

# LAND AUCTION



## 120 AC± | 5 TRACTS | FAYETTE CO, IL

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 6/2/25 | **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** HOLIDAY INN EXPRESS

21 MATTES AVE, VANDALIA, IL 62471

Presenting a rare opportunity to own a highly versatile 120± acre farm located in Fayette County, Illinois, with tracts surrounding St. Elmo and extending just outside of Ramsey. This property offers a unique combination of agricultural productivity, recreational value, and investment potential—making it an ideal acquisition for farmers, hunters, and investors alike.

Approximately 64± acres of the property are productive tillable ground with an average PI (Productivity Index) of 110, ensuring consistent yields and solid return on investment. These acres are well-suited for corn, soybeans, and other row crops and are easily accessible via well-maintained roads and field entrances. Whether you're expanding your existing operation or looking to start a new venture, this ground has the fertility and location to support long-term success.

Beyond the cropland lies 43.5± acres of diverse, mature timber offering great hunting opportunities. These tracts would be great with their natural cover, water sources, and travel corridors and changing elevations throughout the woods that attract and hold wildlife year-round. One of these tracts have a great mix of ag fields and timber providing the perfect habitat for hunters looking to bag a buck. Some of the timberland could also be selectively harvested for future income.

One of the most attractive features of this property is an 8-acre lake that provides potential for recreational use such as fishing, kayaking or camping. It's the kind of centerpiece that adds long-term value and draws interest from outdoor enthusiasts and those looking to build a waterfront retreat.

In addition to the farm and timber tracts, the property includes a half-acre lot located directly in the middle of St. Elmo.

Access is excellent across most parcels, with multiple entry points and road frontage ensuring ease of navigation for equipment, vehicles, and recreational use.

Whether you're a farmer looking to expand, a hunter seeking premium land with income potential, or an investor eyeing a well-rounded rural asset, this 120-acre property checks all the boxes. With strong soil productivity, abundant wildlife, water features, and ideal location, it offers both immediate utility and long-term appreciation.

**TRACT 1 DESCRIPTION: 40± ACRES** Take a look at this 40± acre piece of diverse and desirable land in the heart of Fayette County, Illinois. This well-balanced property has approximately 26± acres of timber, offering outstanding habitat for deer and other wildlife. The remaining 14± acres consist of productive tillable ground with a PI 133, ideal for row crops, food plots, or income-generating lease opportunities. Whether you're an investor, hunter, or someone seeking the perfect rural escape, this tract offers something for everyone.

What truly sets this property apart is its close proximity to Big Creek. The creek adds to the rich habitat diversity, creating ideal conditions for whitetail deer and turkeys. With the presence of Big Creek, the property offers excellent hunting opportunities that are becoming increasingly rare.

With the property located just 9 miles from Ramsey and 18 miles from Vandalia, making it easily reachable yet tucked away enough to enjoy the privacy. Whether you're envisioning a secluded hunting retreat or a long-term land investment, this property offers tremendous versatility.

With a perfect mix of timber and tillable acreage, this property checks all the boxes for both recreational enjoyment and future value. Don't miss the chance to own this rare piece of ground.

**Deeded Acres:** 40±  
**FSA Farmland Acres:** 11.72±  
**Soil Types:** Raddle silt loam, Beaucoup silty clay loam  
**Soil PI/NCCPI/CSR2:** PI 133  
**CRP Acres/payment:** NA  
**Taxes:** \$490.08  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession  
**Survey needed?:** No survey needed  
**Brief Legal:** NE ¼ SW ¼ S28 T8N R2E Fayette Co, IL  
**PIDs:** 10-07-28-300-002  
**Lat/Lon:** 39.10509, -88.98538  
**Zip Code:** 62418

**TRACT 2 DESCRIPTION: 17.5± ACRE** If you've been searching for a secluded slice of hardwoods, this 17.5± acre tract is a must-see. Located in a quiet and private setting, this property is made up entirely of open hardwood timber—creating a beautiful, park-like atmosphere that's both scenic and functional. Towering trees stretch across the landscape, offering a classic Midwest timber setting ideal for hunters.

A winding creek cuts through the property, adding to its character and drawing wildlife year-round. The diverse terrain features subtle elevation changes, with rolling hills and small ridges that provide natural funnels and pinch points—perfect setups for treestands and proven travel corridors for trophy whitetails. Whether you're a bowhunter looking for a quiet stand site or someone who simply enjoys the outdoors, this land offers something for everyone.

Tucked away and surrounded by nature, the property offers the kind of seclusion that's hard to find, making it an ideal weekend hunting property or a potential off-grid getaway.

