

LAND AUCTION



210 AC± | 6 TRACTS | HAMILTON CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/23/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: LABORERS' LOCAL 1197, 109 W MARKET ST, MCLEANSBORO, IL 62859

PROPERTY PREVIEW: BY APPOINTMENT

Premier 210± Acre Whitetail Property With Tillable Income

*******UPDATE. SELLER AND CURRENT TENANT HAVE AGREED TO SELL THIS PROPERTY WITH OPEN TENANCY FOR 2026. TENANT WILL GLADLY STAY ON IF THE NEW BUYER WISHES*******

This 210± acre tract in sought-after Hamilton County presents an absolute blank canvas for the buyer looking to design and build an elite whitetail oasis from the ground up. With unlimited imagination, the new owner can implement switchgrass, miscanthus, year-round food plots, fruit trees, and any other preferred cover or browse to create a premier habitat tailored to their vision. Additionally, there is potential here to build up to an 8-10 acre lake on this farm.

The property is almost completely surrounded by agricultural ground, naturally drawing deer into the area. Most of the existing travel routes are positioned well within the interior of the farm, keeping deer movement away from property boundaries and greatly reducing the ability for neighboring properties to hunt those patterns. This layout offers a rare advantage for holding and consistently encountering mature whitetails.

Gently rolling terrain adds both beauty and functionality, providing excellent locations for strategic habitat development, stand placement, and access. Areas of existing thick cover are complemented by mast-producing hardwoods and softwoods, offering natural security and seasonal food sources. Two ponds enhance the property's appeal—one particularly attractive pond offers potential building-site views, while a second pond serves as a reliable water source for wildlife.

Access is excellent, with multiple opportunities for entry and exit that allow hunters and managers to navigate the property efficiently while minimizing disturbance. From an investment standpoint, the farm includes approximately 130 acres of tillable ground, delivering a strong ROI of \$17,160 annually while also offering flexibility for food plot conversion or future habitat enhancements.

Located in a highly desirable section of the county, this property has all the components needed to grow, hold, and harvest mature bucks year after year. Whether you envision building a legacy farm on your own or working alongside a reputable habitat consultant, this top-tier opportunity allows the next owner to shape a truly special property built entirely around their goals.

TRACT 1 DESCRIPTION:

This 35± acre tract in Hamilton County consists entirely of productive tillable farmland, offering an excellent opportunity for both investors and landowners seeking quality agricultural ground. Located in a desirable farming area, the property features flat to gently rolling terrain that is easy to farm and well-suited for modern equipment.

Deeded Acres: 34.5± acres
Soil Types: Bluford silt loam
Soil PI/NCCPI/CSR2: 95.5
CRP Acres/Payment: NA
Taxes: \$689.98
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession subject to tenant rights
Survey Needed?: survey needed
Brief Legal: In the SE ¼ of the SE ¼ S2 R7E T5S
PIDs: 0902400002
Lat/Lon: 38.1128 / -88.3932
Zip Code: 62835

TRACT 2 DESCRIPTION:

This 5± acre tract offers a beautiful, well-maintained setting ideal for building your dream home in the country. The property features a nearly 1-acre pond that has been carefully manicured and is both visually appealing and functional, creating a scenic focal point and peaceful backdrop for a future homesite.

Utilities are available at the road, making future development straightforward and cost-effective. With road frontage providing convenient access, the property offers both ease of entry and flexibility when planning a driveway, home placement, and potential outbuildings.

Deeded Acres: 5± acres
Soil Types: Ava silt loam, Bluford silt loam,
Soil PI/NCCPI/CSR2: 86.01
CRP Acres/Payment: N/A
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession subject to tenant rights
Survey Needed?: survey needed
Brief Legal: In the SE ¼ of the SE ¼ S2 R7E T5S
PIDs: 0902400002
Lat/Lon: 38.1128 / -88.3932
Zip Code: 62835

TRACT 3 DESCRIPTION:

This could be the most versatile tract offered at the auction, combining unlimited habitat design potential with strong annual income. This 80± acre property in Hamilton County, Illinois, can offer an ideal blend of food, cover, and bedding opportunities while maintaining productive tillable acres that provide a consistent return. Another standout potential on this tract is that there is a potential 8-10 acre lake site that not only adds to the aesthetics of this already beautiful tract it would also direct deer around the lake to 2 or 3 small pinch point areas ideal for stand locations.

Deeded Acres: 80± acres
Soil Types: Bluford silt loam
Soil PI/NCCPI/CSR2: 99.75
CRP Acres/Payment: NA
Taxes: \$693.56
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession
Survey Needed?: No survey needed
Brief Legal: N ½ of the NE ¼ S11 R7E T5S
PIDs: 0911200001
Lat/Lon: 38.1092 / -88.3955
Zip Code: 62835

TRACT 4 DESCRIPTION:

This 40± acre tract in Hamilton County offers an excellent combination of income-producing farmland, quality wildlife habitat, and future build potential. The property includes approximately 21 acres in tillable production, providing strong annual income while also offering flexibility for food plot conversion or habitat enhancement if desired.

Deeded Acres: 40± acres
Soil Types: Ava silt loam
Soil PI/NCCPI/CSR2: 92.2
CRP Acres/Payment: NA
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession
Survey Needed?: survey needed
Brief Legal: NW ¼ of the NW ¼ S12 R7E T5S
PIDs: 0912100001
Lat/Lon: 38.10555 / -88.3887
Zip Code: 62835

TRACT 5 DESCRIPTION:

This 32± acre tract in Hamilton County, Illinois, offers an outstanding blend of productive farmland and existing well-positioned rows of timber that support both strong agricultural income and quality whitetail hunting opportunities. The property includes approximately 26± acres of tillable ground with a reported Productivity Index of 100.3, making it well-suited for row crop production, cash rent income, or integration into whitetail cover and food plots.

