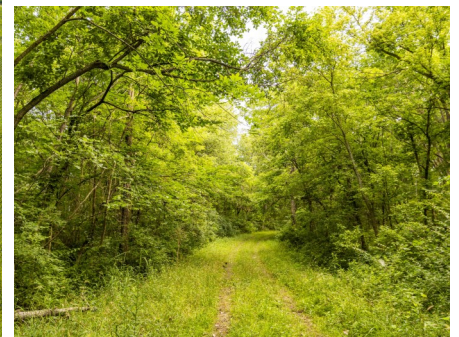
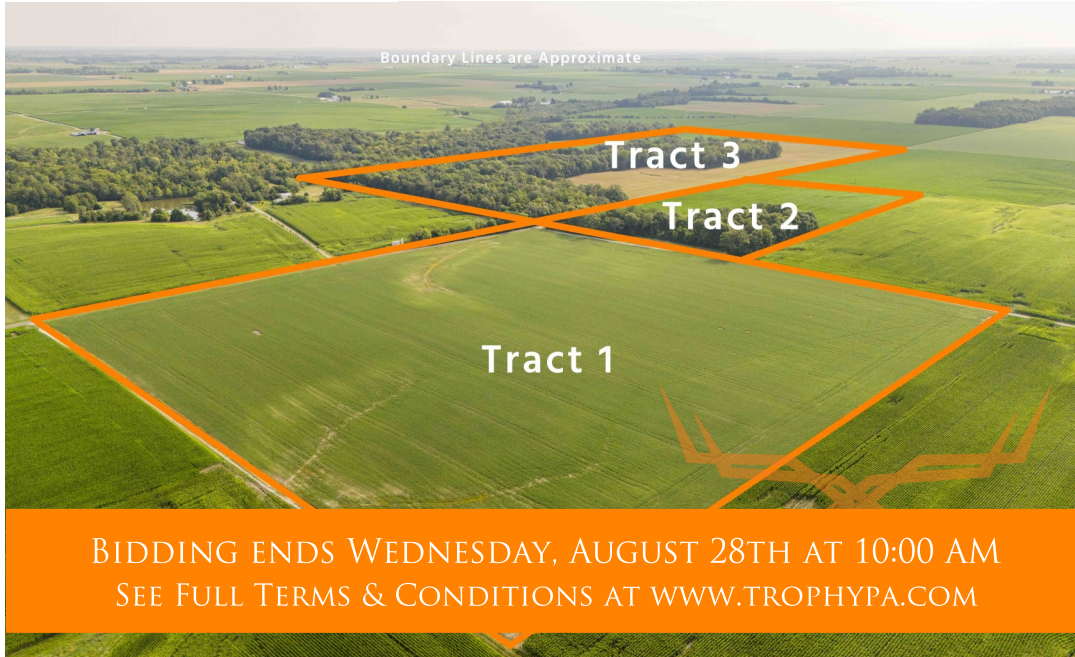




Washington County Illinois Land for Sale at iAuction - Barbara Faber Trust

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



PROPERTY ADDRESS:

00 Stone Church Road
Addieville, IL 62214

ACRES: 140.6

COUNTY: Washington

AUCTION DETAILS:

Preview Day Saturday, August 3rd 9AM to 10AM.

These 140.6 flat to gently rolling acres are conveniently located 6 miles south of Okawville, IL and 10.5 miles west of Nashville, IL. The Farm Service Agency shows there to be 96.19 acres of cropland with the balance in woods. The Faber farm has been in the same line of ownership for nearly 100 years. This is truly a chance of a lifetime to acquire a tract or tracts of this highly productive farmland with excellent hunting and recreation. The mineral rights are intact and will transfer to the new owner(s) at closing along with the current mineral lease with Oelze Oil. The oil lease has been generating approximately \$1,500.00 per year. Possession will be delivered at closing subject to the tenant farmer. Full possession will be delivered upon completion of 2024 harvest. The farm sells free and clear of a tenant farmer for the 2025 crop season.

Tract 1: 40.4 flat to gently rolling surveyed acres located on Stone Church Road. This tract of land is nearly 100% tillable and has a productivity index of 105.

Tract 2: 20.1 flat to gently rolling surveyed acres on Stone Church Road. This tract of land has 15± acres cropland (78% tillable) and has a productivity index of 109. The balance of this tract is woods. Great Homesite!

Tract 3: 80.1 flat to gently rolling surveyed acres located on both Stone Church Road and Weaver Road. This tract of land has 41± acres of cropland (51% tillable) and has a productivity index of 99. Mature hardwoods make up the balance of this land and offers excellent hunting, recreation, and homesites.



PRESENTED BY:

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T R O P H Y
PROPERTIES AND AUCTION
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