



TRACT 1 DESCRIPTION: 41.14± ACRES This 41.14-acre tract is located in Franklin County, Illinois and consists primarily of productive tillable farmland. Of the total acreage, approximately 38.4 acres are classified as tillable, making this a priority tract for agricultural use. The property is currently cash rented through 2029 at \$250/acre.
Deeded Acres: 41.14± surveyed
Soil Types: Blair silty clay, Blueford silt loam
Soil PI/NCCPI/CSR2: 90.41
CRP Acres/Payment: NO CRP, \$250/ acre cash rent (+/- \$10,285)
Taxes: TBD
Lease Status: Open Tenancy for 2030 crop year
Possession: Immediate possession subject to the current tenant's rights through 2029
Survey Needed?: No survey needed
Brief Legal: 41.14 surveyed acres in the N ½ of the NE ¼ S 1 R1E T7S
PIDs: Part of 1001200007
Lat/Lon: 37.9484 -89.0441
Zip Code: 62865



TRACT 2 DESCRIPTION: 102.15± ACRES This 102.15± acres property is located in Franklin County, Illinois and with gated easement access off of Dry Road, consists primarily of productive tillable farmland. Approximately 98.5 acres are in tillable production, making this a tract that is well-suited for agricultural use. Current cash rent on this tract is \$250/ acre
Deeded Acres: 102.15± Surveyed Acres
Soil Types: Ava silt loam, Blair silty clay
Soil PI/NCCPI/CSR2: 85.3
CRP Acres/Payment: NO CRP, \$250/acre cash rent (\$24,635+/-)
Taxes: TBD
Lease Status: Open Tenancy for 2030 crop year
Possession: Immediate possession subject to the current tenant's rights through 2029
Survey Needed?: No survey needed
Brief Legal: 102.15 acres lying in all 4 1/4s S7 R2E T7S
PIDs: Part of 1107100004, Part of 1107200001, Part of 1107400005, Part of 1107300010
Lat/Lon: 37.931 -89.0329
Zip Code: 62865



TRACT 3 DESCRIPTION: 70.9± ACRES This 70.9± acre property is located in Franklin County, Illinois and is comprised almost entirely of tillable farmland. Approximately 69 acres are currently tillable, making this tract well-suited for row crop production and agricultural use. Road frontage along the west edge adds the potential for building your dream home or country retreat
Deeded Acres: 70.9± Surveyed Acres
Soil Types: Ava Silt Loam, Plumbfield Silty Clay
Soil PI/NCCPI/CSR2: 84.2
CRP Acres/Payment: No CRP \$250/ acre cash rent (\$17,250+/-)
Taxes: TBD
Lease Status: Open Tenancy for 2030 crop year
Possession: Immediate possession subject to the current tenant's rights through 2029
Survey Needed?: No survey needed
Brief Legal: In the SW ¼ of the SW ¼ S7 R2E T7S and in the NW ¼ of the NW ¼ S18 R2E T7S
PIDs: Part of 1107300011, part of 1118100001
Lat/Lon: 37.9188 -89.0368
Zip Code: 62865



TRACT 4 DESCRIPTION: 31.7± ACRES This 31.7± acre property offers a combination of productive tillable farmland and wooded acreage. Approximately 24 acres are tillable, providing steady income through row crop production or integration into an existing farming operation. The remaining acreage is timber, adding diversity to the tract and supporting recreational uses such as proven deer and turkey hunting.
Deeded Acres: 31.7± Deeded Acres
Soil Types: Blueford Silt Loam, Bonnie Silt Loam
Soil PI/NCCPI/CSR2: 99.1
CRP Acres/Payment: No CRP \$250/ acre cash rent (\$6000+/-)
Taxes: TBD
Lease Status: Open Tenancy for 2030 crop year
Possession: Immediate possession subject to the current tenant's rights through 2029
Survey Needed?: No survey needed
Brief Legal: In the NE ¼ of the SE ¼ S13 R1E T7S
PIDs: 1013401001
Lat/Lon: 37.9125 -89.047
Zip Code: 62865



