

LAND AUCTION



193.4 AC± | 8 TRACTS | PERRY CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 5/19/25 | **AUCTION TIME:** 5 PM CT

AUCTION HELD AT: IUBELT CENTER, 548 W 2ND NORTH ST, TAMAROA, IL 62888

These beautiful tracts of land are located between Pinckneyville and Tamaroa. All eight tracts offer you income producing possibilities, from excellent tillable producing land to a cell phone tower. These tracts also offer excellent building sites with electric and water readily available along the county roads at all locations. The tillable acreage has tenancy agreements in place for 2026, but will have open tenancy for. Successful buyers shall receive 100% of the 2025 income. Several of these tracts also have some excellent hunting opportunities with nice hardwood thickets tucked around the tillable. Give us a call today to take a private tour of these wonderful tracts of land.

TRACT 1 DESCRIPTION: 34± ACRES This 34± acre tract of nearly all tillable property lays just northeast of Pinckneyville off of Parakeet Road. This land has been well taken care of over the years and is in tip-top farming condition. The property borders the county road on the west side with water and electric available and also making for great farming access. There is currently a \$160 per acre cash rent agreement in place for 2025. 100% of the 2025 income shall go to the buyer. This tract shall be sold by surveyed acre.

Deeded Acres: 34± acres
Soil Types: Cisne silt loam, Hoyleton-Darmstadt silt loams, Hoyleton silt loam
Soil PI/NCCPI/CSR2: 104.3 PI
CRP Acres/payment: NO CRP
Taxes: TBD-estimated at \$850.00
Lease Status: Open Tenancy for the 2026 crop year
Possession: Immediate possession subject to current tenant's rights for 2025
Survey needed?: Survey required. Seller to pay for survey
Brief Legal: Pt NW ¼ SW ¼ S7 T5S R1W Perry Co, IL
PIDs: Part of 1-51-0070-070
Lat/Lon: 38.10054, -89.25773
Zip Code: 62888

TRACT 2 DESCRIPTION: 34± ACRES This excellent farming property borders Parakeet and Pintail roads just northeast of Pinckneyville. The property offers around 33 m/1 acres of prime tillable land. The waterways are well taken care of, with a good stand of grass. The property also offers an older three-sided machine shed, this machine shed could easily be removed and you could add around one more acre of tillable. This property is easily accessed from two county roads making it ideal for planting and harvest. Water and electric are readily available. There is currently a \$160 per acre cash rent agreement in place for 2025. 100% of the 2025 income shall go to the buyer. This tract shall be sold by surveyed acre.

Deeded Acres: 34± acres
Soil Types: Cisne silt loam, Hoyleton-Darmstadt silt loams, Hoyleton silt loam
Soil PI/NCCPI/CSR2: 104.3 PI
CRP Acres/payment: NO CRP
Taxes: TBD-estimated at \$850.00
Lease Status: Open Tenancy for the 2026 crop year
Possession: Immediate possession subject to current tenant's rights for 2025. Buyer to receive rent
Survey needed?: Survey required. Seller to pay for survey
Brief Legal: Pt NW ¼ SW ¼ S7 T5S R1W Perry Co, IL
PIDs: Part of 1-51-0070-070
Lat/Lon: 38.10054, -89.25773
Zip Code: 62888

TRACT 3 DESCRIPTION: 13.55± ACRES This property is located off of Parakeet Road just outside of Pinckneyville. FSA figures shows 11.55 acres of tillable acres which could also be used as home building sites. County water and electric are readily available. There is currently a \$160 per acre cash rent agreement in place for 2025. 100% of the 2025 income shall go to the buyer. This tract shall be sold as 13.55 deeded acres.

Deeded Acres: 13.55± acres
Soil Types: Bluford silt loam, Blair silty clay loam, Wynoose silt loam
Soil PI/NCCPI/CSR2: 90.7 PI
CRP Acres/payment: No CRP
Taxes: \$217.46
Lease Status: Open Tenancy for the 2026 crop year
Possession: Immediate possession subject to current tenant's rights for 2025. Buyer to receive rent
Survey needed?: No survey needed
Brief Legal: Pt S ½ SE ¼ S12 T5S R2W Perry Co, IL
PIDs: 1-52-0140-130
Lat/Lon: 38.0975, -89.26222
Zip Code: 62888

TRACT 4 DESCRIPTION: 40± ACRES This awesome combo farm is located off of Parakeet Road northeast of Pinckneyville. The farm offers you a little of both worlds, with income and excellent hunting opportunities. FSA figures show 22.61 acres of quality producing tillable wrapped around some beautiful hardwood timber giving way to excellent hunting opportunities. This property also offers water and electric along Parakeet Road with nice building sites. There is currently a \$160 per acre cash rent agreement in place for 2025. 100% of the 2025 income shall go to the buyer. This tract shall be sold as 40 deeded acres.

