

PIATT COUNTY, ILLINOIS

# LAND AUCTION

## 287± ACRES

### TUESDAY, DECEMBER 8 • 1PM

**AUCTION LOCATION:** Best Western Gateway Inn  
805 Iron Horse Place  
Monticello, IL 61856

**INFORMATION DAY:** Thursday, November 19 • 4-6pm  
Best Western Gateway Inn

#### DIRECTIONS TO THE PROPERTY:

**FROM CHAMPAIGN:** Travel west on Springfield Avenue (Illinois Route 10) approximately 12 miles to the property.

**FROM I-72:** Take exit 172 (Illinois Route 10) toward Clinton and travel west on Route 10 approximately 3 miles to the property.

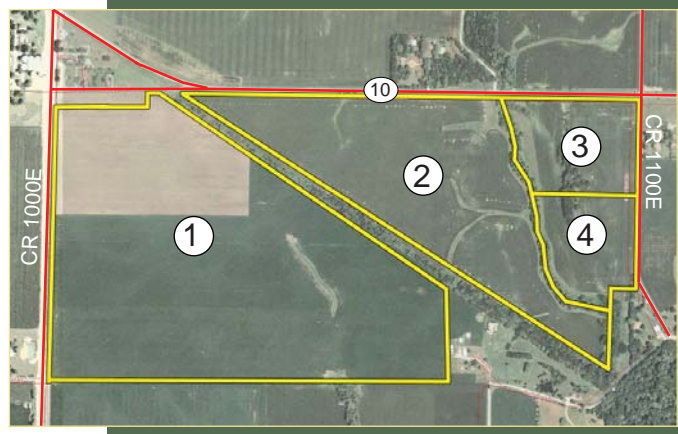
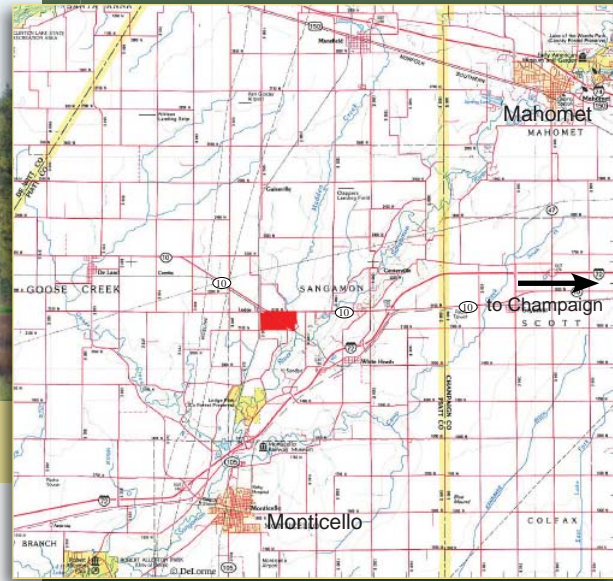
#### TRACT DESCRIPTIONS

**Tract 1** - 160 Acres, nearly all tillable. Sable & Ipava soils! Frontage on CR 1000E and CR 2150N.

**Tract 2** - 86 Acres with 73.4 acres tillable and 3.25 acres in CRP. Also includes scenic wooded acreage along Madden Creek. Frontage on Illinois Route 10.

**Tract 3** - 20 Acres offering a mixture of scenic wooded acreage and tillable land. Madden Creek Frontage! Road Frontage on IL Rte 10 and CR 1100 E.

**Tract 4** - 21 Acres of wooded and tillable acres. Also has frontage on Madden Creek. Road Frontage on CR 1100E.



**Westchester Auctions** LLC  
THE LAND MARKETING AUTHORITY

**217-352-6000 • 800-607-6888**  
[www.westchester-auctions.com](http://www.westchester-auctions.com)

