



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

# Illinois Land for Sale at Auction - Christian County

Trophy Properties and Auction • 855.573.5263 • leads@trophyapa.com

ONLINE  
AUCTION



**BIDDING ENDS Wednesday, October 17th at 10:00AM**  
**BID NOW at [www.Trophyapa.com](http://www.Trophyapa.com)**

**PROPERTY ADDRESS:**

00 Hwy 29  
Pana, IL 62557

**ACRES:** 153  
**COUNTY:** Christian

**PROPERTY DESCRIPTION:**

*As the family has grown and spread out over the years we have decided to sell the 153+/- acres that have been in our family since the 1930's at online-only auction.*

*Seller: Walter M. Downs Trust*

**Auctioneers Note:** This is a chance of a lifetime to own a great highly productive row crop farm that has been in the same line of ownership since the 1930's. This truly is a Chance of a Lifetime!

153+/- acres offered in 3 tracts located just north of Pana on highway 29. Farm Service Agency figures 145.79 of highly productive cropland.

**Tract 1** – 67+/- acres of highly productive cropland consisting mostly of Herrick and Oconee silt loams and Virden silty clay. The farm has access from the south via E. 450 North Road and from the north on County Road 500N. Crop Productivity Index 127.2 with weighted average on Corn 173.1 and 55 on Soybeans.

**Tract 2** – 79+/- acres of highly productive cropland consisting mostly of Herrick and Harrison silt loams and Virden silty clay. The farm has access from the west via Hwy 29 the south via E. 450 North Road and from the north on County Road 500N. Crop Productivity Index 126.8 with weighted average on Corn 172.4 and 54.5 on Soybeans.

**Tract 3** – 7+/- acres of highly productive cropland consisting mostly of Herrick silt loam and Virden silty clay. The farm has access from the west via N 2200 East Road and the south via E. 450 North Road. Crop Productivity Index 132.9 with weighted average on Corn 180.3 and 57.9 on Soybeans.

**PRESENTED BY:**



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*All announcements made sale day take precedence over prior advertising either written or oral. The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines 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. Real estate is being sold "As Is, Where Is".*