Deeded Acres: 40± acres
Soil Types: Blair silty clay loam, Bluford silt loam, Wynoose silt loam
Soil PI/NCCPI/CSR2: 88.9 PI
CRP Acres/payment: No CRP
Taxes: \$458.62
Lease Status: Open Tenancy for the 2026 crop year
Possession: Immediate possession subject to current tenant's rights for 2025. Buyer to receive rent
Survey needed?: No survey needed

Brief Legal: NE ¼ NE ¼ S13 T5S R2W Perry Co, IL
PIDs: 1-52-0150-030
Lat/Lon: 38.09518, -89.26224
Zip Code: 62888

TRACT 5 DESCRIPTION: 20± ACRES This property is located just south of Tamaroa along Pintail road. FSA figures show 13.11 acres of high quality tillable along with the balance in hardwood timber. The tillable land wraps all the way around a couple small pockets of timber making for good hunting opportunities. Water and electric is readily available and the farm offers nice building sites. There is currently a \$160 cash rent agreement in place for 2025. 100% of the 2025 income shall go to the buyer. This tract shall be sold as 20 deeded acres.

Deeded Acres: 20± acres
Soil Types: Ava silt loam, Blair silty clay loam, Ava silty clay loam
Soil PI/NCCPI/CSR2: 87.3 PI
CRP Acres/payment: NO CRP
Taxes: \$22.18
Lease Status: Open Tenancy for the 2026 crop year
Possession: Immediate possession subject to current tenant's rights for 2025. Buyer to receive rent
Survey needed?: No survey needed
Brief Legal: 20± acres W ½ SW ¼ SE ¼ S9, T5S R1W Perry Co, IL
PIDs: 1-51-0090-090
Lat/Lon: 38.09953, -89.21301
Zip Code: 62888

TRACT 6 DESCRIPTION: 20± ACRES This property borders both Pintail Rd and Ski Rd just south of Tamaroa. FSA figures show 18.04 acres of high quality tillable with the balance in hardwood timber. The farming access is top-notch with the property cornering on two county roads. Water and electric is readily available and the farm offers nice building sites. There is currently a \$160 cash rent agreement in place for 2025. 100% of the 2025 income shall go to the buyer. This tract shall be sold as 20 surveyed acres.

Deeded Acres: 20± acres
Soil Types: Ava silt loam, Blair silty clay loam, Ava silty clay loam
Soil PI/NCCPI/CSR2: 87.3 PI
CRP Acres/payment: NO CRP
Taxes: \$262.70
Lease Status: Open Tenancy for the 2026 crop year
Possession: Immediate possession subject to current tenant's rights for 2025. Buyer to receive rent
Survey needed?: No survey needed
Brief Legal: 20± acres E ½ SW ¼ SE ¼ S9, T5S R1W Perry Co, IL
PIDs: 1-51-0090-091
Lat/Lon: 38.09951, -89.2107
Zip Code: 62888

TRACT 7 DESCRIPTION: 30± ACRES This nearly all tillable tract lays just west of Tamaroa along Shamrock Road. The FSA figures show 29.62 acres of high quality tillable. This property is currently farmed under a 1/3rd 2/3rd share crop agreement. 100% of the 2025 income shall go to the buyer. The property offers great access for planting and harvest seasons and would make a great addition to any farmer's property. Water and electric are readily available. This tract shall be sold by surveyed acre.

