LAND AUCTION

317.16 AC± | 6 TRACTS | FRANKLIN CO, IL

TRD MRK RANCH & FARM AUCTIONS

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/9/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: AMERICAN LEGION
311 S MAIN ST, BENTON, IL 62812

Located in Franklin County, Illinois, just 3 miles from Thompsonville and 8 miles from Benton, this 317.16± acre surveyed farm offers an excellent combination of tillable acreage, agricultural income potential, and outstanding whitetail and turkey hunting. With 229± acres of tillable ground and a diverse mix of mature timber, thick bedding cover, and natural travel corridors, this property offers a great opportunity for both the farmland investor and the serious hunter looking for a large, well-rounded recreational farm.

The 229± acres of tillable ground have a strong five-year production history for the area, providing buyers with a proven agricultural component and the opportunity for continued farm income. The balance of the acreage consists of a diverse mix of habitat, ranging from thick, heavy cover that provides excellent bedding and security for wildlife to large, mature timber that offers natural travel routes throughout the property. This combination of productive farmland and quality timber creates an excellent environment for holding and attracting deer and turkeys throughout the year.

From a hunting standpoint, this farm really stands out. The layout of the tillable fields, timber, and heavy cover creates multiple natural pinch points and travel corridors that should provide excellent opportunities to intercept mature bucks as they move between bedding and feeding areas. During my walkthrough of the property, I observed an impressive amount of deer sign, including numerous rubs and scrapes throughout the timber and field edges. There is clearly a strong presence of whitetails on this farm, along with an above-average population of turkeys and other wildlife. A creek running through the property and a stocked pond provide additional water sources, adding to the overall quality of the habitat.

Another important feature is the ability to access and hunt different portions of the property under a variety of wind conditions. Multiple access points, along with numerous potential stand locations, give hunters the opportunity to adjust their approach depending on wind direction and deer movement. For a serious hunter, this is a major advantage when trying to consistently hunt a property without putting unnecessary pressure on the deer. The size and layout of this farm also provide opportunities for multiple hunters to enjoy different areas of the property.

Additional Purchase Opportunity: A very solid older farmhouse is also available for purchase separately, outside of the auction. This could provide an excellent opportunity for a buyer looking for a hunting camp, weekend getaway, or a place to stay while enjoying the farm. Contact Josh Malone, listing agent, for additional information regarding the home and its availability.

Tract 1 Description: 116.8938± Acres
Located in Franklin County, Illinois, this tract offers an excellent opportunity for the serious whitetail hunter looking for a property with the natural features that can make a difference when pursuing mature bucks. The combination of timber, thick cover, agricultural ground, and natural terrain features creates multiple pinch points and established travel corridors that should provide excellent opportunities throughout the hunting season.
One of the biggest advantages of this tract is the way the habitat naturally directs deer movement. The transition areas between heavy cover, mature timber, and agricultural fields create natural funnels that hunters can take advantage of when bucks are traveling between bedding and feeding areas. A creek and pond provide valuable water sources, adding another important element to the property's overall habitat. These features, combined with the available cover, make this a tract worth serious consideration for anyone looking to improve their hunting opportunities.

Deeded Acres:	116.8938±		
FSA Farmland Acres:	94±		
Soil Types:	Belknap silt loam, Hickory clay loam		
Soil PI/NCCPI/CSR2:	97.69	**Survey:**	No survey needed
CRP Acres/Payment:	0	**Brief Legal:**	In the NW ¼ S18, T7S, R4E
Taxes:	TBD; current taxes of $3072 include the house	**PIDs:**	1318100002
Lease Status:	Open Tenancy for 2027 crop year	**Lat/Lon:**	37.9215, -88.8111
Possession:	Immediate possession subject to current tenant's rights for 2026	**Zip Code:**	62890

Tract 2 Description: 28.7339± acres
Located in Franklin County, Illinois, this tract offers a combination of tillable acreage and recreational opportunities that should appeal to both hunters and land investors. While agricultural ground makes up a larger portion of this tract, the surrounding habitat and proximity to quality deer cover create opportunities that extend well beyond farming.
The tillable acreage provides an opportunity for agricultural income, with the overall farm having a strong five-year production history for the area. The combination of income potential and recreational value is what makes this tract attractive.