Deeded Acres: 32± acres
Soil Types: Belknap silt loam, Bluford silt loam, Ava silt loam,
Soil PI/NCCPI/CSR2: 100.3
CRP Acres/Payment: NA
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession
Survey Needed?: survey needed
Brief Legal: In the W ½ of the NW ¼ S12 R7E T5S
PIDs: 0912100001
Lat/Lon: 38.10555 / -88.3887
Zip Code: 62835

TRACT 6 DESCRIPTION:

This 18± acre tract in Hamilton County, Illinois, boasts the highest Productivity Index (PI) offered in this auction, making it a premier opportunity for buyers seeking top-tier farmland. The property is primarily tillable, with approximately 16± acres in production and a reported PI of 108.83, indicating soils capable of supporting high-yield row crop farming.

Deeded Acres: 18± acres
Soil Types: Belknap silt loam, Wynoose silt loam
Soil PI/NCCPI/CSR2: 108.83
CRP Acres/Payment: NA
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession
Survey Needed?: survey needed
Brief Legal: In the SW ¼ of the NW ¼ and in the NW ¼ of the SW ¼ S12 R7E T5S
PIDs: 0912100001
Lat/Lon: 38.10555 / -88.3887
Zip Code: 62835

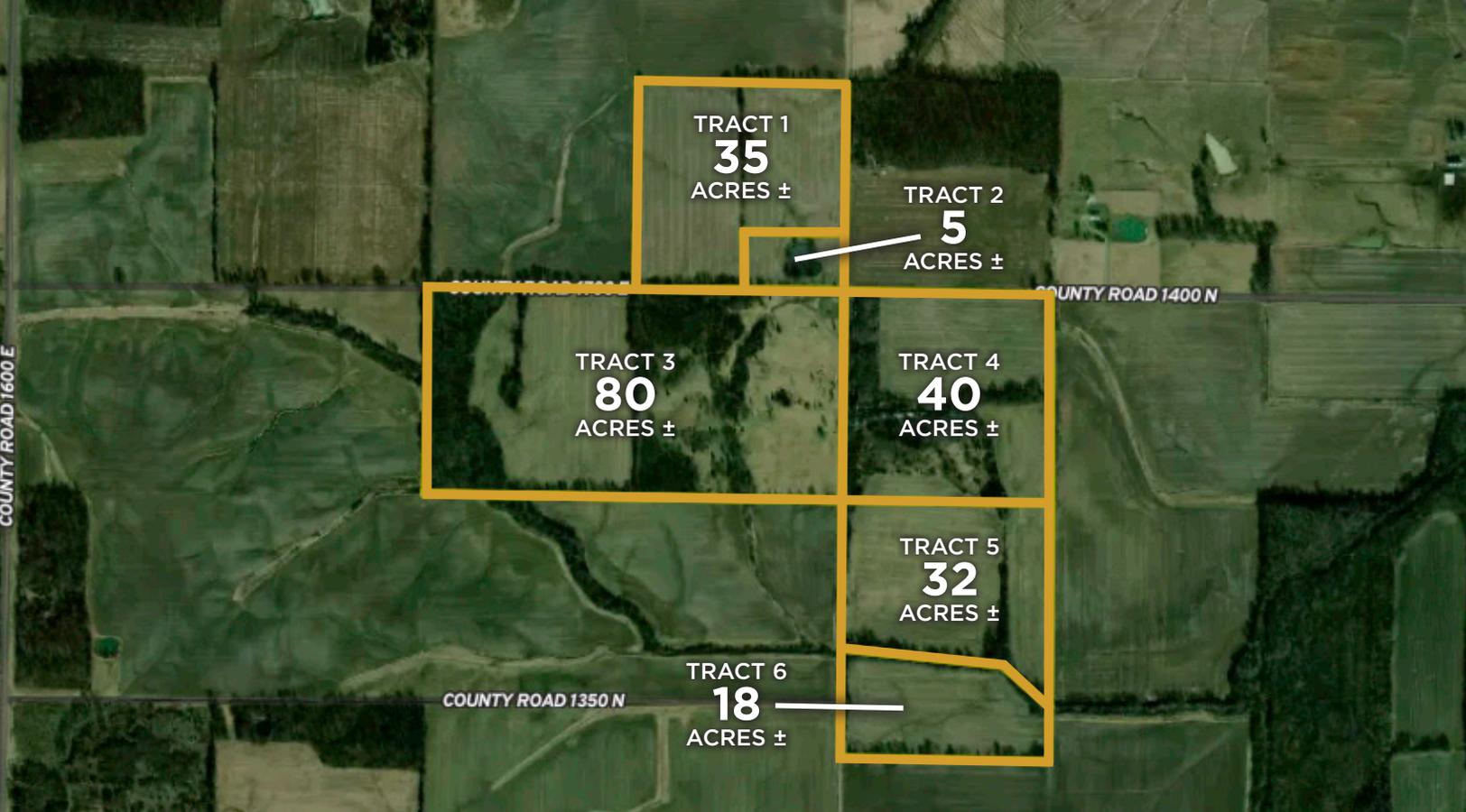
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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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 Gzdic, 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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