

# LAND AUCTION

126.44 AC± | 2 TRACTS | HANCOCK CO, IL



VIRTUAL ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

**AUCTION DATE:** 10/12/26 **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** VIRTUAL ONLINE AUCTION

**PROPERTY PREVIEW:** 10/3 | 11 AM - 1 PM

OFF N COUNTY RD 2900, BLANDINSVILLE, IL 61420

Located in Eastern Hancock County, this highly diversified property sits within a large block of connected habitat and offers excellent hunting potential. The farm features two access points, one from the southwest corner and another from the north-central portion, allowing flexible entry based on wind and hunting strategy.

Entering from the south, you'll find an 8± acre block of timber. Moving east leads into the main timber block, consisting of gently rolling mixed hardwoods with three primary north-south ridges. Well-established trails run along each ridge, providing access to multiple stand locations. There are also 1.5± acres enrolled in CRP along with one acre planted to a brassica plot. A trail leads you along the west edge of the timber block into the heart of the property, where a large 8± acre destination food plot and a smaller hidden plot are surrounded by thick bedding cover, making this area a consistent hunting area throughout the season.

The north access is a deeded easement that allows entry into the east side of the property with minimal disturbance. An expired CRP field provides screening before crossing a creek and entering the eastern portion of the farm. From here, you can access timber stand locations and additional food plots. The eastern field is split into two areas—one expired CRP and another 8± acre food plot—separated by an old fencerow that serves as an excellent travel corridor between timber blocks.

The property has a strong trail camera history along with a strategic layout for being able to consistently produce quality whitetails year after year. Overall, this is a high-quality hunting farm with strong habitat diversity, excellent access, and significant food plot potential.

## Tract 1 Description: 81.59± acres

Located in eastern Hancock County, this highly diversified property sits within a large, contiguous block of connected habitat and offers excellent potential for both hunting and long-term wildlife management. The surrounding area is known for strong deer numbers and consistently producing mature whitetails, making this a desirable property for serious hunters and land investors alike.

Access to the property is provided by an easement entering from the western/northwestern portion of the property. As you enter the property, there is an expired CRP field that acts as a natural screening barrier. This added cover helps reduce pressure and provides a sense of seclusion. As you head east across the creek, you transition into the eastern portion of the property. The eastern field is divided into two distinct sections, including an area of expired CRP and an established 8± acre food plot. These two areas are separated by an old fencerow that has naturally developed into a key travel corridor, funneling deer movement between larger blocks of timber. This type of structure is ideal for stand placement and creates multiple opportunities to hunt deer moving between bedding and feeding areas. There is an additional 8-acre food plot on the western side of the property that sets up equally as well and pulls deer from a different direction.

Beyond the open areas, the timber provides additional stand locations with a mix of terrain and cover that supports year-round wildlife activity. The property has benefited from thoughtful planning, with multiple access points to stands and food plots that allow hunters to enter and exit without disturbing key areas. This strategic layout, combined with the natural features of the farm, creates a setup that is effective and easy to manage.

Trail camera history on the property shows a strong deer history, reinforcing the habitat and property layout. The combination of food sources, cover, water, and access contributes to a property that can produce year after year.

Overall, this is a well-rounded hunting property offering strong habitat diversity, excellent access, and significant potential for further development. Whether you are looking for a turnkey hunting farm or a property to continue improving, this tract checks the boxes in a proven area.

**Deeded acres:** 81.59±  
**FSA Farmland Acres:** 36.64  
**Soil Types:** Rozetta, Fayette-Hickory, Hickory  
**Soil PI:** 98.9  
**Taxes:** \$1,449.42  
**Lease Status:** Open Tenancy for 2027  
**Possession:** Immediate possession upon deposit of earnest money  
**Survey needed?:** No survey needed  
**Brief Legal:** 81.59± acres in section 23 & 26, T6N-R5W  
**PIN#:** 10-23-300-006, 10-26-100-007, 10-26-000-303  
**Lat/Lon:** 40.489043, -90.936067  
**Zip Code:** 61420

## Tract 2 Description: 44.85± Acres

This property is located in east-central Hancock County, just northeast of Fountain Green, and offers a strong combination of habitat, access, and hunting opportunities. Access is via an easement road along the southern boundary, allowing for easy access into the property. A smaller block of timber on the west side creates a natural visual barrier from the road and serves as a bedding area and sanctuary. The main timber block on the eastern side features rolling terrain with mixed hardwood timber and several north-to-south ridges, creating ideal travel corridors and stand locations.

