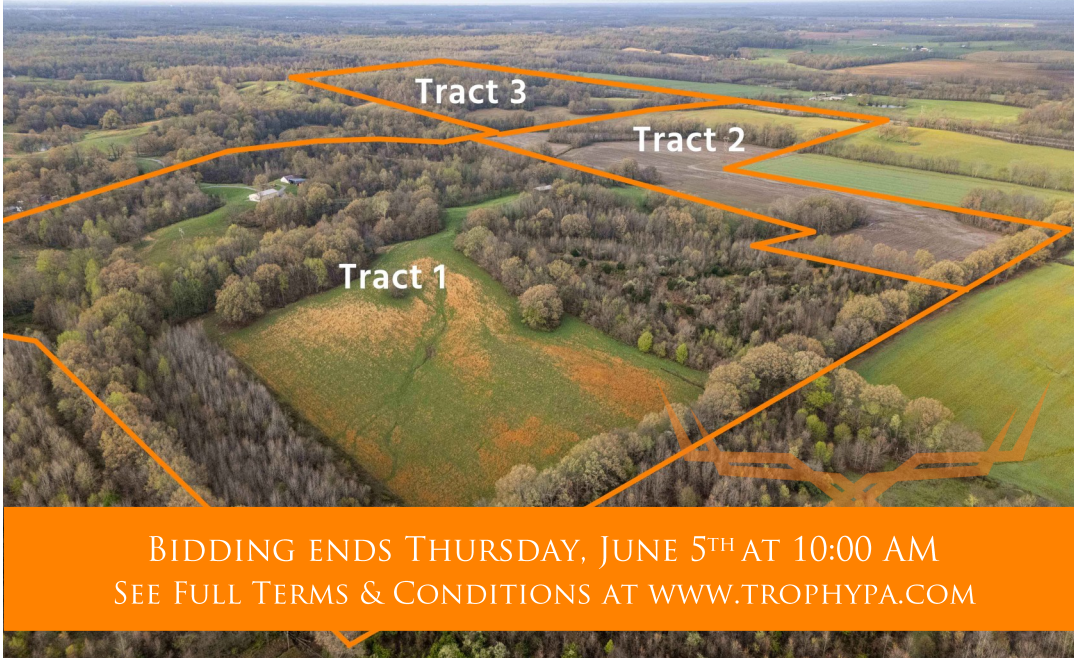




Pulaski County Illinois Land for Sale at Auction - Williamson Farm

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



BIDDING ENDS THURSDAY, JUNE 5TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:
2273 Eastwood Road
Olmstead, IL 62970

ACRES: 276±
COUNTY: Pulaski

AUCTION DETAILS:

These 276± flat to gently rolling acres offered in 3 tracts are conveniently located northwest of Olmsted on Eastwood Road along I-57. The Farm Service Agency figures there to be 130.57 acres of cropland with approximately 94 acres in production with the balance in hay crop and pasture. The highly productive tillable acres have soils consisting of Belknap silt loams and Menfro silt loams with a PI average of 106. Also included with the Williamson farm is a partially finished 3,200± square-foot barn with lodge-style living quarters, ideal for a full-time residence or a hunting retreat. The other half of this barn is unfinished climate controlled storage. The property also includes a large hay barn, an equipment barn, and an additional barn ideal for winter feeding or storage needs. With incredible views across the bottom fields, this tract is fully fenced and equipped with scattered waterers, multiple spigots, and a well. It offers good deer and turkey hunting and is perfectly set up to live, hunt, recreate, or run cattle/livestock with ease.

The Williamson farm is approximately 40 miles south of Marion, IL, 34 miles east of Cape Girardeau, MO, and 43 miles northwest of Paducah, KY.



PRESENTED BY:

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Tract 1: 100± acres

- Partially finished 3,200± square-foot barn with lodge-style living quarters
- Large hay barn
- Loafing shed
- Multiple paddocks
- Multiple frost free waterers and spigots
- Pasture and hay land
- Woods
- Scenic views
- New homesites
- Excellent hunting and recreation

Tract 2: 83± acres

- Approximately 68 acres of highly productive cropland
- Soils consisting mostly of Belknap and Menfro Silt Loams
- Productivity Index average of 112
- Balance in wooded draws
- Hunting and recreation

Tract 3: 93± acres

- Approximately 26 acres of productive cropland
- Soils consisting mostly of Menfro and Hosmer Silt Loams
- Stocked Pond
- Hardwoods
- Food plot areas
- Excellent hunting and recreation
- Home-sites





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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.