

# 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

**SOLD!**  
 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.

All statements made the day of sale take precedence over all printed advertisements. All lines and/or sketches are approximate and in no way guaranteed accurate.

**buyafarm.com**

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).



**buyafarm.com**

1403 Hillcrest Drive - Sparta IL 62286 / 800-443-1998

### CONTACT MANAGING BROKER

Don Bailey

618-919-1031 / [dbailey@buyafarm.com](mailto:dbailey@buyafarm.com)

Flora IL Branch Office



FLORA BRANCH OFFICE: 301 N Main St, Flora IL 62839