Several habitat improvements have been completed, including trail development, hinge cutting, and food plot implementation. A one-acre food plot is positioned on the south side of the property with thick bedding cover directly to the north, creating an excellent setup for early and late season hunting. Additionally, 1.5± acres are enrolled in CRP, generating \$263 annually through 2035 surrounding the food plot.

If you are searching for a mostly timber tract with strong habitat and expanded hunting access in eastern Hancock County, this property is well worth a look.

**Deeded acres:** 44.85±  
**FSA Farmland Acres:** 2.7  
**CRP Acres/payment:** 1.5± acres - \$263 Through 2035  
**Taxes:** \$280.50  
**Lease Status:** Open Tenancy for 2027  
**Possession:** Immediate possession upon deposit of earnest money  
**Survey needed?:** No survey needed  
**Brief Legal:** 41.85± acres in section 26, T6N-R5W  
**PIDs:** 10-26-100-307, 10-26-100-306  
**Lat/Lon:** 40.485581, -90.937975  
**Zip Code:** 61420

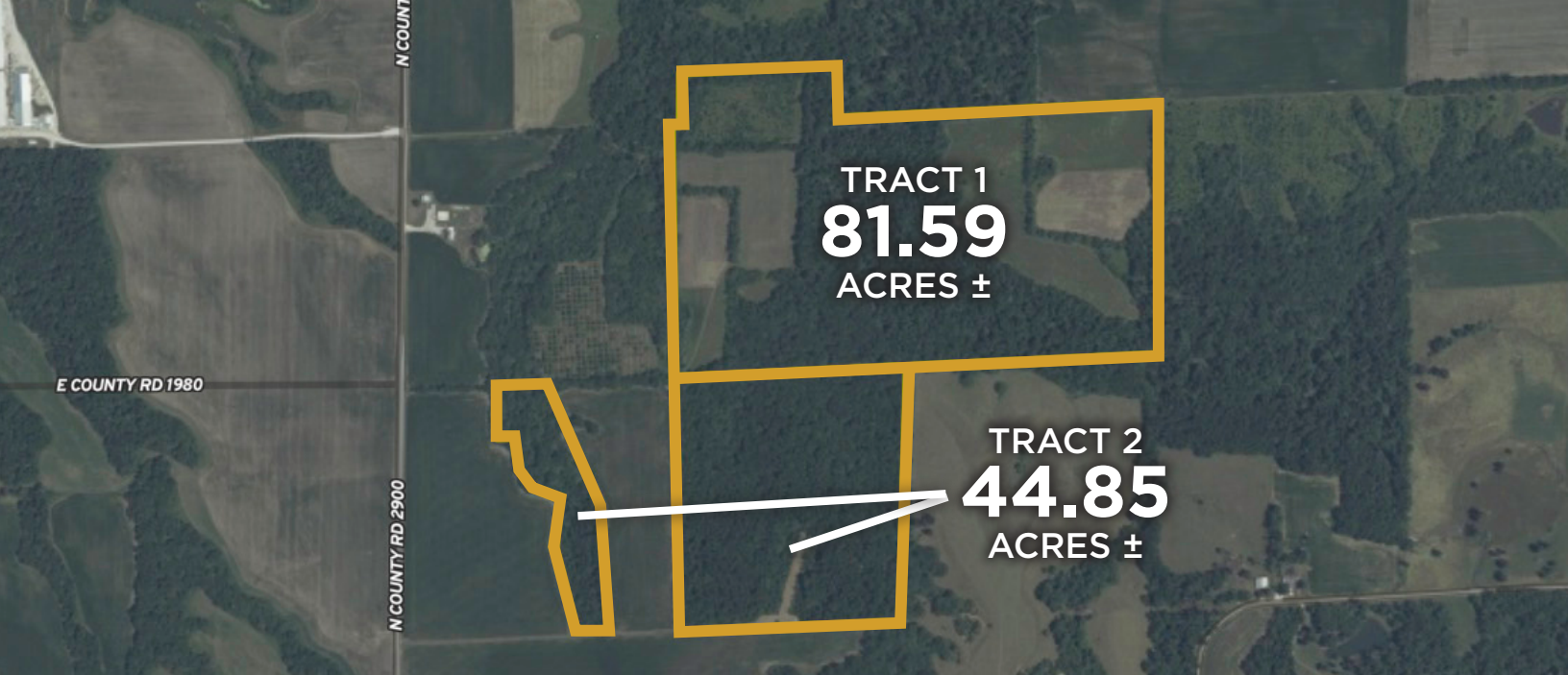


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
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