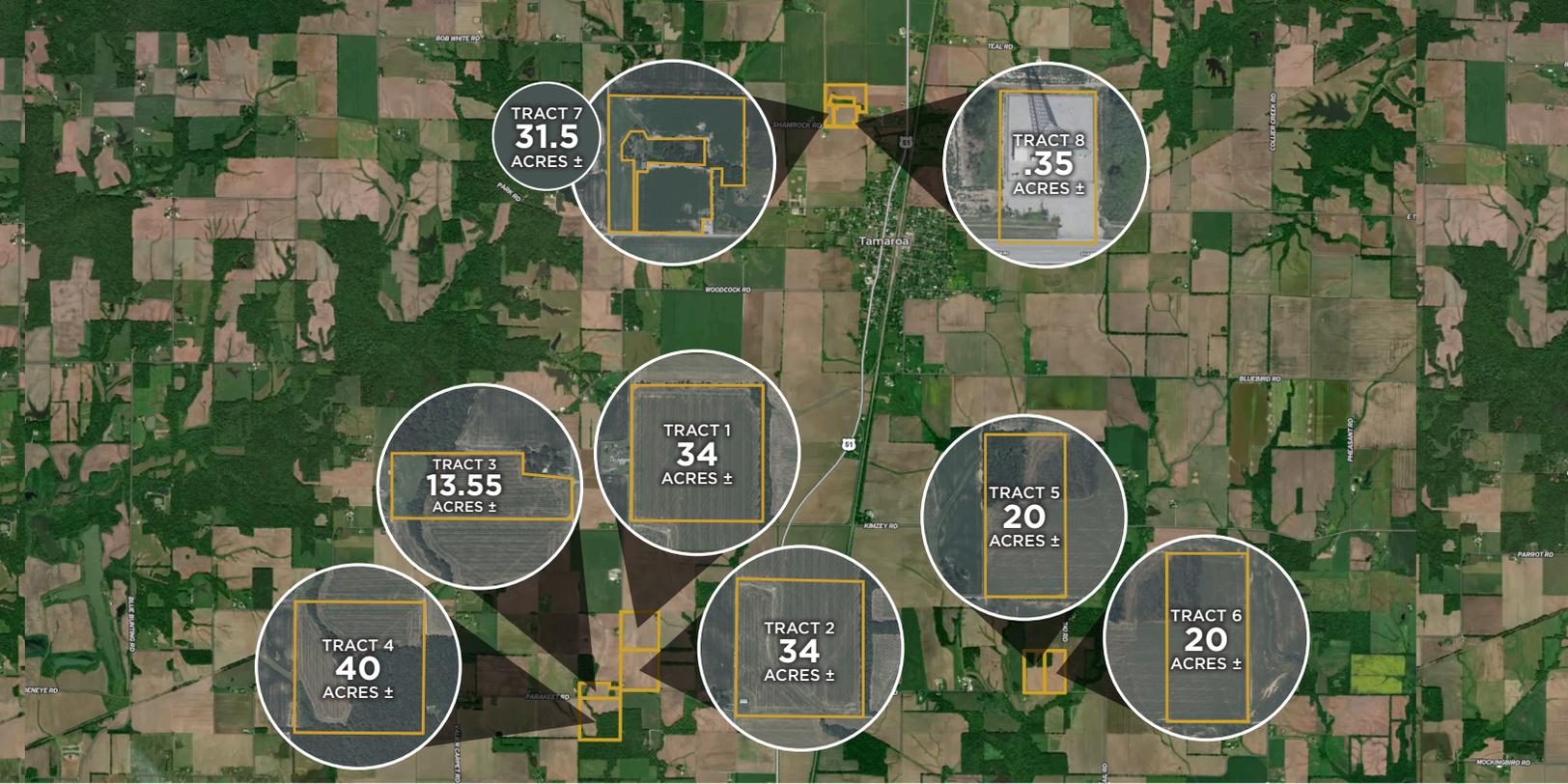
Deeded Acres: 31.5± acres
Soil Types: Cisne silt loam, Hoyleton silt loam
Soil PI/NCCPI/CSR2: 107.3 PI
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for the 2026 crop year
Possession: Immediate possession subject to current tenant's rights for 2025. Buyer to receive rent
Survey needed?: Survey required. Seller to pay for survey
Brief Legal: 31.5± acres Pt SE ¼ NW ¼ S29 T4S R1W Perry Co, IL
PIDs: Pt of 1-41-0320-110
Lat/Lon: 38.14992, -89.23439
Zip Code: 62888

TRACT 8 DESCRIPTION: 1± ACRES This income producing opportunity lays just west of Tamaroa along Shamrock Road. This is a small tract of land with a Cell Phone Tower on it. The tower produces a monthly income for high bidder without any maintenance or aggravation. Contact Jeff Heil or Jason Wolk to discuss the income potential of this tract.

Deeded Acres: 1±
Taxes: TBD
Possession: Immediate possession
Survey needed?: Survey required. Seller to pay for survey
Brief Legal: 1± acres Pt SE ¼ NW ¼ S29 T4S R1W Perry Co, IL
PIDs: Pt of 1-41-0320-110
Lat/Lon: 38.14992, -89.23439
Zip Code: 62888

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.



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