With its mature timber, year-round water source, diverse terrain, and excellent wildlife habitat, this property is a rare find that checks all the boxes for a recreational or investment buyer. Properties like this don't come along often—don't miss your chance to own a piece of pure hardwood country.

**TRACT 3 DESCRIPTION: 18± ACRE** This beautiful 18± acre property, just 2 miles outside of St. Elmo, Illinois, offers a rare combination of income potential, recreational appeal, and convenient access. With approximately 6± acres of productive tillable ground carrying a PI rating of 109, this land provides solid agricultural value for row crops or lease income. The level topography and easy access right off the road make it an excellent choice for a farming operation or future homesite.

What truly sets this tract apart is the stunning 8± acre lake that spans nearly half the property. If you're into fishing, the lake offers incredible recreational opportunities. It's the perfect setting for building a weekend getaway or full-time residence with peaceful water views.

With road frontage on a dead end road, this property is easily accessible while still offering seclusion. Whether you're an investor, outdoorsman, or someone looking to build a home near the water, this versatile piece of land has it all—productive tillable acreage, a private lake, and a great location close to town.

**Deeded Acres:** 18±  
**FSA Farmland Acres:** 5.9±  
**Soil Types:** Cisne Silt Loam  
**Soil PI/NCCPI/CSR2:** PI 109  
**CRP Acres/payment:** NA  
**Taxes:** estimated \$270 (\$932 for all 62 acres)  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession  
**Survey needed?:** No survey needed  
**Brief Legal:** S ½ of the NE ¼ S 33 R3E T 7N Fayette Co, IL  
**PIDs:** part of 011233200002  
**Lat/Lon:** 39.009 -88.8695  
**Zip Code:** 62458

**TRACT 4 DESCRIPTION: 44± ACRES** Here's a prime opportunity to own 44± acres of productive, all-tillable farmland just outside of St. Elmo. With a strong PI rating of 105.2, this tract offers excellent soil quality and consistent yields, making it a solid addition to any farming operation or a smart investment for ag-focused buyers. The land lays well and has been well-maintained, offering easy access for equipment and efficient fieldwork. Ample road frontage adds to the property's appeal, providing access points and making transportation in and out a breeze. Whether you're expanding your current acreage or looking for a manageable piece to farm or lease, this property checks all the boxes.

Located just minutes from St. Elmo, you get the convenience of being close to town while still enjoying the open space and productivity of quality farmland. This is a rare chance to secure a turnkey tillable tract in a strong agricultural area—don't miss it!

**Deeded Acres:** 44±  
**FSA Farmland Acres:** 44±  
**Soil Types:** Hoyleton-Darmstadt Silt Loam, Cisne Silt Loam  
**Soil PI/NCCPI/CSR2:** PI 105.2  
**CRP Acres/payment:** NA  
**Taxes:** estimated \$660 (\$932 for all 62 acres)  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession  
**Survey needed?:** No survey needed  
**Brief Legal:** S½ of the NE ¼ S 33 R3E T 7N Fayette Co, IL  
**PIDs:** part of 011233200002  
**Lat/Lon:** 39.073 -88.8657  
**Zip Code:** 62458

**TRACT 5 DESCRIPTION: 0.49± ACRE LOT** Situated right in the center of St. Elmo, this 0.49± acre lot offers a great opportunity for a small home or business with the added bonus of in-town convenience. With nearly half an acre, the property provides ample space for a modest residence, rental, or even a small commercial building—perfect for someone looking to live or work close to everything the town has to offer.

The lot has easy road access and is located in a well-traveled area, making it a solid option for a small shop, office space, or home-based business. Utilities are nearby, and the flat terrain makes for a straightforward build. Whether you're a first-time buyer, investor, or entrepreneur, this is a versatile piece of property in a great location.

Affordable, accessible, and full of potential—don't miss your chance to make this lot your own right in the heart of St. Elmo.

