

Sale Name: Land Auction: 109.41 Acres in Randolph County

LOT - 000 Pearidge Rd, Baldwin, IL 62217



Description

109.41 +/- acres with approximately 74.25 tillable acres. The tillable ground has an average PI of 104. This property is a mixture of rolling hills and creek bottom. The way the land lays, with the mixture of open land and woodland, there are a lot of opportunities to hunt deer and turkey. Plum Creek goes through the property - the south 100 feet is an owned access that leads across a concrete low water crossing of a tributary of Plum Creek. This will take you back to higher ground that is currently in production but could easily become an excellent place to build a secluded getaway or to groom into an excellent recreational retreat. The north 20 acres has a bottom field that offers road access. This farm offers seclusion and many options for living, hunting, investing or just enjoying your piece of land.

Update: 2.6 acres currently are in CRP until Sept 30, 2023. CRP pays \$362 for the 2022 -2023 year. New buyer will receive the full yearly payment.

- 74.25 +/- acres tillable - Possession at harvest of Winter Wheat.
- Wooded mixture with creek

• **School District - Unit number 132 -Red Bud**

Drive Times

- O'Fallon IL - 51 Minutes
- Waterloo IL - 34 Minutes
- St Louis Mo - 1 Hour

Directions: Head South on Baldwin Rd turn on East Springview Rd then Pearidge Rd.

Legal Description: Part of Section 25 T.4 S. - R.7W. - See Attached - (Click Here)

Parcels & 2022 Taxes: To be determined. These parcels numbers are subject to change and the taxes will change due to the recent split - this is how 2021 was billed. - 09-041-004-00- \$291.20, 09-041-008-00- \$512.66, 09-041-010-00- \$280.52, 09-041-012-00- \$1,226.50. Total: \$2,238.88.

Quantity: 1



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