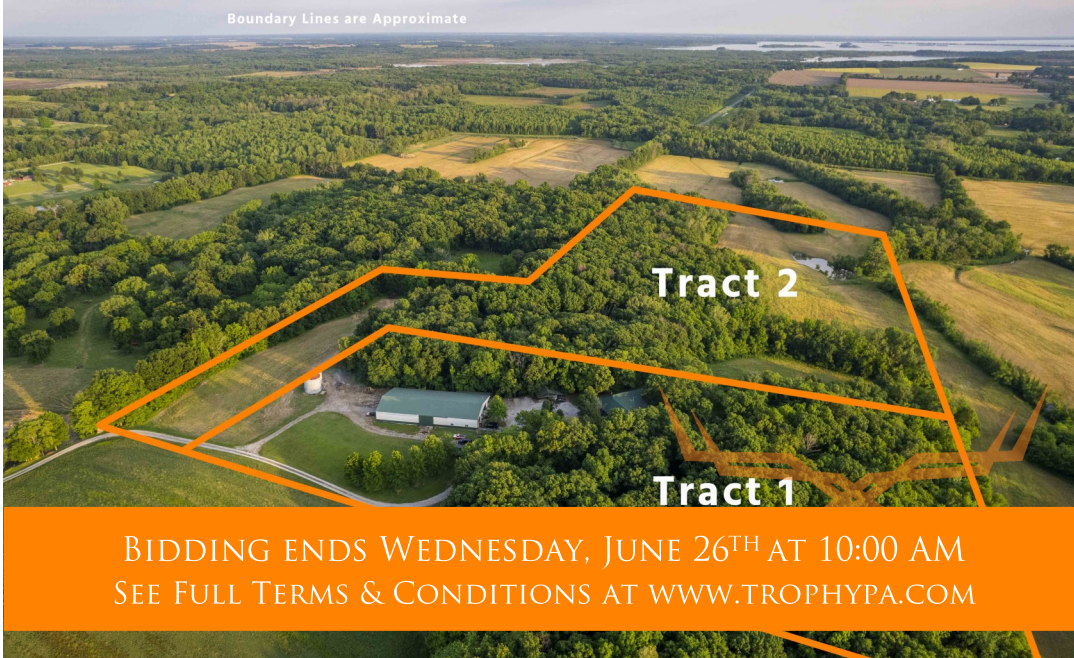




Fayette County Illinois Real Estate for Sale at iAuction - Rensing Farm

TROPHY
PROPERTIES AND AUCTION
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PROPERTY ADDRESS:
102 E 725 Ave
Mulberry Grove, IL 62262

ACRES: 40.14
COUNTY: Fayette

AUCTION DETAILS:

Preview Day Saturday, June 15th 9AM to 12PM.

Bidding Ends Wednesday, June 26th at 10AM.

Tucked back off the road on one of the highest points in Fayette County you will find the Rensing property! This is truly a one-of-a-kind location for just about everything outdoors!! Located approximately 8 miles SW of Vandalia and only a mile north of the Carlyle Lake State Fish and Wildlife Area! Not only is the area known for its premier waterfowl hunting but the deer and turkey hunting in this location is some of the best around!! Not to mention you are only minutes from Carlyle Lake! This property consists of 40.14 acres and will be offered in two tracts.

Tract 1 is the amazing home and huge outbuilding that sit on 9.73 surveyed acres. It was built in 2004 and intentionally set on the top of this timbered ridge to take advantage of the breathtaking sunsets and view. From your living room, bedroom or wrap around deck you can look out across the property to enjoy all the wildlife. It boasts over 4,500 sq ft of living space with one of the most amazing great rooms and master suites I have ever seen. With 4 bedrooms, 3 bathrooms, 2 full kitchens and the walk out basement there is plenty of room for you and your guests!



PRESENTED BY:

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Outside you will find a 80' x 140' outbuilding, it includes a 40' x 50' shop area with concrete floors, heat and a bathroom all set up with a large beam across the middle rated for 5 ton and a vehicle lift. The remaining 80' x 90' area is used currently as boat and camper storage and could easily generate around \$10,000 in annual income! The building also has a 20' x 60' lean to one side with a concrete floor and 14 ft garage door that was used to store a motorhome. The property also has another smaller building that was used as a dog kennel.

