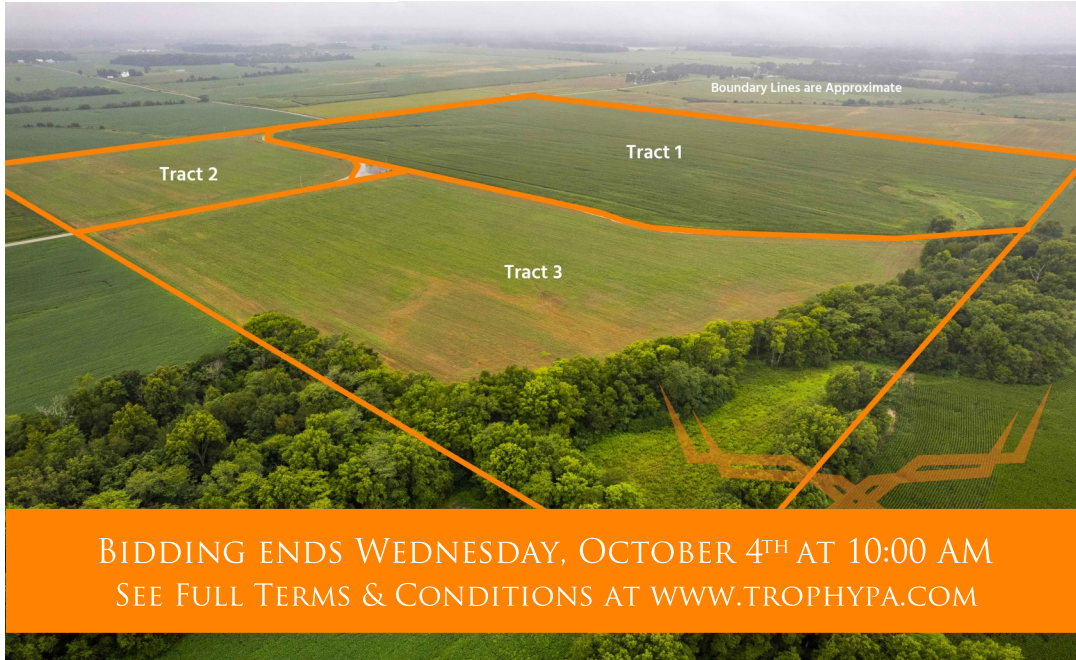




Jefferson County Illinois Land for Sale at iAuction - Ruth Moak Estate

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



PROPERTY ADDRESS:
00 N. Abbott Lane & E. Ina Road
Belle Rive, IL 62810

ACRES: 200.9
COUNTY: Jefferson

AUCTION DETAILS:

Introducing a rare and exceptional agricultural offering, encompassing 200.9 acres of highly productive cropland conveniently offered in 4 tracts. This pristine farmland boasts a remarkable combination of soil types, predominantly comprised of Hoyleton, Cisne, and Bluford silt loam soils, with a productivity index average of 106.

Situated approximately 4 miles south of Belle Rive and just 7.8 miles east of Ina, this expansive property enjoys a strategic location that combines rural tranquility with accessible convenience. The Farm Service Agency records indicate a substantial 189.51 acres of tillable land, maintained and prepared for optimal yields. The remaining acreage is dedicated to essential waterways, ensuring proper drainage and safeguarding the productivity of the tillable tracts.

This offering provides a remarkable opportunity for both established agricultural operators and savvy investors looking to diversify their portfolios. The potential of this land is limited only by your vision and expertise. Whether it's grains or specialty crops, this property is a blank canvas primed for your agricultural aspirations.

Adding to the allure, this expansive cropland is being presented free of any tenant agreements for the upcoming 2024 crop season, affording the new owner full control and flexibility to implement their preferred farming practices and strategies. The opportunity to shape the land to align with your goals is at your fingertips.



PRESENTED BY:

PHIL BROWN
Broker/Partner

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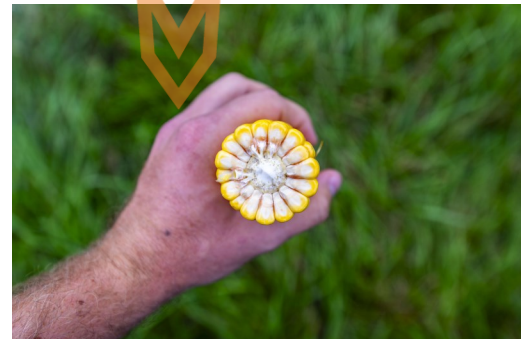
For those interested in delving deeper into the potential of this property, don't hesitate to contact Phil Brown at 314-753-7444.

Tract 1: 104.7 acres with approximately 104 acres of cropland with the soils consisting mostly of Hoyleton, Cisne, and Bluford silt loams with an average productivity of 106.

Tract 2: 22.3 acres with approximately 20 acres of cropland with the soils consisting mostly of Hoyleton and Bluford silt loams with an average productivity of 103.

Tract 3: 33.9 acres with approximately 29 acres of cropland with the soils consisting of Hoyleton silt loams with an average productivity of 106.

Tract 4: 40± acres with approximately 35 acres of cropland with the soils consisting mostly of Hoyleton and Richview silt loams with an average productivity of 104.



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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