



Pope County Illinois Land iAuction - Harting Farm

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

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



BIDDING ENDS TUESDAY, SEPT. 21ST AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:
238 State Hwy 146E
Golconda, IL 62938

ACRES: 255
COUNTY: Pope

PROPERTY DESCRIPTION:

Due to declining health, we have decided it's time to sell our 255± acre farm at an internet-only auction. Sellers: Dave and Karen Harting

Open House Saturday August 28th 9 AM to 12 PM.

Bidding ends Tuesday, September 21, 2021 at 10:00 AM.

These 255± flat to gently rolling acres are conveniently located on highway 146 2.4 miles north of Golconda, 36 miles from Paducah, KY, and 165 miles from metro St. Louis. The Farm Service Agency figures 193 acres of cropland with the balance in woods, and improvements. The current farm lease is 1/3 to the owner and 2/3 to the farmer. The new owner will receive the current owners 1/3 share of the 2021 crop. The improvements include a 40x60 metal building with 2 bedrooms and 2 bathrooms, large storage area with a single overhead door, and a 3-ton commercial A/C with heating element controlling the living area and expandable into the storage area. Other improvements are 1-1/2 story stone house with 2 bedrooms on the main level and a large bedroom upstairs, older barn, storage shed providing 200+ft of ample storage space and ponds. The farm offers excellent hunting with the wooded draws and grassy areas providing great bedding and cover and beautiful views of the Shawnee Forest. Plenty of food and water to hold the wildlife year around. If you're looking for a great hunting and recreation farm with good income be sure to give the Harting farm a hard look. These turn-key opportunities including all furnishings don't come around often. It's move in and hunt ready and you'll love the Shawnee sunsets!



PRESENTED BY:

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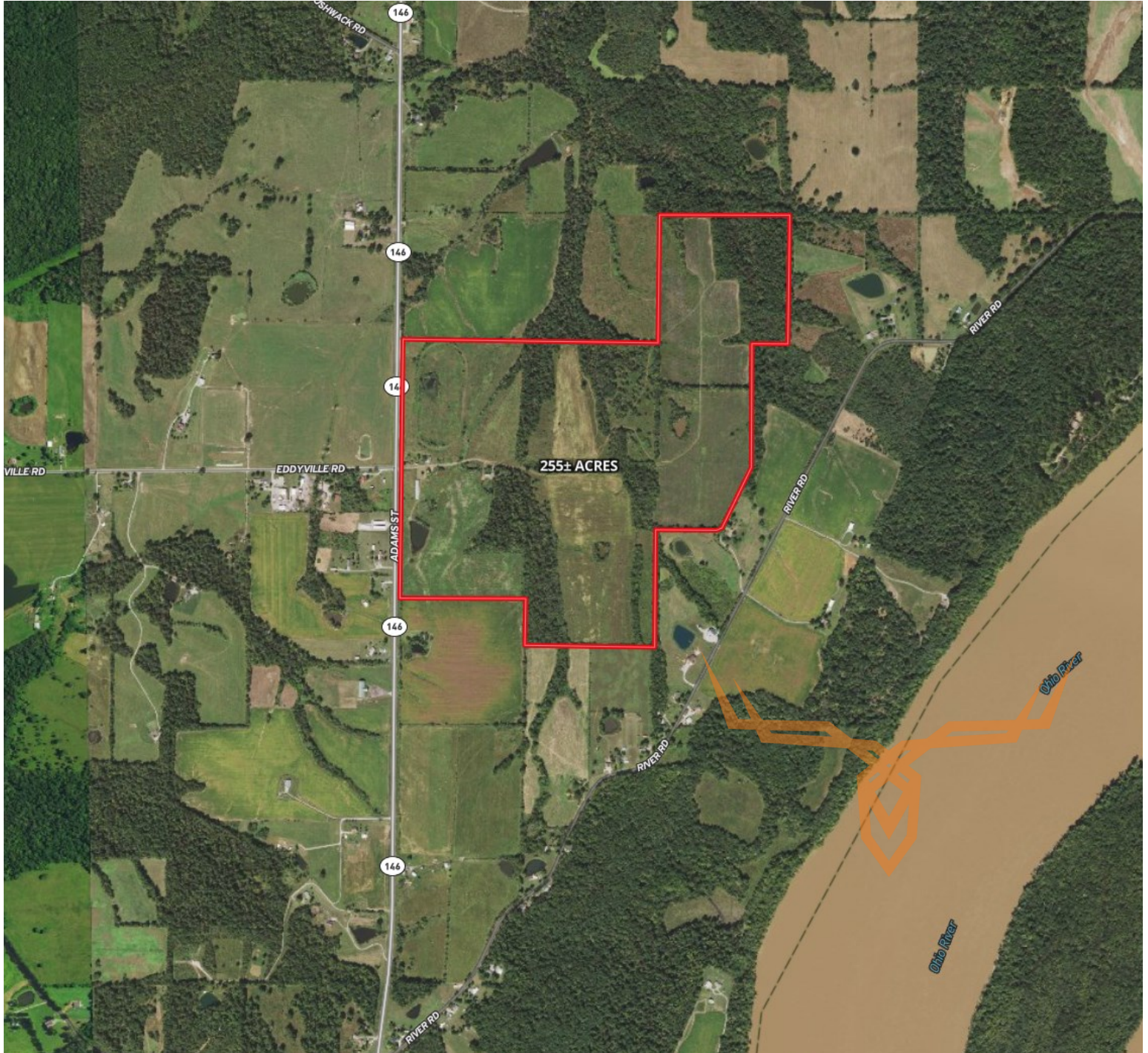
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are 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.