Deeded Acres:	28.7339±		
FSA Farmland Acres:	26±		
Soil Types:	Ava silt loam, Pike silt loam		
Soil PI/NCCPI/CSR2:	97.54	**Survey:**	No survey needed
CRP Acres/Payment:	0	**Brief Legal:**	In the SW1/4 S7 T7S R4E
Taxes:	$662.4	**PIDs:**	1307300004
Lease Status:	Open Tenancy for 2027 crop year	**Lat/Lon:**	37.9218, -88.8093
Possession:	Immediate possession subject to current tenant's rights for 2026	**Zip Code:**	62890

Tract 3 Description: 40.4698± acres
This Franklin County, Illinois tract offers buyers an opportunity to own a piece of Southern Illinois farmland with both agricultural and recreational potential. With a larger percentage of tillable acreage, this tract provides an income-producing component while still offering the benefits of being located in an area with an abundance of whitetail deer and turkeys.
The tillable ground has been part of a larger farming operation with a strong five-year production history for the area. The agricultural acreage is an important feature, particularly for buyers who appreciate the opportunity to generate income from land they can also enjoy recreationally..

Deeded Acres:	40.4698±		
FSA Farmland Acres:	30±		
Soil Types:	Ava silt loam, Pike silt loam		
Soil PI/NCCPI/CSR2:	98.6	**Survey:**	No survey needed
CRP Acres/Payment:	0	**Brief Legal:**	SW1/4 SE1/4 S7 T7S R4E
Taxes:	$836.8 estimated (split parcel with tract 4)	**PIDs:**	Part of 1307400003
Lease Status:	Open Tenancy for 2027 crop year	**Lat/Lon:**	37.9218, -88.8061
Possession:	Immediate possession subject to current tenant's rights for 2026	**Zip Code:**	62890

Tract 4 Description: 50.553± acres
Located in Franklin County, Illinois, this tract offers a good combination of agricultural acreage and whitetail hunting potential. With a substantial portion of the property consisting of tillable ground, buyers have an opportunity to continue agricultural production while taking advantage of the recreational opportunities associated with the surrounding wildlife habitat.
The agricultural acreage has been part of a larger farm with strong five-year production records for the area. Although the soils are lighter, the property offers value beyond its farming capabilities. For the buyer who enjoys hunting, the agricultural component can serve as an important food source for deer and turkeys, creating opportunities to capitalize on wildlife movement throughout the season.

Deeded Acres:	50.553±		
FSA Farmland Acres:	41.75±		
Soil Types:	Ava silt loam, Pike silt loam		
Soil PI/NCCPI/CSR2:	90.9	**Survey Needed?:**	No survey needed
CRP Acres/Payment:	0	**Brief Legal:**	In the SE1/4 S7 T7S R4E
Taxes:	$1046 estimated (split with tract 3)	**PIDs:**	Part of 1307400003
Lease Status:	Open Tenancy for 2027 crop year	**Lat/Lon:**	37.9218, -88.8013
Possession:	Immediate possession subject to current tenant's rights for 2026	**Zip Code:**	62890

Tract 5 Description: 40.2543± acres
Located in Franklin County, Illinois, this tract really stands out from a deer hunting standpoint. The combination of timber, heavy cover, and agricultural ground creates the type of habitat diversity that serious whitetail hunters look for. With natural transitions between bedding and feeding areas, this property offers multiple opportunities to take advantage of deer movement throughout the hunting season.
One of the features that makes this tract attractive is the way the different habitat types come together. Thick cover provides security and bedding opportunities, while the timber and agricultural fields create natural areas of deer movement. These transitions can be especially productive during the rut when mature bucks are covering ground in search of does.

