

# Real Estate Land Auction

## Marion County IL 80+- Acres - Offered in 2 Tracts

### SALE DATE

Saturday, January 30, 10 am  
 At the American Legion in Patoka IL  
 (Address: 405 W. Washington St., Patoka IL)

### OFFERED IN 2 TRACTS

**SOLED!**  
 Tract #1: 40 Acres  
 Tract #2: 40 Acres  
 No Buyer's Premium

### LAND AUCTION

Marion County IL 80+- Acres

**SALE DATE: SATURDAY, JANUARY 30**

**10 a.m. at the American Legion in Patoka IL**

(Address: 405 West Washington Street)

80 acres with 38.88+- tillable, 3+- acre barn lot, remaining acreage timber and brush.

Offered in 2 tracts and combination of tracts.

Tract #1: 40+- acres with 26.75+- tillable, remaining acreage timber and brush. Soil types mainly Bluford, Hickory, Wakeland and Passport with Weighted Crop Production Index of 97.4.

Tract #2: 40+- acres with 17.95+- tillable, pond, barns, 3+- acres livestock lot, timber and brush. Soil types mainly Bluford, Ava and Wakeland with Weighted Crop Production Index of 103.8. Two outbuildings presently used for livestock and storage barns

**Located in Part of Section 2, T4N-R1E Patoka Township / Located NE of Vernon on Burks Road**

### OFFERED IN 2 TRACTS

Tract 1: 40 Acres

Tract 2: 40 Acres

**No Buyer's Premium**

See [buyafarm.com](http://buyafarm.com) for more details on this auction as well as on all of our listings and upcoming auctions.

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Specializing in Rural Real Estate Sales and Auctions



REAL ESTATE TERMS: 10% down, balance at closing. No Buyer's Premium.  
 Auctioneer Mark Kennedy, IL Lic #440000202. Complete terms, conditions, maps, photos, etc. on [buyafarm.com](http://buyafarm.com).



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