



Macoupin County Illinois Land iAuction - Sconce Farm

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

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



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

PROPERTY ADDRESS:

00 Rockbridge Road
Chesterfield, IL 62630

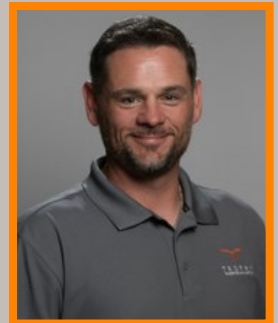
ACRES: 40
COUNTY: Macoupin

PROPERTY DESCRIPTION:

Open house Saturday July 16th 9AM to 11AM.

These 40± flat to gently rolling acres in west central Macoupin County are conveniently located 40 miles south of Jacksonville, 59 miles southwest of Springfield, and 32 miles north of Alton. The farm consists of mature hardwoods with large white oaks scattered throughout and approximately 7 tillable acres. The cropland is currently used as a food plot and is planted in soybeans and clover. There are deer stands placed in every nook and cranny of the farm and will convey to the new owners. There is plenty of water on the farm with a stocked pond (bass, crappie, & bluegill) and Bear creek meandering through the northeast corner of the property. Located in the southwest corner of the farm near the gated entrance is a 24x40 machine shed with a 16x24 finished area. The building is powered by a 10k watt gas/propane generator which is included in the sale. Other pieces of equipment included in the sale are a New Holland 3430 tractor, Tractor King w/loader FT 404, HD tiller, bush hog, seeder, disk, cultivator, and more. If you're looking for a turnkey opportunity with a fantastic track record of producing mature whitetail and eastern gobblers be sure to check this tract of land out. You won't be disappointed!

The access to the farm is by way of a recorded ingress/egress easement extending north from Rockbridge Road just 1 mile west of Chesterfield. Please stay on the road when coming and going and out of the soybeans planted on each side.



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.