**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 50/
491C2	2 to 5 percent slopes Ruma silt loam,	1.1	3.5%
47102	5 to 10 percent slopes,		
	eroded	3.4	11.1%
517A	Marine silt loam,		
1	0 to 2 percent slopes	3.8 1	2.4%
517B	Marine silt loam, 2 to 5		
00.463	Percent slopes	6.8	21.9%
884C3	Bunkum-Coulterville		
	silty clay loams, 5 to 10		
	percent slopes, severely Froded	2.3	7.4%
884D3	Bunkum-Coulterville	2.5	7.470
00.120	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	0.0	0.404
147	Flooded	0.2	0.6%
W	Water	1.1	3.7%

# Great Recreational & Agricultural Ground!!

## Moderatly Wooded Land with 2 Ponds in a Rural Setting!!

County: Randolph

Township:

06

Section:

02

Range:

/

Parcel ID No.:

11-002-017-00

'12 Taxes:

(based on 46.25 Acres)

\$640

Zoning:

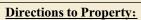
Agricultural

Schools:

Sparta Unit #140

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.





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.



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Owner: Armin & Sandra Stehl

TERMS. \$15,000 DOWN DAY OF SALE

ON REAL ESTATE
BALANCE DUE IN 30 DAYS

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OF SALE TAKES PRECEDENCE
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LIC # 044000169



Toll Free: 1-877-566-8751 **Adam Jokisch** 618-530-8751 (mobile #)

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