Deeded Acres:	40.2543±
FSA Farmland Acres:	22.5±
Soil Types:	Ava silt loam, Hickory clay loam
Soil PI/NCCPI/CSR2:	85.6
CRP Acres/Payment:	0
Taxes:	$595.96
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	SW1/4 SW1/4 S8 T7S R4E
PIDs:	Part 1308300001
Lat/Lon:	37.9236, -88.7988
Zip Code:	62890

Tract 6 Description: 40.2543± acres
This Franklin County, Illinois tract offers an excellent opportunity for buyers looking for a property with strong whitetail hunting potential and a good mix of wildlife habitat. The combination of timber, thick security cover, and nearby agricultural ground creates an environment that should appeal to hunters interested in pursuing mature bucks.
What makes this tract particularly attractive is how well the habitat lends itself to deer hunting. The relationship between bedding cover, timber, and food sources creates opportunities to identify deer travel patterns and establish productive stand locations. Having the ability to hunt these transitions while considering wind direction and access is an important part of consistently hunting mature deer.

Deeded Acres:	40.2543±
FSA Farmland Acres:	24.5±
Soil Types:	Ava silt loam, Hickory clay loam
Soil PI/NCCPI/CSR2:	85.6
CRP Acres/Payment:	0
Taxes:	$595.96
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	NW1/4 SW1/4 S8 T7S R4E
PIDs:	Part 1308300001
Lat/Lon:	37.9267, -88.7988
Zip Code:	62890

BUYERS PREMIUM:	No buyer's premium or internet fees
TAXES:	Prorated to the date of closing
TENANCY:	Open tenancy for 2027
RENTS:	Seller shall receive the 2026 share of crops or 100% of cash rent / Buyer shall receive the 2027 share of crops or 100% of cash rent
MINERALS:	Seller shall retain all mineral rights on Tracts 5 and 6 only
CLOSING COSTS:	Seller to provide title search and title insurance. Balance split 50/50
CLOSING DATE:	On or before 30 days from seller acceptance
DOWN PAYMENT:	10%
POSSESSION DATE:	At closing
SURVEY:	Seller will pay for any required survey
SELLER:	Peggy Clark
SALE ORDER:	By the acre
SALE METHOD:	Sells subject to seller acceptance

