

# LAND AUCTION



**181.297 AC± | 2 TRACTS | PUTNAM CO, IL**

## **AUCTION:**

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 1/10/24 | AUCTION TIME: 10:00 AM**

**AUCTION LOCATION: PARKSIDE INN & EVENT ROOM  
615 2ND STREET, HENRY, IL 61537**

Ranch & Farm Auctions is proud to offer the Fulks Family Farm to public auction in Southwest Putnam County. This property is located south of Lake Thunderbird near the Bureau and Marshall County corner in section 35 of Senachwine Township. The property offers 128.17± FSA cropland acres improved with tile and waterways with open tenancy for the 2024 crop year. The soil productivity index across the entire tillable acreage is 120.8. In addition to the income-producing farm ground, the property also offers excellent deer, turkey, and small game hunting opportunities and has exceptional deer sign! The property will be sold in two tracts with access from the north via County Road 400N offering building sites as well.



### **TRACT 1: 98.543 SURVEYED ACRES**

Tract 1 is 98.543 surveyed acres of which approximately 90 acres are currently in farm production. Predominant farm soils include Rozetta, Fayette & Muscatune Silt Loams with an average PI of around 123. Tract 1 has been improved with waterways and tile and also includes a machine shed and grain bin on the northwest corner. This tract is also supplied by a 200-amp electric service. The entire northern end of this tract has County Road 400 N road frontage and the farm sells with open farm tenancy for the 2024 crop year.



### **TRACT 2: 82.754 SURVEYED ACRES**

Tract 2 is 82.754 surveyed acres, offering approximately 29.3 acres currently in row crop production with another 1± acre that could potentially be farmed. This tract is accessed from the north and has a 30-foot owned access along the west edge off of County Road 400N. There are many spots to establish wildlife plots, and the property has an abundance of deer signs making this tract an excellent combination farm. At the front of the property is an area currently farmed, but would be a great place for a hunting cabin or campsite. The property has a good mix of young and mature timber with a trail on the east end for access and game retrieval.



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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