

# ONLINE LAND AUCTION

## Marion County IL 77.5+- Acres - 1 Tract

Property Location: Crowley Road, Kell IL (Between Salem and Mt. Vernon IL)

**Online Bidding Closes Thursday, January 28, 2021 at 8 p.m. CST  
To Bid or for More Information, go to [www.buyafarm.com](http://www.buyafarm.com)**

PROPERTY INSPECTION BY APPOINTMENT ONLY  
Contact Auctioneer Don Bailey at 618-919-1031

Well-maintained farm with GREAT CROP PRODUCTIVITY INDEX of 107.1. USDA FSA shows 78.94 farmland acres and 67.69 cropland acres. Tract lays gently sloping allowing for good drainage. Owned by same family for many generations. Offers a small amount of hunting.

Taxes: \$1,039.64. Possession at closing, including 2021 farming rights.

**Short Legal: Part of W 1/2 NE 1/4, Section 30, T1N-R3E, Haines Township, Marion Co IL**

AUCTION TERMS & CONDITIONS: 10% down, balance at closing. **NO BUYER'S PREMIUM!**  
Auctioneer Don Bailey, IL Lic #441002325.  
Complete bidding details, terms, conditions, photos, etc. on [buyafarm.com](http://buyafarm.com).

# TO BID GO TO [buyafarm.com](http://buyafarm.com)



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MANAGING BROKER / AUCTIONEER

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