


Sale Name: Estate of Curtiss Bean, Jefferson Co., IL

LOT Tract 4 - Tract 4 - 2.75+/- Acres, Exc. Homestead Opportunity that Overlooks Tillable & Woods

Jefferson Co. IL, Land Auction
154+/- Ac., 104+/- Tillable

Busy In The Field?
Call or click in advance to register to bid online or by phone,
call Auctioneers Gregg Parrott Mobile 818-843-4905 or Zane Parrott 812-890-5452

SELLAFARM
YOUR TEAM ON THE GROUND 

Jefferson Co., IL Land Auction
154+/- Acres, 104+/- Acres Classified Tillable,
Exc. Mixture of Tillable, Hay Production, Recreational & High Quality Building Sites!
Being Offered in 5 Tracts!
Thursday, February 9th, 2023, 5 PM Central
Auction Location: Bluford, IL Ruritan Club
814 6th Street, Bluford, IL 62814
The Estate of Curtiss C. Bean - Seller
Beverly Sheley - Executor

See www.sellafarm.com for absentee bidding!

Description

Tract 4 – 2.75+/- Acres, Current Homestead with Scenic Views!

Excellent Building Site, Possible Walk Out Basement Potential, just minutes from Mt. Vernon -or- Bluford!

Latitude: 38.366383 Longitude: -88.751291

Location: Located on East Side of N. Seagull Lane.

Brief Legal: Part of the SE1/4 NW1/4, Section 10, Webber Township, Jefferson County, Illinois, T2S-R4E. Brief Legal Descriptions are posted to www.sellafarm.com, view anytime.

Please Note: Boundary Lines will flagged. Full Legal Descriptions are posted to www.sellafarm.com, view anytime.

Access: Direct Access to N. Seagull Lane / Co. Rd. 2125E (hard Surface Road) on Both sides of roadway.

Please Note: This property has excellent potential for a beautiful building site. The topography of the land offers scenic views and it may be possible for a walkout basement!

Current Homestead Property could be Your Percfect Building Site!

Hard Surface Road

Power Onsite

Water onsite

Garage / Barn on the The Property for Instant Storage of Equipment, Tools & Supplies During Construction!

Bidding: All Bidding will be on a per acre basis from beginning to end. No combinations will be offered. If a single buyer would like to purchase the entire farm, buyer will need to be high bidder on each individual tract of land. Tracts 1, 2, 3 & 5 will be sold on a per acre basis. Tract 4 will be sold as Total Entire Price. 60 Second Timer will be placed on the screen once owner confirmation has been obtained.

Quantity: 1



<https://www.sellafarm.com/>