



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

Adams County Illinois Land iAuction - Near Ursa

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BIDDING ENDS THURSDAY, SEPT. 30TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 N 2400th Ave
Ursa, IL 62376

ACRES: 54.2 Surveyed

COUNTY: Adams

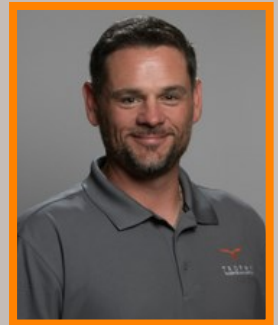
PROPERTY DESCRIPTION:

Inspection Day Saturday, September 18th, 8 AM to 10 AM.

Bidding ends Thursday, September 30, 2021, at 10:00 AM.

These 54.2 surveyed acres are easily accessible and conveniently located 16.5 miles north of Quincy. The Farm Service Agency figures there to be 21.61 acres currently in row crop production and is cash rented for \$145 per acre. There are also 33.2 acres of CRP in 4 contracts and are as follows, 3.2 acres paying \$75.00 through 9/30/2030, 6.9 acres paying \$75.00 through 9/30/2030, 13.3 acres paying \$85.96 through 9/30/2028, and 9.8 acres paying \$85.29 through 9/30/2028. Total farm income for 2021 is \$5,869.00. The makeup of the land being woods and cropland makes for excellent deer, turkey, and waterfowl hunting. There are two cells for waterfowl hunting with approximately 4 acres levied with a concrete pit in the farmland and is flooded by a well which was installed roughly 10 years ago and is run by a generator which will be included in the sale. The water level is controlled by overflows on each cell. Bear Creek Recreation Area is within a .5 mile which offers primitive camping and a boat ramp for Mississippi River access.

Adams County shows the 2020 real estate taxes (Payable 2021) to be \$486.98.



PRESENTED BY:

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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.