

# LAND AUCTION



## 118 AC± | 3 TRACTS | JEFFERSON CO, IL

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 3/30/26 **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** ROLAND LEWIS COMMUNITY BUILDING

800 SOUTH 27TH ST, MOUNT VERNON, IL 62864

**SELLING ABSOLUTE:** This 118± acre farm in Jefferson County, Illinois, offers an excellent combination of income-producing tillable acreage, recreational opportunity, and a country home, all in a convenient rural location approximately 20 miles from Mount Vernon. With approximately 95± acres of productive tillable ground, the property provides strong agricultural value and a dependable average annual income of over \$17,000, while the remaining acreage offers flexibility for hunting, hobby farming, livestock, and outdoor recreation.

The farm features a 1,600± square foot, two-bedroom, one-bath home that is set apart from the surrounding fields, providing privacy and a scenic setting overlooking a small pond. There are nine outbuildings on the property, including two larger metal buildings measuring 55x29 and 59x49, offering ample space for equipment, machinery, livestock housing, storage, or workshop use. The additional structures further enhance the property's suitability for hobby farming or small-scale livestock operations.

Beyond its agricultural value, the property delivers quality recreational appeal. A second, larger pond is tucked within brush and small timber inside the ag fields, creating a natural draw for wildlife and livestock alike. The mix of open ground, thick cover, and timbered areas provides excellent deer habitat with natural travel corridors and bedding cover, making the farm well-suited for hunting and habitat improvement projects.

With road access and a highly functional layout, this property is ideal for buyers seeking a productive farm with recreational upside, a rural residence with land, or a place to raise livestock while enjoying private hunting and outdoor recreation. It's a well-rounded tract that offers income, lifestyle, and long-term value in a proven southern Illinois location.

### **TRACT 1 DESCRIPTION: 9± ACRES WITH HOMESTEAD**

This 9± acre farm home property in Jefferson County, Illinois, offers a quiet rural setting with excellent versatility for country living, recreation, and small-scale agricultural use. Located approximately 20 miles from Mount Vernon, the property provides convenient access to regional services while maintaining the privacy and appeal of a true rural setting.

The property features a 1,600± square foot home with two bedrooms and one bathroom, positioned in a peaceful setting. The small pond adds functional value, supporting livestock water needs, wildlife use and outdoor enjoyment. This tract is surrounded mostly by trees, creating separation from neighboring properties and offering ample usable space.

One feature of this tract is the extensive set of outbuildings. With a little work, these could all be functional spaces. The property includes nine total buildings in total, highlighted by two larger metal structures measuring 59x49 and 55x29. These buildings provide substantial room for equipment storage, machinery, workshops, feed storage, or livestock-related use. Additional smaller outbuildings offer flexibility for tack rooms, hobby shops, tool storage, or repurposing to fit a variety of needs.

This property is also well-suited for hobby farming or raising livestock on a manageable scale. The open acreage surrounding the home and buildings allows for fencing, pasture setup, gardening, or small livestock operations such as cattle, horses, goats, or poultry. The combination of open ground, water access from the pond, and multiple functional buildings provides a solid foundation for a self-sustaining rural lifestyle. The manageable size makes it ideal for those wanting livestock or farm animals without the demands of a larger operation.

With road frontage and year-round access, this property is easy to maintain and operate. It's an excellent fit for buyers seeking a rural residence with usable land, a quantity of outbuildings, and the ability to enjoy recreation, hobby farming, or livestock ownership—all in a convenient southern Illinois location.

### **TRACT 2 DESCRIPTION: 69± ACRES**

This 69± acre tract offers an excellent blend of productive tillable ground and quality recreational value. Approximately 59± acres are tillable with a Productivity Index of 90.36, providing dependable agricultural income and making the property well-suited for incorporation into an existing farming operation or investment portfolio. The field layout and road frontage allow for efficient access for equipment, planting, and harvest.

Beyond its farming value, this tract delivers solid hunting and recreational potential. The remaining non-tillable acreage creates diverse habitat with natural edges, cover, and defined travel corridors for wildlife. During my tour of the property, I noted an abundance of buck activity, including numerous scrapes and rubs, confirming a strong deer presence and consistent use of the farm. A roughly 0.5± acre pond is tucked into an area of dense cover, providing a year-round water source while also serving as a natural hub for deer movement and wildlife activity.

Road frontage provides reliable access and flexibility for future land use planning. Located approximately 20 miles from Mount Vernon, Illinois, the property offers convenient access to grain markets, services, and transportation routes while maintaining a quiet rural setting.

This tract is well-suited for investors, farmers looking to expand acreage, or buyers seeking a manageable-sized property that combines income-producing farmland with proven recreational and hunting value.

**Deeded acres:** 69± acres

**Soil Types:** Belknap silt loam, Ava silt loam

**Soil PI/NCCPI/CSR2:** 90.36 PI

**CRP Acres/payment:** No CRP

**Taxes:** TBD \$2553.70/ all 3 tracts

**Lease Status:** Open tenancy for 2027

**Possession:** At closing

**Survey needed?:** Yes

**Brief Legal:** In the east 1/2 of the NW 1/4 S32 R1E T3S

**PIDs:** 0932100001

**Lat/Lon:** 38.22365 / -89.1312

**Zip Code:** 62883

### **TRACT 3 DESCRIPTION: 38± ACRES**

This 38± acre tract in Jefferson County, Illinois, is a highly functional piece of farmland consisting almost entirely of productive tillable ground. FSA maps indicate approximately 38± acres of producing farmland, making this property an efficient and income-focused addition to an existing farming operation.

The strong tillable ratio, combined with a clean field layout and road frontage, allows for easy access for equipment, planting, and harvest. The manageable acreage size lends itself well to operators looking to expand nearby holdings, while also offering flexibility for alternative uses such as pasture conversion for livestock expansion or small-scale hobby farming if desired.

Located approximately 20 miles from Mount Vernon, Illinois, the property benefits from convenient access to grain markets, suppliers, and transportation routes while maintaining a quiet rural setting. This location enhances the tract's appeal for both owner-operators and absentee landowners.

This tract is well-suited for farmers seeking additional productive acreage, investors looking for quality agricultural land, or buyers interested in a smaller, high-percentage tillable property with potential for pasture or hobby farming use.

**Deeded acres:** 38±

**Soil Types:** Plumfield silty clay loam, Bluford silt loam

**Soil PI/NCCPI/CSR2:** 76.48

**CRP Acres/payment:** n/a

**Taxes:** TBD \$2553.70/ all 3 tracts

**Lease Status:** Open tenancy for 2027

**Possession:** At closing

**Survey needed?:** Yes

**Brief Legal:** In the NE 1/4 of the NW 1/4 S32 R1E T3S

**PIDs:** 0932100001

**Lat/Lon:** 38.22365 / -89.1312

**Zip Code:** 62883



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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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 Gidic, 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

COUNTY ROAD 700 N

## ABSOLUTE AUCTION

TRACT 1  
9  
ACRES ±

TRACT 2  
69  
ACRES ±

TRACT 3  
38  
ACRES ±

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