TRACT 5 DESCRIPTION: 115.10± ACRES This 115.10± acre property is primarily composed of productive agricultural land. 108 acres are tillable, offering substantial row crop income and making this tract a strong candidate for farming expansion, owner operation, or farmland investment.
Deeded Acres: 115.10± surveyed acres
Soil Types: Colp Silt Loam, Jacob Silty Clay, Cape Silty Clay Loam
Soil PI/NCCPI/CSR2: 89.69
CRP Acres/Payment: No CRP \$250/ acre cash rent (+/- \$27,000)
Taxes: \$718
Lease Status: Open tenancy for 2030 crop year
Possession: Immediate possession subject to the current tenant's rights through 2029
Survey Needed?: No survey needed
Brief Legal: Int the west ½ S20 R2E T7S and in the SE ¼ SE ¼ S19 R2E T7S
PIDs: Part of 1120100006, part of 1120301002, part of 1119400001
Lat/Lon: 37.9006 -89.0194
Zip Code: 62865



TRACT 6 DESCRIPTION: 138.16± ACRES This 138.16± acre tract is composed primarily of productive tillable farmland. Approximately 130.5 acres are tillable, generating over \$32,000 annually, making this tract an ideal purchase for investors or farmers looking to expand operations.
Deeded Acres: 138.16± deeded acres
Soil Types: Okaw Silt Loam , Colp Silt Loam
Soil PI/NCCPI/CSR2: 91.89
CRP Acres/Payment: No CRP, \$250/ acre cash rent (\$32,500+/-)
Taxes: TBD
Lease Status: Open Tenancy for 2030 crop year
Possession: Immediate possession subject to the current tenant's rights through 2029
Survey Needed?: No survey needed
Brief Legal: In the SE ¼ S19 R2E T7S
PIDs: 1119400001
Lat/Lon: 37.8957 -89.0254
Zip Code: 62865



TRACT 7 DESCRIPTION: 9.82± ACRES Situated in the major north to south travel corridor, this small acreage tract has huge potential. It offers a mix of tillable land and timbered acreage, providing both agricultural and recreational opportunities. Roughly 3± acres of tillable ground are tucked away from the road frontage, creating a secluded space suitable for a food plot. Additionally, this property includes a 30-foot strip around the field, allowing for improved access and added food and cover.
Deeded Acres: 9.82± surveyed acres
Soil Types: Blair Silty Clay, Blueford Silt Loam
Soil PI/NCCPI/CSR2: 90.41
CRP Acres/Payment: NO CRP, \$250/ acre cash rent
Taxes: TBD
Lease Status: Open Tenancy for 2030 crop year
Possession: Immediate possession subject to the current tenant's rights through 2029
Survey Needed?: No survey needed
Brief Legal: n the N ½ of the NE ¼ S 1 R1E T7S
PIDs: Part of 1001200007
Lat/Lon: 37.8957 -89.0471
Zip Code: 62865



TRACT 8 DESCRIPTION: 60.88± ACRES This 60.88± acre tract has proven big buck history and offers a mix of productive tillable land and timbered acreage, providing diversity in both habitat and cover. Approximately 15 acres are tillable, providing opportunities for major food plots, switchgrass or supplemental agricultural income. The property carries a weighted Productivity Index of 102.29, indicating strong soil quality relative to the county and supporting efficient farming practices.
Deeded Acres: 60.88± deeded acres
Soil Types: Blueford Silt Loam
Soil PI/NCCPI/CSR2: 102.29
CRP Acres/Payment: No CRP \$250/ care cas rent (+/- \$3750)
Taxes: \$426
Lease Status: Open Tenancy for 2030 crop year
Possession: Immediate possession subject to the current tenant's rights through 2029
Survey Needed?: No survey needed
Brief Legal: In the S ½ S12 R1E T7S
PIDs: 1012400006, 1012300003, 1012300009
Lat/Lon: 37.8957 -89.0515
Zip Code: 62865



TRACT 9 DESCRIPTION: 137.32± ACRES This 137.32± acres of some of Franklin County's best mix of habitats. This mostly timbered tract offers excellent hunting opportunities. The tract features proven big buck history, strong deer sign throughout, and its position is enhanced by agricultural land on three sides, creating natural movement corridors for deer traveling between bedding and food sources. The included 30-foot field edge adds valuable edge habitat, offering increased forage and security while also improving access throughout the property.



TRACT 10 DESCRIPTION: 34.14± ACRES This 34.14± acre property is primarily timber and with a mature buck history established, provides excellent small-tract hunting opportunities. The property features road frontage and a gated access, along with a trail system that allows easy navigation through the wooded terrain. A 30-foot perimeter strip surrounding the field will convey, providing added access, forage, and cover that benefits both wildlife movement and hunting access. A 30-foot buffer around the field will convey, creating additional access and enhancing food and cover for deer while improving hunter entry and exit.