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSH MALONE, AGENT: 618.292.9183 | josh.malone@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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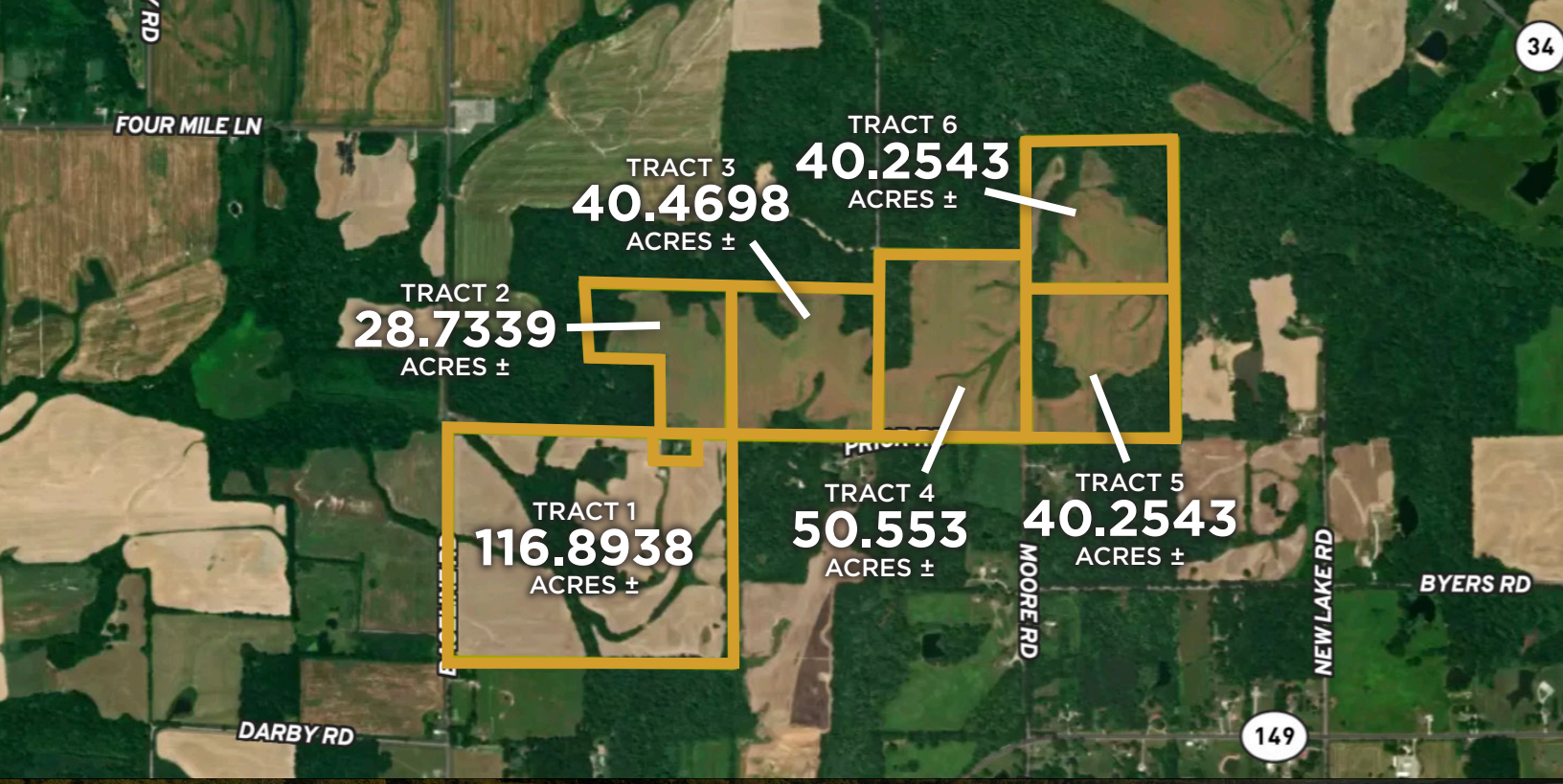

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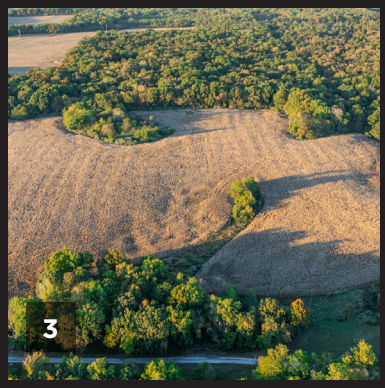

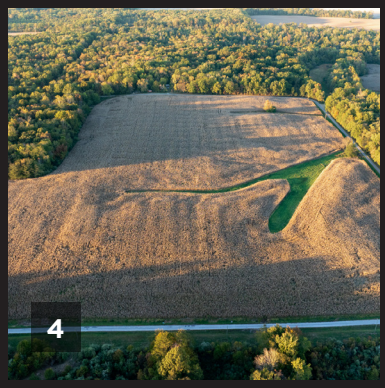

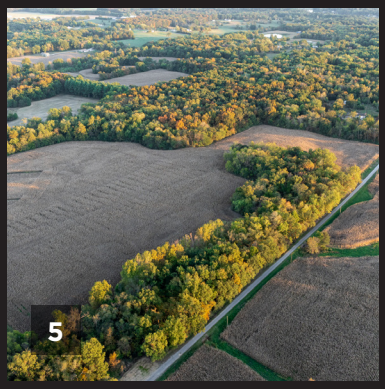







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