

LAND AUCTION

2.76 AC± | 3 TRACTS | RICHLAND CO, IL



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/1/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: PARKSIDE INN & SUITES, 367 N WEST STREET, OLNEY, IL 62450

PROPERTY PREVIEW: SCHEDULED SHOWINGS BY APPOINTMENT

Located in Richland County, Illinois, Ranch & Farm Auctions will offer three outstanding tracts totaling 2.76± acres at East Fork Lake and the Richland Golf Club. This auction presents a rare opportunity to purchase premium recreational and residential property in some of Richland County's most desirable locations. Buyers will have the opportunity to bid on individual tracts, allowing them to purchase the property that best fits their needs.

The featured lakefront offering consists of two adjoining surveyed tracts totaling 1.76± acres and occupies what is arguably one of the premier building locations on East Fork Lake. Positioned on a prominent point, these tracts offer panoramic lake views in both directions with an exceptional setting for a future home or retreat. Opportunities to purchase a property of this size and location on East Fork Lake are extremely limited.

The third tract consists of approximately 1.00± acres and is ideally situated adjacent to the Richland Golf Club. Offering direct golf course access along with road frontage on two sides, this tract provides an excellent homesite while also offering long-term investment and development potential.

East Fork Lake is well known for its boating, fishing, and year-round recreation, while the Richland Golf Club provides one of the area's premier golfing destinations just steps away. Combined with the convenience of being only minutes from shopping, restaurants, and other amenities in Olney, this location offers an outstanding balance of recreation and everyday convenience.

Whether you're looking for an exceptional lakefront homesite, a golf course lot, an investment opportunity, or the flexibility to purchase one or more tracts, this auction presents a unique opportunity to own property in one of the most sought-after areas surrounding East Fork Lake. Individual tract descriptions and property details are provided in the pages that follow.

Tract 1 Description:

Tract 1 consists of 0.88± surveyed acres and, in my opinion, represents one of the premier building locations on East Fork Lake. Situated on what I consider to be the most desirable main lake point, this tract offers panoramic views up and down the main lake that are difficult to duplicate. If you've been waiting for the right location to build a permanent residence, weekend getaway, or retirement home, this is one you'll want to see.

The lot offers direct lake frontage with plenty of room to design a custom home while taking full advantage of the exceptional views. Whether your interests include boating, fishing, kayaking, or simply spending time on the water with family and friends, this property places you in the center of everything East Fork Lake has to offer.

Despite its private lakefront setting, the property is located just minutes from Olney, providing convenient access to shopping, restaurants, schools, healthcare, and other everyday amenities. It's a combination that's becoming increasingly difficult to find—premium lake frontage with the convenience of town just a short drive away.

Quality lakefront lots on the main body of East Fork Lake rarely become available, and properties in locations like this are even more uncommon. Whether you're looking to build now or invest in one of the area's most desirable waterfront locations, Tract 1 presents an outstanding opportunity.

Tract 2 Description:

Tract 2 also consists of 0.88± surveyed acres and shares what I consider to be the most desirable main lake point on East Fork Lake. Offering direct lake frontage and the same panoramic views up and down the main lake, this tract provides another outstanding opportunity to build in one of the lake's most sought-after locations. Whether purchased on its own or in combination with Tract 1, opportunities like this rarely become available. With nearly an acre of lakefront property, there is ample room to design and build a custom home while taking full advantage of the exceptional setting. Whether your interests include boating, fishing, kayaking, or simply enjoying time at the lake with family and friends, this tract offers direct access to everything East Fork Lake is known for.

Located just minutes from Olney, you'll enjoy the privacy of lakefront living without giving up the convenience of nearby shopping, restaurants, healthcare, schools, and other everyday amenities.

Premium building sites on the main body of East Fork Lake are becoming increasingly difficult to find, especially on what I consider to be the lake's premier point. Whether you're planning to build immediately, invest for the future, or purchase both lakefront tracts to create a larger homesite, Tract 2 presents a unique opportunity to own property in one of East Fork Lake's most desirable locations.

Tract 3 Description:

Tract 3 consists of approximately 1.00± acres and offers an outstanding opportunity to purchase a premium building lot adjacent to the Richland Golf Club. With direct golf course access and road frontage on two sides, this tract provides an excellent location for a custom home while also offering long-term investment potential.

The level topography and highly desirable location make this property well-suited for a variety of future uses. Whether you're planning to build your primary residence, a retirement home, or are an investor exploring future development opportunities, this tract offers the flexibility that's becoming increasingly difficult to find. The road frontage on two sides creates additional possibilities for subdivision or speculative home construction, subject to local approvals.

Located just minutes from downtown Olney, you'll enjoy the convenience of shopping, restaurants, healthcare, schools, and other everyday amenities while still benefiting from the quiet setting and immediate access to one of the area's premier golf courses.

Quality building lots in locations like this rarely become available. Whether you're looking to build, invest, or develop, Tract 3 presents an outstanding opportunity in one of Richland County's most desirable areas.

Tract:	Tracts 1 and 2
Taxes:	\$3,928
Possession:	At closing
Survey Needed?:	Survey is complete
Brief Legal:	0.88± acres pt NE NE S26 T4N R10E (1.76± acres for both tracts)
PIDs:	Pt of PID 1-06-26-201-021
Lat/Lon:	38.75805, -88.0635
Zip Code:	62450

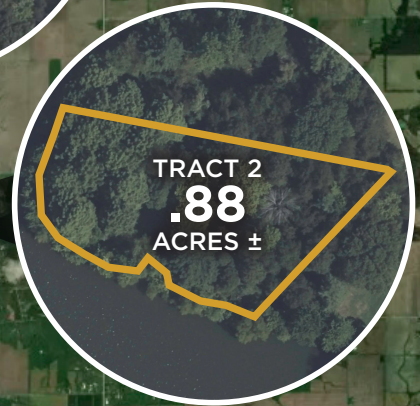
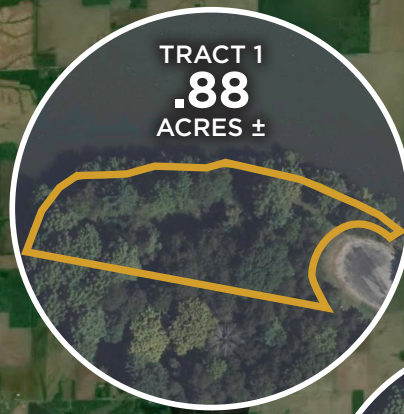
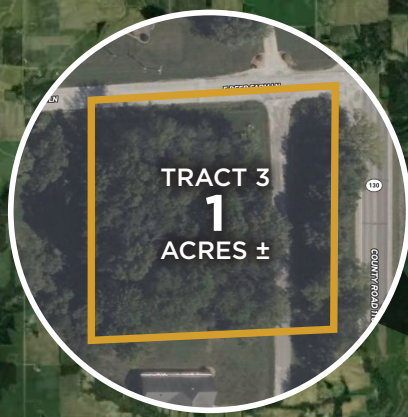
Tract:	Tract 3
Taxes:	\$845.38
Possession:	At closing
Survey Needed?:	No survey needed
Brief Legal:	1.01± acres Lot 11 Country Club Estates pt of NE NE S21 T4N R10E
PIDs:	PID 1-06-21-200-024
Lat/Lon:	38.7744, -88.09505
Zip Code:	62450

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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1



2



3

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