TRACT 11 DESCRIPTION: 109± ACRES This 109± acre WRP tract in Franklin County, Illinois, is a fully developed recreational tract offering exceptional hunting opportunities. The land features food plot opportunities to attract deer, timbered and grass bedding areas, a pond with a blind for waterfowl, and a well-maintained trail system. I personally saw multiple ducks loafing right in front of the blind and also jumped a 160 inch class buck.



TRACT 12 DESCRIPTION: 49.17± ACRES This 49.17± acre property in Franklin County, Illinois, is a recreational tract offering a combination of timber, river frontage, and waterfowl and deer hunting opportunities. The timber provides secure bedding cover for deer and other wildlife. A 30 ft strip around the field on this property will convey, allowing for additional access, food and cover for both the hunter and the hunted.

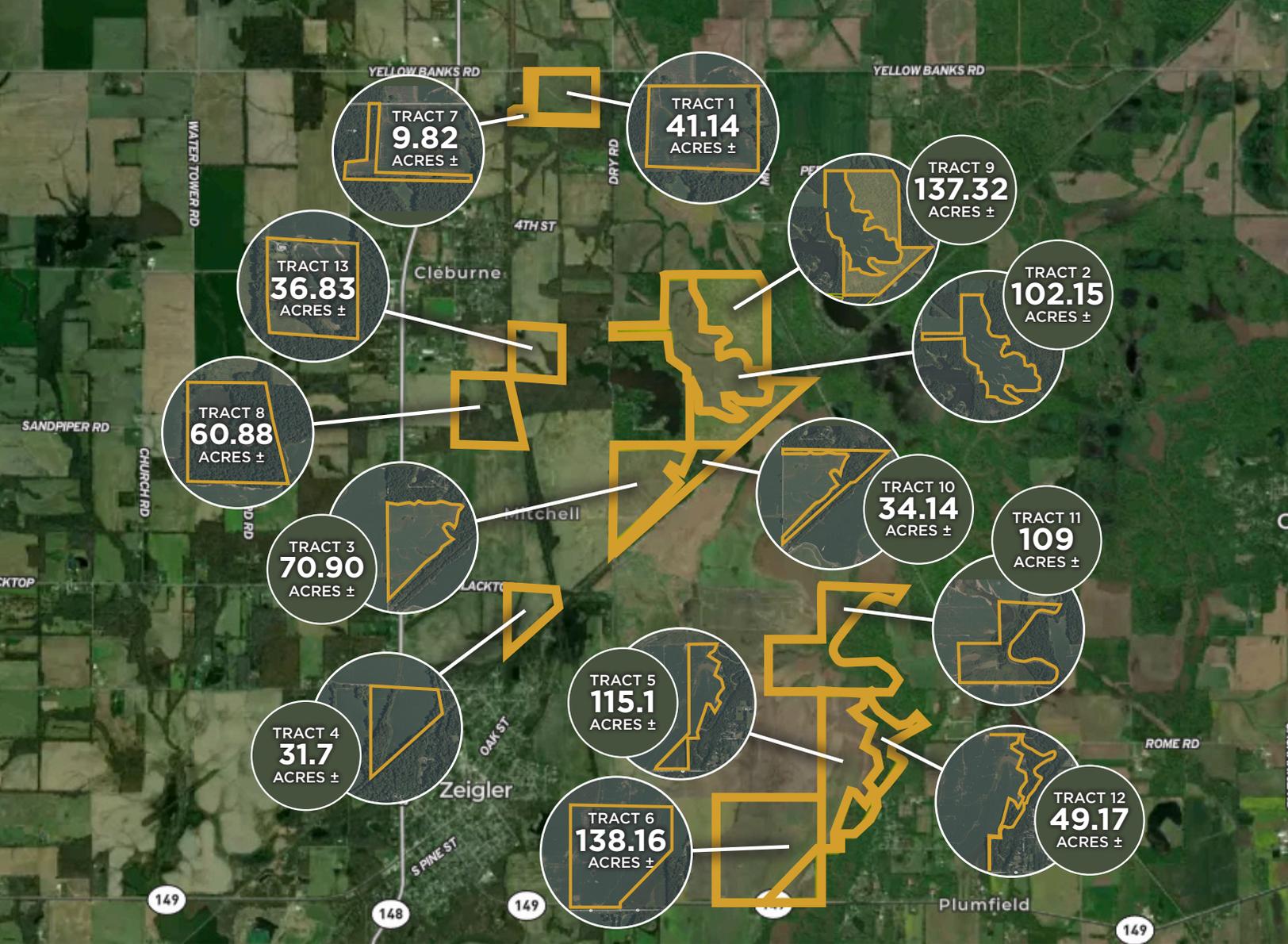
TRACT 13 DESCRIPTION: 36.83± ACRES This property possibly offers some of the best overall recreational opportunities currently available. In addition to some of the best hunting on the entire farm, this tract features a strong mix of timbered acreage that naturally funnels wildlife through well-defined travel corridors and staging areas, paired with productive farmland that generates approximately \$6,500 in income annually.
Deeded Acres: 36.83± deeded acres
Soil Types: Hoyleton Silt Loam, Blueford Silt Loam
Soil PI/NCCPI/CSR2: 102.84
CRP Acres/Payment: No CRP \$250/ acre cash rent (+/- \$6625)
Taxes: \$1187.54
Lease Status: Open Tenancy for 2030 crop year
Possession: Immediate possession subject to the current tenant's rights through 2029
Survey Needed?: No survey needed
Brief Legal: In the SW ¼ fo the NE ¼ S12 R1E T7S
PIDs: 1012200008
Lat/Lon: 37.9305 -89.0468
Zip Code: 62865

