

# LAND AUCTION

## Macoupin County IL 127+- Acres

Productive Cropland — CRP — Lake — 3 Tracts

SALE: Saturday, July 9 — 10 a.m.

At the Carlinville Moose Lodge in Carlinville IL

(Located at 801 West Pine Street)

OPEN HOUSE: Saturday, June 25, from 11 a.m. to 1 p.m. or By Appointment

Productive Tillable Farmland for Crop Producers  
Consistent Income and Value for Investors

Buy A Farm Land and Auction Company is pleased to offer these 127.016 surveyed acres at auction. The 3 tracts are located in the northern part of Section 31, Brushy Mound Township, Macoupin County. The acreage is approximately 5 miles south of Carlinville and is easily located near the intersection of Lake Catatoga and Stagecoach Roads. No Buyer's Premium.



### TRACT DESCRIPTIONS

Tract #1: 40.248 surveyed acres that front Stagecoach and Lake Catatoga Roads. This is a truly nice "40." FSA has the field mapped at 38.81 acres. No CRP on this tract.

Tract #2: 34.219 surveyed acres fronting Lake Catatoga Road. FSA has the tract measured at 30.59 cropland acres. There is a .5 acre CRP CP8 waterway.

Tract #3: 52.549 surveyed acres fronting Lake Catatoga Road. FSA has this tract mapped at 46.73 cropland acres. The tract does have 10.72 CRP acres with an effective cropland acreage of 36.01 at the present time. The 1+ acre lake and small surrounding area round out the tract acreage and provide a desirable recreation and wildlife area.

TERMS: 10% down, balance at closing. Complete terms on website. AUCTIONEER: Mark Kennedy, IL License #44000202.



Contact Agent Dennis Epplin  
for more information.  
Cell: 618-790-7777  
Email: [deplin@buyafarm.com](mailto:deplin@buyafarm.com)

## buyafarm.com

### 800-443-1998

Specializing in Rural Real Estate Sales and Auctions



# buyafarm.com

Buy A Farm Land and Auction Company  
1403 Hillcrest Drive — Sparta IL 62286  
800-443-1998