



# Monroe County Illinois Land iAuction - Melliere Farms

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

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



BIDDING ENDS TUESDAY, MARCH 16TH AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



## PROPERTY ADDRESS:

00 Levee Road  
Valmeyer, IL 62295

**ACRES:** 386

**COUNTY:** Monroe

## PROPERTY DESCRIPTION:

As we are looking to downsize our farming operation, we have decided to sell our farm which consists of 386± acres at internet-only auction. *Sellers: Lee Melliere and Grant Melliere*

**Bidding ends Tuesday, March 16th at 10 AM.**

These 386± acres are located southwest of Valmeyer and easily accessible from Levee Road. The farm has approximately 140 acres of productive cropland with the balance in mature woods, water, and over 1 mile of frontage on the Mississippi River. The cropland is currently planted in winter wheat and this crop will convey to the new owner. If you're looking for excellent hunting and recreation be sure to give this farm a hard look as it's loaded with deer, turkey, and waterfowl and only 30 minutes from the Jefferson Barracks Bridge.

For more information call or text **Jason Wallingford (314) 882-6971**.

**Tract 1:** 74± acres with approximately 20 acres of productive cropland with the balance in woods and borrow pits. Great hunting and recreation with endless possibilities.

**Tract 2:** 147± acres with approximately 112 acres of productive cropland and 12+ acre body of water. This tract is ideal for waterfowl enthusiasts. I have personally hunted this tract and seen the number of ducks and geese working this property. It was outstanding!

**Tract 3:** 165± acres with approximately 8 acres of productive cropland and would make for a perfect food plot. Excellent deer and turkey hunting with over 1 mile of frontage on the Mississippi River. Plenty of fishing, waterfowl, and summer fun from the banks and sandbar on this tract.



**PRESENTED BY:**

**JASON WALLINGFORD**

**President - Auction Division**

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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.