

ELLIS GROVE, IL

34.66 Acres Farm Land Auction

Thursday, September 19, 2013 @ 7:00 PM

Auction Held at Property: World Shooting & Recreational Complex
1 Main Event Lane, Sparta, IL 62286

Property Address: Harris Road, Ellis Grove, IL 62241
Property Viewing: Sunday, September 15 ~ 12 ~ 2 PM

11.79 Tillable Acres of Farmland



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
491B	Ruma silt loam, 2 to 5 percent slopes	1.1	3.5%
491C2	Ruma silt loam, 5 to 10 percent slopes, eroded	3.4	11.1%
517A	Marine silt loam, 0 to 2 percent slopes	3.8 1	2.4%
517B	Marine silt loam, 2 to 5 Percent slopes	6.8	21.9%
884C3	Bunkum-Coulterville silty clay loams, 5 to 10 percent slopes, severely Eroded	2.3	7.4%
884D3	Bunkum-Coulterville silty clay loams, 10 to 18 percent slopes, severely eroded	0.0	0.0%
886F	Ruma-Ursa silt loams, 18 to 35 percent slopes	12.2	39.4%
3336A	Wilbur silt loam, 0 to 2 Percent slopes, frequently Flooded	0.2	0.6%
W	Water	1.1	3.7%

Great Recreational & Agricultural Ground!!

Moderately Wooded Land with 2 Ponds in a Rural Setting!!

These 34.66 acres are located just 15 minutes outside Sparta in Ellis Grove, IL situated between Walsh Road and 9 Mile Road. With electric available at the black top road and water being supplied by Egyptian Water District, also available at the road, this property provides a great location for you to build a home site or use it as a recreational property all the while generating additional income from the tillable acreage.

County:
Randolph
Township:
06

Section:
02
Range:
7

Parcel ID No.:
11-002-017-00

'12 Taxes:
(based on 46.25 Acres)
\$640

Zoning:
Agricultural
Schools:
Sparta Unit #140



Directions to Property:
From Sparta go South on Route 4 and Turn Right onto Schuline Road; Left onto Walsh Road; Right onto Harris Road and travel about 1 mile, property will be on your left.

Professional Real Estate Auctions by:



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Owner:
Armin & Sandra Stahl

TERMS:
\$15,000 DOWN DAY
OF SALE
ON REAL ESTATE
BALANCE DUE IN 30 DAYS
6% BUYERS PREMIUM
ANY ANNOUNCEMENT MADE DAY
OF SALE TAKES PRECEDENCE
OVER ANY PRINTED MATERIAL.
LIST SUBJECT TO
CHANGE WITH OUT NOTICE.
LIC # 044000169

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