

LAND AUCTION



110 AC± | 1 TRACT | PULASKI CO, IL

AUCTION: LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 7/30/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: SHAWNEE COMMUNITY COLLEGE L ATRIUM
8364 SHAWNEE COLLEGE RD, ULLIN, IL 62992

All Tillable Investment Tract With Premium Soils And Strong Farmability

First time on the market in decades, this multi-generational family farm offers 100% tillable acreage with an exceptional Soil Productivity Index of 99.5. The land consists of highly productive soils including Bonnie silt loam, Hosmer silt loam, Menfro silt loam, and both Karnak and Cape silty clay loams—ideal for consistent row crop production. Currently planted in corn and soybeans for the 2025 growing season, this tract is already in full production with 2026 farming rights open to the new owner. Gently rolling topography supports effective drainage, while established waterways and field drains promote soil health and long-term productivity. A gravel entry road along the southern boundary provides access.

For the avid hunter, the farm adjoins a wetland area managed by the U.S. Fish and Wildlife Service on the north and east sides. The waterfowl hunting in this area is well known, so with a little work I believe you could levee a few water impoundments and have some quality duck hunting. Also, the whitetail genetics in this area are prime and produce some B&C class deer year in and year out.

Whether you're expanding your operation, seeking a stable ag investment or looking for a killer duck and deer hunting farm with a solid ROI, this tract offers the rare combination of top-tier soils, location, and turnkey farmability.



Deeded Acres: 110±
FSA Farmland Acres: 110±
Soil Types: Bonnie silt loam, Hosmer silt loam, Menfro silt loam, Karnak silty clay loam, Cape silty clay loam
Soil PI/NCCPI/CSR2: Soil PI 99.5
CRP Acres/payment: NO CRP
Taxes: To be determined after a survey
Lease Status: Leased for 2025/2026 farming rights open
Possession: Immediate possession subject to current tenants' rights for 2025
Survey needed?: Yes-seller to provide
Brief Legal: 110± acres part NE ¼ S34 T14S R1E Pulaski Co, IL Part of PID 0-34-200-001
PIDs: 37.2526 / -89.0866
Lat/Lon: 37.2526 / -89.0866
Zip Code: 62970



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JUSTIN MASON, AGENT: 618.417.7041 | justin.mason@whitetailproperties.com
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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 | 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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