Tract 2 consists of 30.41 surveyed acres of mainly timber and productive crop land. There is approximately 13 acres of tillable land that would be perfect for food plots or to generate additional income. There is also a small pond on the south end of the farm. The deer and turkey hunting in this area is excellent and with the fingers extending out into the ag fields and the large ridge there are plenty of places to set up on a buck no matter the wind direction!

The Rensing property has been put together with hunting and recreation in mind!! It is accessed via a deeded easement and truly offers everything you could think of as a sportsman. Come take a look at the property for yourself, you will be glad you did!

Located about an hour from St. Louis, 3 hours from Indianapolis, and 4 hours from Chicago.



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.



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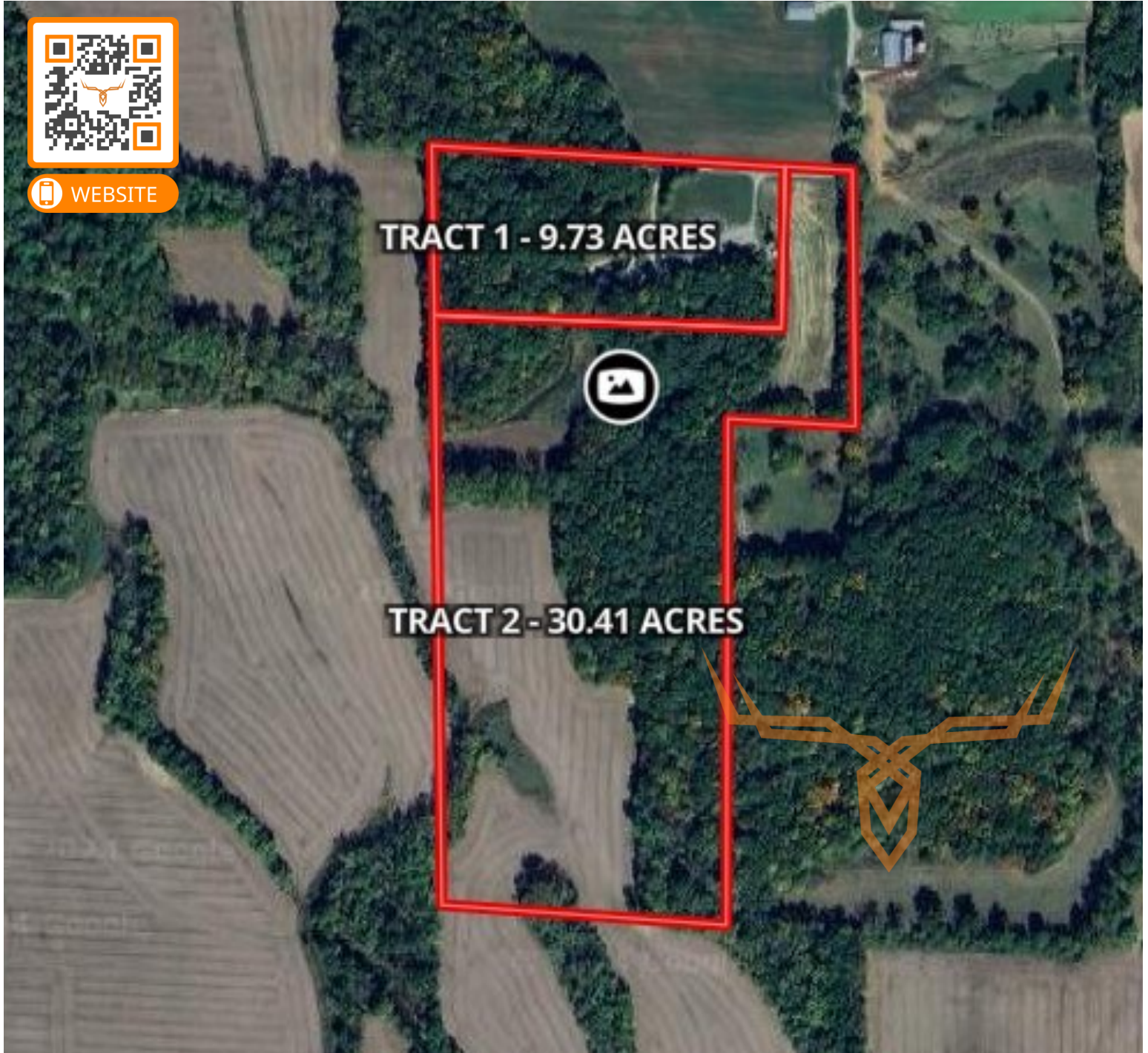
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