



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

# Wabash County Illinois Land iAuction - Harris Farm

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BIDDING ENDS MONDAY, JULY 18<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

**PROPERTY ADDRESS:**

12079 N1560 Blvd.  
Mt. Carmel, IL 62863

**ACRES:** 60

**COUNTY:** Wabash

**PROPERTY DESCRIPTION:**

**Open house Saturday, July 9th 9 AM to 10 AM.**

These 60± acres in Wabash County are conveniently located 3 miles north of Mount Carmel, 23 miles south of Vincennes, IN, and 150 miles east of St. Louis, MO. The Farm Service Agency figures there to be 44.09 acres of cropland consisting mostly of Alford silt loam with an average productivity index of 109. The current farming arrangement is a 60-40 split. The landowner pays for the fertilizer and the farmer pays for the seed and input. The seller and the farmer have said the tillable income nets between \$7,000-\$10,000 a year depending on the year. The mineral rights will be conveyed to the new owner. There are 4 working oil wells at this time. The 2022 payments thus far have been ranging from \$1,200 to \$1,600 per month. If you're an investor and you don't hunt, the 60± acres could easily bring another \$2,000-\$3,000 a year from a hunting lease. Also included is a 2bd/2ba 16x80 trailer home with appliances along with a storage shed. The property was littered with deer tracks and has some great stand sites. There is a power line that runs through the west side that has some great food plot locations with a creek that runs along the west property line as well that would be great to set up during the rut. Lots of recreation possibilities and the Wabash River is less than a ½ mile away.



**PRESENTED BY:**

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