

LAND AUCTION



Randolph County



Live & Online
Nov 9th
@ 6:30 PM

185± ACRES

Lines are Approximate

Bidding Begins Online: October 31st, 2023

Bidding Ends Live: (with Online bidding available) November 9th 6:30 PM

Location of Live Auction: Ratzkeller, 1019 Veterans St, Red Bud, IL 62278



Tillable farm ground, pasture, wooded land plus more - this farm offers it all including a charming 3 bedroom home. This is a heck of a cattle farm, the next farmer has the potential to change how the land is being used. Currently 27.14 tillable acres are being farm according to the FSA. Ellis Grove water at the road - Property is serviced by wells - Red Bud School District.

This property is being offered for sale at a multi par auction, where it can be sold in individual or any combination of the 5 tracts of land (Tract 6 will not be offered in combination). Land is to be surveyed with new legal descriptions (Survey to govern final acreage in which the final price for tracts 1-5 will be adjusted to final acreage multiplied by winning price per acre - see full terms and conditions)



Tract 1 - 40.65± acres:

- **Location:** Southside of Roots Road at the corner of Lock & Dam Road
- **Features:** Approximately 10± acres of tillable land, 45' x 87' outbuilding, fenced pasture with an automatic water, a well, pond and creek with a Levee district pump station located on the property. Ellis Grove water available.
- **Parcel Number:** 1408605700 & 1408606100 = 40.65± according to tax bill - subject to survey. Total tax in 2022 is \$505.24



Tract 2 - 10± acres:

- **Location:** On the north side of Root Road - new owner will need to install a culvert if purchased separately from Tract 3.
- **Features:** Incredible building site at the top of the hill, 10± acres of pasture wooded mix, and a family cemetery hidden in the corner of the property. Ellis Grove water available.
- **Parcel number:** 1408709200 (lines will be modified to the 10± acres)



Tract 3 - 50± acres:

- **Location:** Off of Roots Road.
- **Features:** Wooded pasture mix with a 30' x 63' run in shed. There is a secondary building on this property that is owned by another party. Still to be determined on the status of this 36' x 20' building. Excellent deer hunting. Ellis Grove water available.
- **Part of Parcel(s):** 1408707600 & 1408708800 (subject to change after closing) Due to parcel modification we do not have prior tax on this property see below for total property tax.

Tract 4 - 54± acres:

- **Location:** The Northwest corner of the Roots Road & Oakview Road intersection.
- **Features:** Currently fenced pastures with a patch of wooded ground by Oakview Road - plus a 54' x 68' outbuilding, 60' x 30' pavilion, automatic water, and a well. Ellis Grove water available. Access good off of Root Rd and Oakview Road.
- **Part of Parcel(s):** 1408707600 & 1408708800 (subject to change after closing)

Tract 5 - 26.5± acres:

- **Location:** The Northeast corner of Roots Road and Oakview Road intersection.
- **Features:** 16.34± tillable acres with ownership along the bridge leading to Kaskaskia River. Ellis Grove water available off of Oakview Road.
- **Part of Parcel(s):** 1408707600 & 1408708800 (subject to change after closing)

Tract 6 - Home & 4± acres: -This tract will not be offered in combination.

- **Location:** 5843 OAKVIEW RD, MODOC, IL, 62261
- **Features:** Adorable 1 1/2 story home with nice yard, large trees, a 41' x 42' outbuilding and some acreage across the road; excellent country setting.
- **Part of Parcel:** 14-087-076-00

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Open Houses:
Saturday, October 14th • 10am - 1pm
Friday, October 20th • 5pm - 7pm
Sunday, October 22nd • 2pm - 4pm

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