

# LAND AUCTION



**167 AC± | 4 TRACTS | MASSAC CO, IL**

## AUCTION:

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

**AUCTION DATE: 10/28/2021 | AUCTION TIME: 6:00 PM**

**AUCTION LOCATION: METROPOLIS COUNTRY CLUB  
1254 COUNTRY CLUB RD, METROPOLIS, IL 62960**

Just off the banks of the Ohio River lies this beautiful hilltop farm! The farm is located just west of Mermet Lake, a popular fishing and waterfowl destination in Southern Illinois. There is blacktop road access on two sides: Grand Chain Road on the South and Rolling Hills Road on the north. What I really like about the farm is the multi-use opportunity. This farm first off serves as a great investment because you've got about 50% tillable, that's generating cash from a farm lease. Also, there are several smaller pastures on the farm so you could add cattle to the mix very easily. And if you are into hunting, this property lies in an area known for giant whitetails. There are 4 ponds located on the property ranging from ¼ acre up to 1 acre in size. Not only does this give you ample water for wildlife but it also opens up some fishing opportunities for the family. Utilize either one of the two barns on the property for equipment storage, or utilize it as a base camp for hunting. The property has many great features with a scenic view of the rolling Southern Illinois countryside.



### TRACT 1: 62 +/- ACRES

Here is an all-around sportsman's dream farm! There are approximately 33 acres of cropland leased to a local farmer. There are another 8 acres of open land that would make a killer dove field or a giant food plot! A one-acre pond sits up on the hilltop tucked between the destination crops, food plot and timber. It has blacktop road frontage and there is electric available on the road so you could also add a hunting cabin for year-round use of the property.



### TRACT 2: 57 +/- ACRES

This property is nearly 90% tillable with a primary soil type of Hosmer Silt Loam. There is blacktop road access off of Grand Chain Road. The tillable is all within one field so farming is very simple. There is electric, water and fiber optic along the roadway for any future development or buildings. A few overheard transmission power lines cross the property.



### TRACT 3: 28 +/- ACRES

At the top of the hill lies this rolling pasture land with an outbuilding and two ponds. You access this property off of Grand Chain road, onto a paved driveway. If you are looking for a place to build a cabin and have a quiet, relaxing getaway then this is it! The outbuilding is 40x80 so it would be ideal for storing all of your toys or equipment. Two small ponds make a great place to wet a line in the evenings!



### TRACT 4: 20 +/- ACRES

Hobby farmers dream! This small track is jam-packed with improvements. You access the property off of Grand Chain road directly onto a paved driveway. The property is almost all pasture, with several different cross-fenced lots on each side of the driveway. An old dairy milking barn with a concrete silage bunker and small grain bin sit just off the roadway. There is one small pond, ideal for livestock. Work or play this little property is worth a look.

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