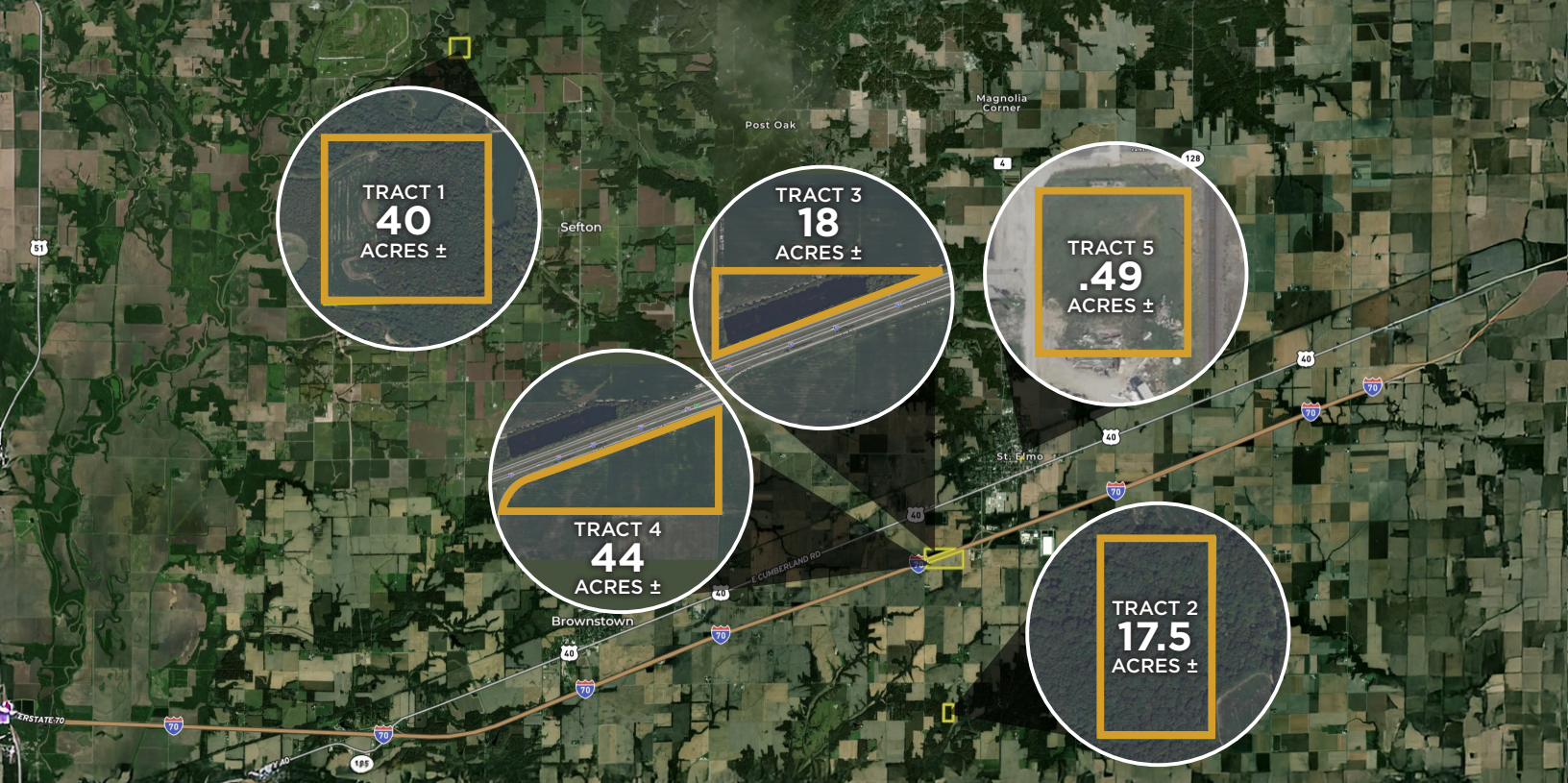
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**RANCHANDFARMAUCTIONS.COM**

**GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

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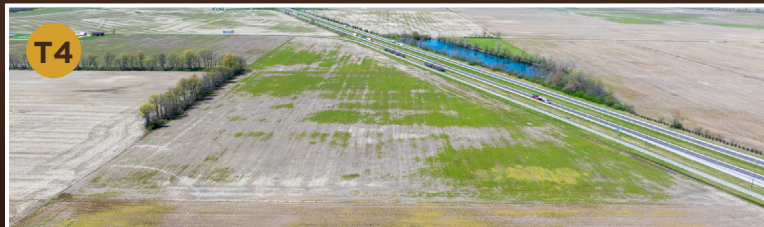
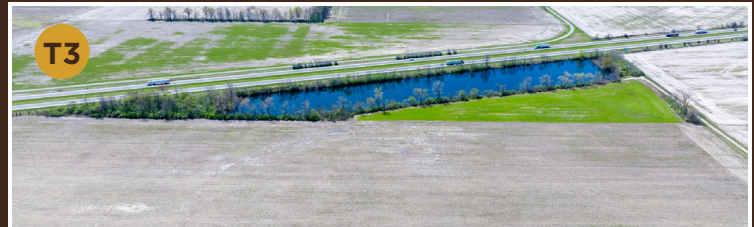


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