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 Gizdic, 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



936.51 AC± | 13 TRACTS | FRANKLIN CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/23/26 AUCTION TIME: 3 PM CT

AUCTION HELD AT: EAGLES NEST AT THE LAKE LODGE, 3089 AERIE LANE, WEST FRANKFORT, IL 62896

PROPERTY PREVIEW: BY APPOINTMENT

Don't overlook this extremely versatile 936.51± acre farm, offering exceptional hunting and above-average income-producing tillable ground. With options ranging from a nearly 10-acre recreational tract to over a 130-acre tract of all tillable land, this property truly has something for everyone. It supports multiple deer herds, produces documented big bucks, and boasts an abundance of turkeys and waterfowl. The property combines income-producing farmland, timber, diverse wildlife habitat, WRP, established trails, a 2024 Kropf Islander custom-built tiny home, and a 30x90 shop—making it a turnkey hunting and recreational operation.

Located in Franklin County, this farm includes approximately 525± acres of tillable ground currently generating over \$130,000 annually, with the farm lease running through the 2029 growing season at \$250/acre. The land layout accommodates a wide range of outdoor uses and includes 296± acres of timber, 109± acres enrolled in the Wetlands Reserve Program (WRP), and multiple water features ideal for waterfowl. The tiny home not only provides comfortable accommodations for hunters but also offers potential income as a VRBO.

This property is a rare, fully developed hunting paradise with proven history for deer, turkey, and waterfowl. Mature mast-producing timber, dense bedding cover, and natural edges hold deer year-round, while timbered ridges, open fields, and food plots support exceptional turkey numbers with prime nesting and roosting areas. Wetlands, ponds, and water sources attract waterfowl and enhance habitat diversity, allowing multiple species to be hunted simultaneously. Multiple duck blinds, two in-ground pits, and five strategically placed Banks blinds are already in place, providing immediate hunting opportunities without guesswork.

During my personal walkthroughs of the property, I encountered three separate bucks that would easily score over 150 inches and saw turkeys nearly everywhere I looked. On one pond, a group of ducks was loafing just 20 yards from a blind, while another pond held about 20 Canadian geese. The waterfowl hunting is just as impressive as the deer and turkey, and the property is perfectly laid out to hunt multiple species at the same time across different tracts.

Abundant food plot locations are cleared or ready to plant, offering flexibility to manage for late-season, early-rut, or bedding-area plots. This property is not a project—you're acquiring a working farm that produces income, trophy deer, turkeys, and waterfowl, ready to enjoy from day one. The tiny home comfortably sleeps seven and is fully hooked up, while the 30x90 shop provides ample space for equipment, ATVs, blinds, and other gear. With income, top-tier hunting, infrastructure, and access all in place, this farm checks every box for serious hunters, recreational buyers, or outfitting opportunities. This is the kind of property that doesn't come around often—and it already performs.

Here is a strategy for you hunters out there looking for a piece of land to call your own that has a good amount of annual income. This auction will be bidder's choice, which means the high bidder will get his or her choice of tract or tracts. Tracts 1 and 7 could be bought together, 2 and 9, 3 and 10 or 5 and 12, which offer top-of-the-line waterfowl, turkeys and big bucks with an estimated annual income of \$27,000. There is no limit to what a buyer could put together to fit their own needs and budget; these are just a few combinations that would work well together. Good luck bidding to all.

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