

LAND AUCTION



69.21 AC± | 3 TRACTS | CLAY CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/11/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: CLAY CITY COMMUNITY CENTER
237 S 2ND ST SE, CLAY CITY, IL 62824

This 69.21± acre farm is a solid investment opportunity located in a prime area just 11 miles from Flora and 18 miles from Fairfield. Whether you're looking to expand your current operation, invest in a piece of income-producing ground, or find your personal hunting retreat, this property offers a strong mix of features that will catch your attention. With 42.5 acres of tillable land, the majority of the acreage is currently in row crop production and would be an easy fit into any operating farm. The ground lays well, is easy to access, and has been well taken care of, giving you a clean slate to maximize yields year after year. The soils are productive, and the field size is manageable with modern equipment.

In addition to the tillable income, the remaining 26.5± acres are made up of mature timber and thick bedding cover, which is absolutely loaded with deer. While walking the property, I jumped several deer from multiple pockets of cover, and the amount of deer sign is outstanding. You'll find trails and tracks throughout the timber, making it a great place to hang a stand or set up blinds. It's a property that could easily be turned into a consistent hunting setup, especially with some food plot improvements along the field edges. The habitat is already in place, and the surrounding area has strong deer numbers.

Both tracts of land offer full road frontage on their west boundaries, giving easy access for equipment, trucks, and ATV entry points for hunters. This layout not only makes farming the property more convenient but also helps hunters enter and exit without disturbing the core bedding areas. Whether you're planting crops, checking trail cameras, or pulling stands, access is quick and simple from the road.

This is the kind of farm that can work for a lot of people. It's a strong addition to an existing row crop operation, a solid recreational tract for a serious hunter, or a great buy for someone wanting to enjoy the outdoors while generating some passive income from farming. With a good balance of tillable and timber ground, easy access, and a location that's close to town but private enough to enjoy, this 69± acre farm checks a lot of boxes. Farmland, hunting, investment—this property offers all three. Contact us today for a property preview!

TRACT 1 DESCRIPTION:

This 23.06± acre farm is a fully tillable tract located just 11 miles from Flora and 18 miles from Fairfield, making it a great option for local farmers, new buyers looking to get started, or investors seeking a simple, low-maintenance piece of ground. The entire property is in row crop production, offering immediate income potential and a solid addition to an existing farming operation. With flat, open ground and easy access, it's ready to go with no clearing or prep work needed. The location is ideal—close enough to town for convenience but far enough out to enjoy a quiet, productive setting. Whether you're expanding your acreage, starting your own small farm, or looking for a reliable investment that generates passive income through cash rent or custom farming, this tract offers a straightforward opportunity with real value.

Deeded Acres: 23.06
FSA Farmland Acres: 21.4
Soil Types: Wynooze silt loam. Bluford silt loam
Soil PI/NCCPI/CSR2: 98.43 PI
CRP Acres/Payment: N/A
Taxes: \$383.66
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: N ½ SW ¼ SW ¼ S7 T2N R8E
PIDs: 1607300004
Lat/Lon: 38.61918 / -88.36129
Zip Code: 62824

TRACT 2 DESCRIPTION:

This 22.07± acre tract is a well-balanced mix of 10 acres of tillable ground and 12 acres of timber, making it a great opportunity for local farmers, hunters, or land investors. Located just 11 miles from Flora and 18 miles from Fairfield, it's in a convenient yet private location with solid potential for both farming and recreation. The tillable acres are currently in row crop production, offering immediate income potential or the chance to plant food plots if hunting is your focus. The remaining 12 acres of timber are thick and full of cover, creating excellent bedding areas and holding a strong deer population. While walking the property, I saw multiple deer and found heavy trails, fresh tracks, and solid deer sign throughout. The layout of the farm gives you the ability to hunt, farm, or do both, with good access and several spots that would be ideal for food plots to enhance the hunting even more. Whether you're looking to add a manageable piece to your farm operation or you're after your own hunting ground that generates passive income, this tract checks a lot of boxes. It's a solid mix of income and recreation in a great location.

Deeded Acres: 22.07
FSA Farmland Acres: 9.75
Soil Types: Bluford silt loam
Soil PI/NCCPI/CSR2: 99.67 PI
CRP Acres/Payment: N/A
Taxes: \$200.70
Lease Status: Open Tenancy for 2024 crop year
Possession: Immediate possession subject to the current tenant's rights for 2023
Survey Needed?: No survey needed
Brief Legal: S ½ NW ¼ NW ¼ S18 T2N R8E
PIDs: 1618100005
Lat/Lon: 38.61409 / -88.3613
Zip Code: 62824

TRACT 3 DESCRIPTION:

This 24.08± acre farm offers a great mix of tillable ground and dense timber, making it a versatile piece of land for both farming and hunting. Located just 11 miles from Flora, it's conveniently situated for local farmers looking to expand or anyone wanting to start their own operation. The property includes 9.5 acres of tillable land that's ready for row crops, making it a solid addition to any working farm or a great starting point for someone new to agriculture. The balance of the acreage is made up of thick timber that provides excellent habitat for deer and other wildlife. While walking the property, the amount of deer sign stood out—well-worn trails and tracks throughout the woods. The open field would also make an ideal location for a large food plot, enhancing the hunting even further. This is a great setup for someone looking for both income potential and a place to hunt. Whether you're a farmer, a hunter, or someone wanting to own a piece of ground with multiple uses, this 24± acre tract offers the best of both worlds in a location that's easy to access and full of opportunity.

