

LAND AUCTION



272.71 AC± | 1 TRACT | JOHNSON CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/10/25 **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: GOREVILLE SCHOOL CAFETERIA
201 S. FERNE CLYFFE RD, GOREVILLE, IL 62939

This premier hunting property is a turn-key dream for outdoor enthusiasts, featuring a fully furnished 4BR, 2BA, 2,215 sq. ft. lodge built in 2022. The lodge boasts a warm wood interior throughout, an open living and kitchen area, spacious bedrooms and baths with walk-in showers, and a mudroom/laundry/pantry area for added convenience. A large screened-in patio offers scenic views, while the covered front porch provides a cozy spot to relax after a day in the field. A gravel parking area and two large storage buildings ensure ample space for equipment and gear.

Designed and managed specifically to grow and hold giant whitetails, this property features a diverse blend of habitat types. With 20+/- acres of greens and grains food plots and 20+/- acres of lush alfalfa fields, there is plenty of year-round nutrition to support a thriving deer herd. Numerous blinds and stands are already in place, making this a true turn-key hunting setup.

The landscape is rolling throughout, with areas of steeper terrain and rock outcroppings adding natural character. Timbered ridges and draws, dense security and bedding cover, and plenty of edge and transition habitat create ideal conditions for big bucks. With numerous funnels and pinch points, this property hunts even bigger than its acreage suggests. An established trail system allows for easy access throughout, and the land is further enhanced by a pond, creeks, and drainages that provide natural water sources for wildlife.

Privacy is key, with minimal road frontage and a gated entry, ensuring seclusion and security for both hunting and relaxation. If you're looking for a top-tier hunting property with a high-end, fully furnished lodge, this one is ready to go—just bring your gear and start making memories!



Deeded Acres: 272.710
Taxes: \$4,996.62
Lease Status: No farming
Possession: Immediate possession
Survey needed?: New survey available
Brief Legal: 272.710+/- acres in
S7 & 18 T11S R2E Johnson Co, IL
01-18-101-000, 01-07-301-000,
01-07-102-000
PIDs:
Lat/Lon: 37.5701 / -89.0371
Zip Code: 62939



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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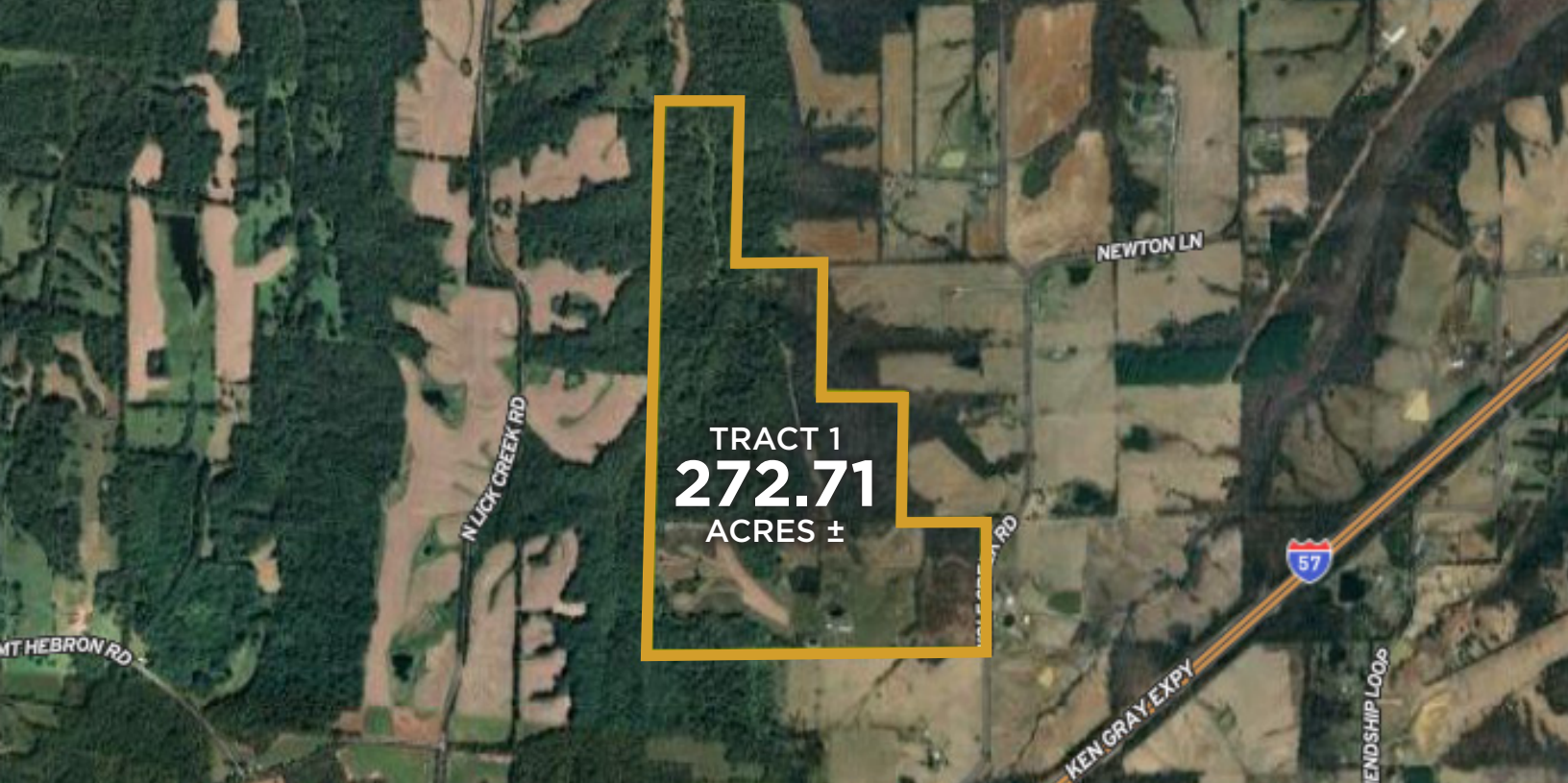
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RANCHANDFARMAUCTIONS.COM

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

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Chad Wilkinson, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.816.0947 | Justin Mason, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.417.7041 | Mark Williams, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 270.439.8021 | Cody Lowderman, IL Auctioneer, 441.001255



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