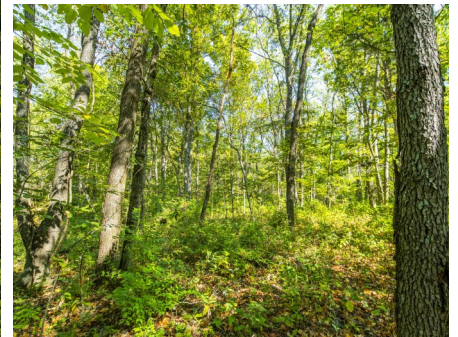




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Washington County Illinois Land for Sale at iAuction - Langel Family Farms

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



PROPERTY ADDRESS:
00 N 7th Street & Holly Road
Irvington, IL 62848

ACRES: 132
COUNTY: Washington

AUCTION DETAILS:

Preview Day Saturday, November 25th 9AM-11AM. Representative will be located on Tract 2.

Offered at iAuction in Washington County, IL, this Century farm stands as a testament to its enduring legacy. Acquired by Armand F. Langel in 1921, this property has remained in the family's care for over a century. Comprising 132± acres, thoughtfully divided into three tracts, it harmoniously blends the allure of agriculture, pristine hunting grounds, and picturesque homesites.

The Farm Service Agency shows there to be 83.58 acres of cropland, ensuring a reliable income stream from agricultural endeavors. As a hunter's paradise, this property boasts prime wildlife habitat, attracting enthusiasts and nature lovers alike. With a subtle charm, it offers potential homesites that capture the essence of country living.

Situated just 10 miles from Centralia, a mere 20 minutes from Nashville, and within a convenient one-hour-and-15-minute drive from Chesterfield, MO, this property enjoys the perks of both tranquility and accessibility. Moreover, it's worth noting that this farm is available free and clear of any tenant farmer obligations, providing a seamless transition to the new owner(s).



PRESENTED BY:

PHIL BROWN
Broker/Partner

M: (314) 753-7444

P: (855) 573-5263 x700

E: philbrown@trophyapa.com

Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011

www.Trophyapa.com
leads@trophyapa.com

Washington County Illinois Land for Sale at iAuction - Langel Family Farms

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

Tract 1: 15± acres with approximately 8± acres of highly productive cropland with soils consisting mostly of Blair and Hoyleton silt loams with an average productivity index of 97.95. This tract is located just north of Irvington on N 7th St.

Tract 2: 15± acres with approximately 4± acres of productive cropland with soils consisting mostly of Hickory clay loam and Ava silt loam with an average productivity index of 74.32. This tract is located southwest of Irvington on Holly Road.

Tract 3: 102± acres with approximately 67± acres of highly productive cropland with soils consisting mostly of Bluford, Hoyleton, Birds, and Ava silt loams with an average productivity index of 97.21. This tract is located southwest of Irvington on Holly Road.



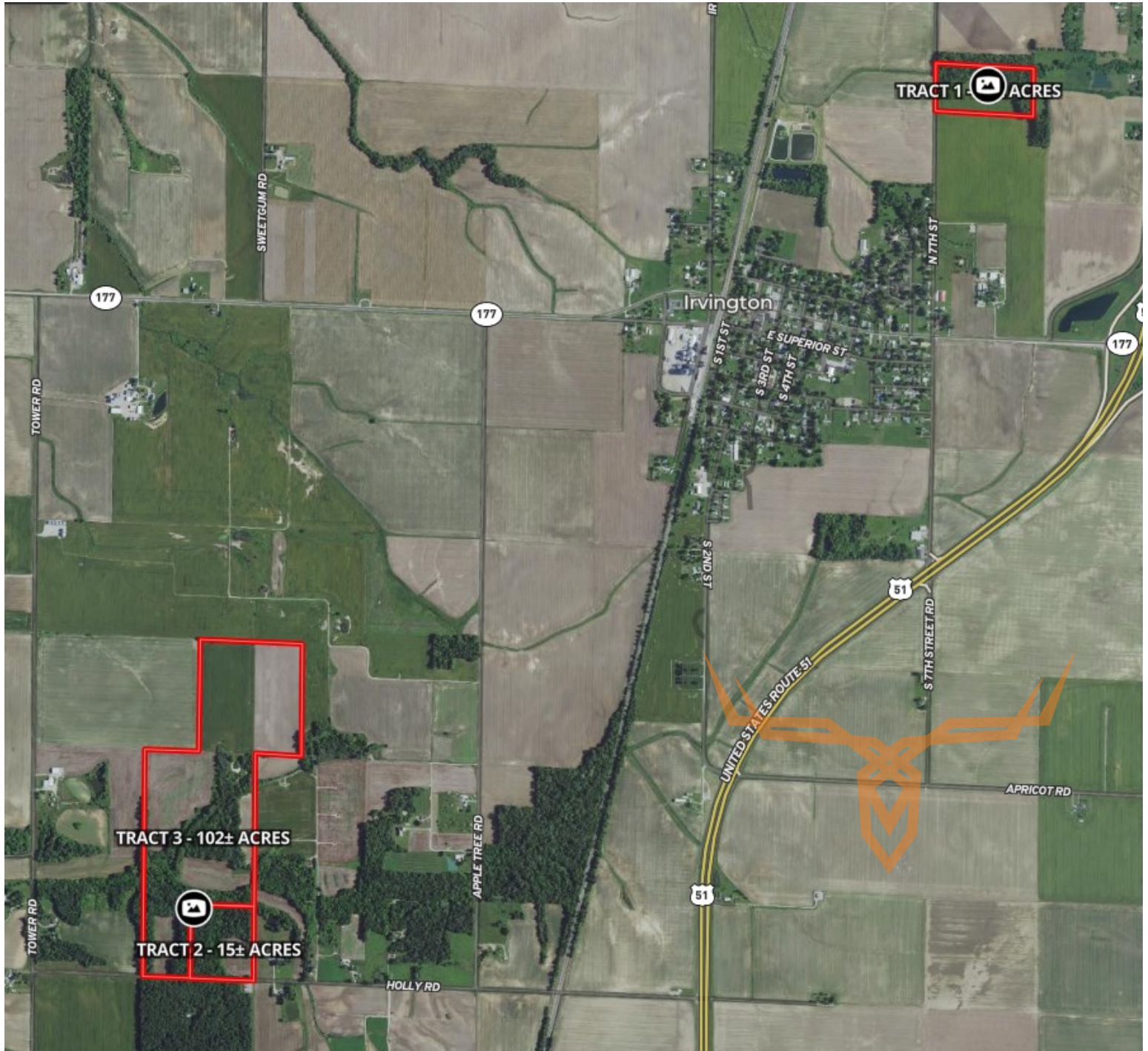
The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this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



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

Washington County Illinois Land for Sale at iAuction - Langel Family Farms

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



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.