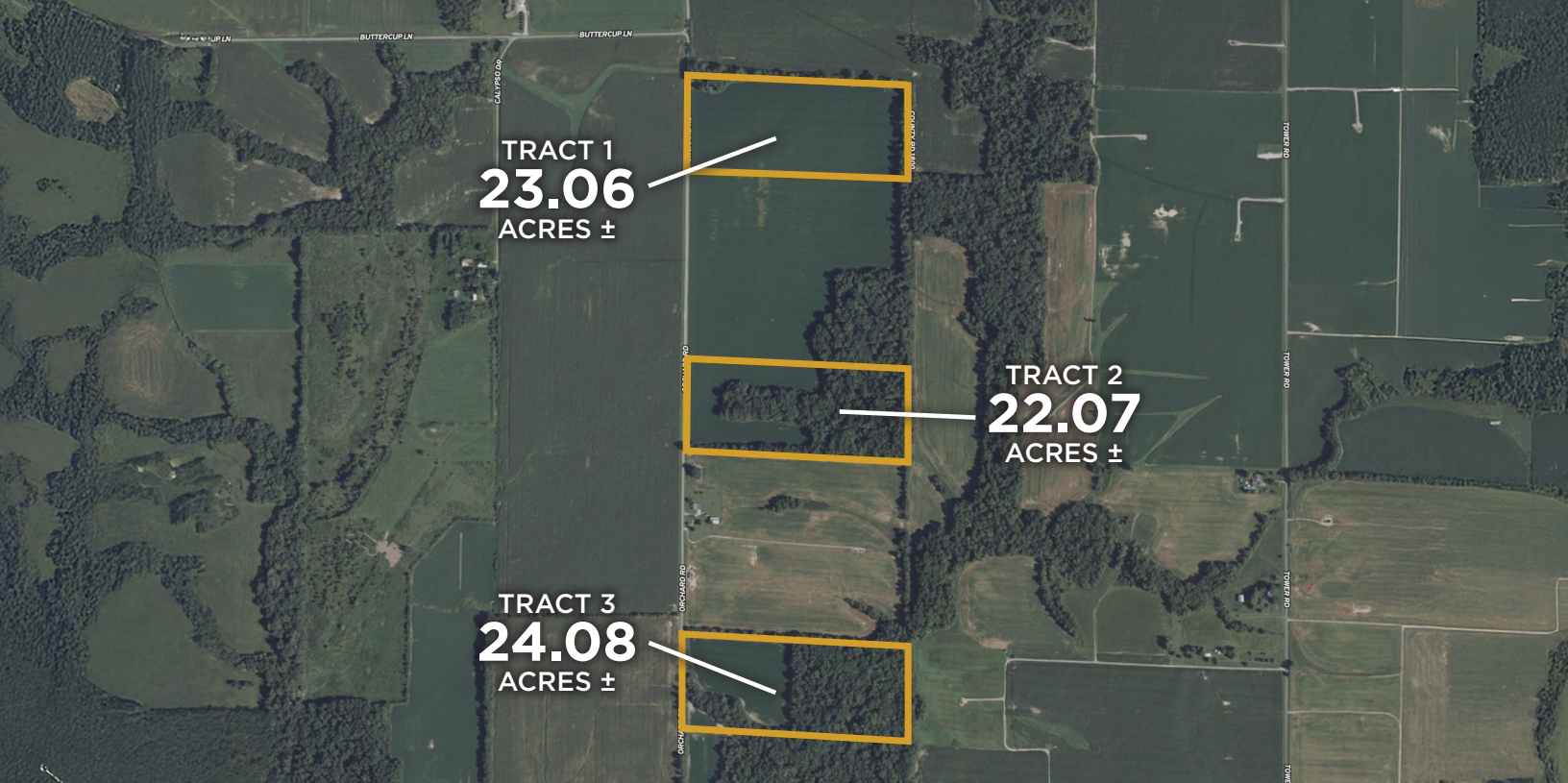
Deeded Acres: 24.08
FSA Farmland Acres: 9.67
Soil Types: Bluford silt loam. Passport silty clay loam,
Soil PI/NCCPI/CSR2: 92.12 PI
CRP Acres/Payment: No CRP
Taxes: \$189.50
Lease Status: Open Tenancy for 2024 crop year
Possession: Immediate possession subject to the current tenant's rights for 2023
Survey Needed?: No survey needed
Brief Legal: N ½ NW ¼ S/W ¼ S18 T2N R8E
PIDs: 1618300006
Lat/Lon: 38.60849 / -88.36133
Zip Code: 62824

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

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 Gizdlic, Director, Ranch & Farm Auctions, 217.299.0332 | Josh Malone, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.292.9183 | Cody Lowderman, IL Auctioneer, 441.001255



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