

Growthland

Appraisals, Management, Brokerage, & Advising



Bids Due by
February 26, 2025
at 3:00 PM CST

See page 2 for
submission process

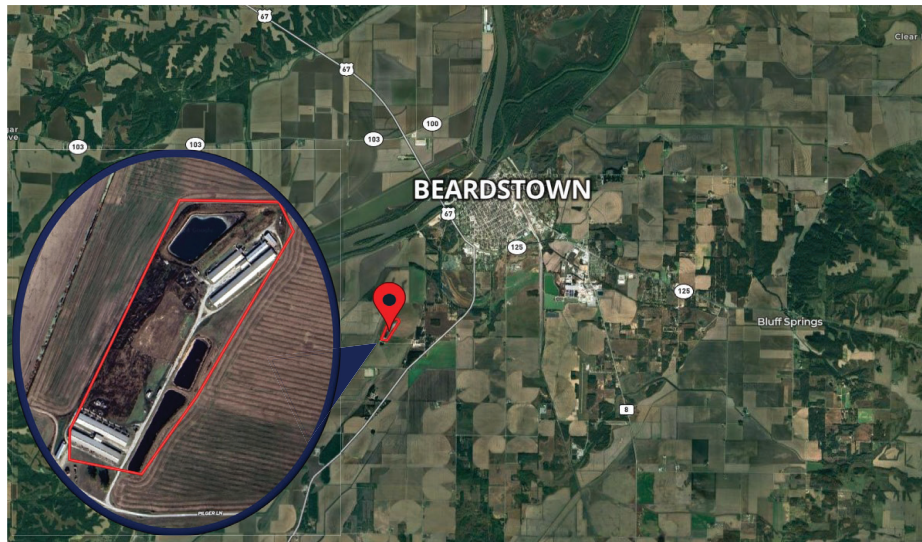
**HOG FACILITIES
AVAILABLE FOR BID**

Cass County, IL

**6324 Pilger Lane
Beardstown, IL 62618**

Targeted Showing Dates:

Tuesday, January 28th & Tuesday, February 18th **MUST**
Schedule a time with agent.



The hog facilities are approximately 5 miles south of Beardstown. Formerly a 3,000 head sow farm that can be used for hog finishing by converting some or all of the buildings. Has approximately eight acres of excess land with nearly level topography. A solar farm is being developed directly to the west. Access is via an ingress-egress easement from Pilger Lane.



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Bid Submission Process

Offer Process

- Prospects will submit offers via customized bid form by **Wednesday, February 26, 2025 at 3 PM CST. Ask Agent for bid form.**

Seller Options

Round One Bidding Process:

- Prospects will submit a bid by **Wednesday, February 26, 2025, at 3 PM CST. Ask Agent for bid form.**
- Cash offers with minimal contingencies.
- Accepting property "as is", "where-is."

Seller Options After Round One:

- Accept one bid.
- Negotiate with one bid.
- Ask bidders to proceed to a highest and final offer (Round Two).

Round Two Bidding Process:

The highest bid for each tract or combination of tracts will be disclosed to the remaining bidders for the final round of bidding without disclosing the identity of the bidders.

- Bidders will be asked to submit highest and final bid by **Thursday February 27, 2025 , at 12 PM CST.**
- Seller will accept one of the bids after all final bids have been submitted with winning bidder being notified by **Thursday, February 27, 2025, at 5 PM CST.**

Terms

• Ten percent of the purchase price required from successful bidder as earnest money, due immediately. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies. They must be prepared for cash settlement of the purchase at the time of closing. **SUBJECT TO COURT APPROVAL.**

Closing

Ideally close within 45 days of final offer date.

Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s). **SUBJECT TO COURT APPROVAL.**

Agency Disclaimer

Growthland and their associates are agents of the Seller.



Property Details

Cass County, IL

Legal Description

Part of the West Half (W½), Section 28, Township 18 North, Range 12 West of the Third Principal Meridian, Cass County, Illinois

Address

6324 Pilger Lane, Beardstown, IL 62618

Township: Beardstown

Location

Located 3 miles southwest of Beardstown on Pilger Lane.

Acreage Breakdown:

Taxable Acres: 28.70

Property Taxes: \$13,151.00

Parcel Numbers: 03-018-007-00
03-017-013-01

School District: Beardstown Community Unit School District 15

Comments:

This property in Cass County, IL, offers potential for redevelopment or creative use. With convenient access to transportation routes and nearby facilities, it presents an opportunity for transformation. Ideal for those looking to invest in a site with room for improvement and growth.

Aerial Map



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Growthland

Boundary Center: 39.986226, -90.461006



28-18N-12W
Cass County
Illinois



Maps Provided By:



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Site Overview

Cass County, IL



Site	Building	Dimensions	Comments
North Site	East Building	61x505	Former gestation barn with tunnel ventilation, estimated for 3,800 head finishing conversion.
	West Building	60x255	Recently used as a farrowing barn, suitable for finishing conversion with some upgrades required.
	35x165 Barn	35x165	Used for gilt development for sow farm. Could be converted to finishing if desired.
	36x86 Barn	36x86	
South Site	North Building	61x355	Farrowing building, ideal for conversion to a finishing site. Includes a shallow pit and requires ventilation and gating system upgrades, along with the removal of current features.
	South Building	61x355	

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Property Photos

Cass County, IL

