

LAND AUCTION



ABSOLUTE AUCTION

790.09 AC± | 3 TRACTS | CASS CO, IL

ABSOLUTE AUCTION:

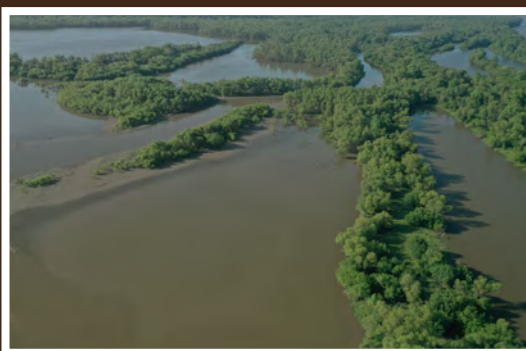
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/23/22 | AUCTION TIME: 1:00 PM

AUCTION LOCATION: ELKS LODGE | 205 EAST 2ND STREET | BEARDSTOWN, IL 62618

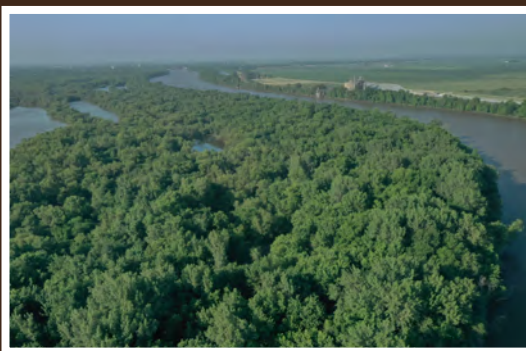
Over 2 miles of Illinois River frontage, Over a mile owned on both sides of the Sangamon river. During much of the year home to over 170 acres of backwater sloughs and lakes.

Just on the edge of Beardstown Illinois sets this expansive waterfowl and whitetail property. Welcome to Knoxville Hunting Club, 790.09 approximate acres of islands, sloughs, backwater lakes and timber. This hunting club was established in 1954 by likeminded individuals that saw the reward in owning a huge piece of property with great access in the heart of the Illinois flyway for ducks and geese. The southern point of this property begins at the west edge of the Beardstown marina. The property proceeds to run over two miles up the Illinois River. As you travel north along the river the property is primarily relatively thick timber. You begin realizing that not only are you viewing an amazing waterfowl property, but you are also looking at fantastic whitetail habitat. Just before the far northern tip you can pull into the armored shoreline and walk up to the site of the old cabin. As you stand there marveling at the ruins you can't help but be amazed at the work that went into constructing a structure on an island. If you stay long enough, I promise the smell of late night whiskey or early morning bacon and eggs will tickle your nose. You will find yourself smiling as you ponder the thousands of ducks that have been plucked under the old roof and the uncountable hunting stories that found their beginning on this property. This area quickly drives home how special this property truly is. Heading west through the soft maple and ash trees you will see lots of deer sign and multiple places to put in food plots and put up stands. You will then run into the backwater lakes and sloughs where the serious duck hunter will feel at home. There are over 170 acres of backwater lakes and sloughs on this land. There are plenty of blind locations on points for mallards and back in the coves for teal and divers. Heading back south there is a slough that when the water is up allows access from the Sangamon River all the way to the backwater lake. This property takes in both sides of the Sangamon River for over a mile. This river is smaller and full of structure which makes for great summer fishing. There truly is something for everyone and during all times of the year on this land. Whether its waterfowl or whitetails, camping or boating, fishing or hiking, this is a once in a lifetime opportunity to own a unique piece of land.



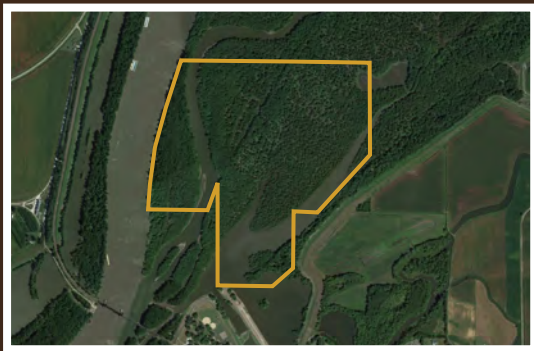
TRACT 1 - 226.09 +/- ACRES

Tract one is the far north end of the property. It is home to the old cabin site and has some of the best backwater lake blind locations. Approximately 120 acres of backwater lakes and sloughs are present on this parcel. This parcel gives prime locations for mallards, teal and wood ducks. During spring and fall high water events, the backwater lake can become an excellent crappie fishery.



TRACT 2 - 314.24 +/- ACRES

Tract two is in the heart of the full property. This tract has approximately 60 acres of backwater lake and slough areas. The sloughs are bigger in this tract and make great timber hunting areas for waterfowl and whitetails. The Sangamon River also runs through the southern edge of this parcel. This asset really opens multiple recreational activities. Summer catfishing is great and the goose hunting on this sandbar riddled river is top notch.



TRACT 3 - 249.76 +/- ACRES

Tract 3 is the southern portion of the property. This parcel gets you closest to the access point at the Beardstown marina. By the time you unload your boat and fire up the motor you are probably already floating over the property. This tract takes in a both sides of the Sangamon River for nearly one-half mile. A good portion of Meyers Pond is on this parcel which makes for great fishing and water fowling opportunities. This is the most heavily timbered parcel and it is littered with deer sign. The timber on this tract is contiguous with neighboring blocks of timber that run east all the way to the thousands of acres of bottom cropland fields. Deer, especially reclusive big bucks use these island properties as their safe haven and make them frequent checkpoints during the rut.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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