

LAND AUCTION



1,310 AC± | 10 TRACTS | JOHNSON CO, IL

AUCTION: LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 10/29/25 **AUCTION TIME:** 5 PM CT

AUCTION HELD AT: VIENNA HIGH SCHOOL, 601 NORTH FIRST STREET, VIENNA, ILLINOIS 62995

PROPERTY PREVIEW: BY APPOINTMENT ONLY

1310± acre Prime Farmland, Investment & Hunting Tract in Johnson County IL!

For the first time in over a century, this legacy farm is being offered to the public. Owned and stewarded by the same family since the late 1800s, it represents one of the largest and most unique opportunities to acquire a premier Midwest property. Spanning 1,310± acres in Johnson County, Illinois, this exceptional tract combines significant annual income production, world-class hunting, and a rare blend of habitat diversity and infrastructure. Farms of this size and caliber seldom become available in the Midwest, making this offering truly extraordinary.

The property features 430± acres of productive tillable farmland generating \$56,000 annually, along with 230± acres enrolled in CRP that contribute an additional \$21,658 per year. Combined, these create a reported annual income of \$77,658, providing both financial stability and long-term investment value. Beyond its income production, the property is renowned for its exceptional hunting history, consistently producing mature whitetails with outstanding antler genetics, including impressive 10-point and non-typical configurations. Trophy turkey hunting opportunities further enhance its reputation as a premier sporting destination.

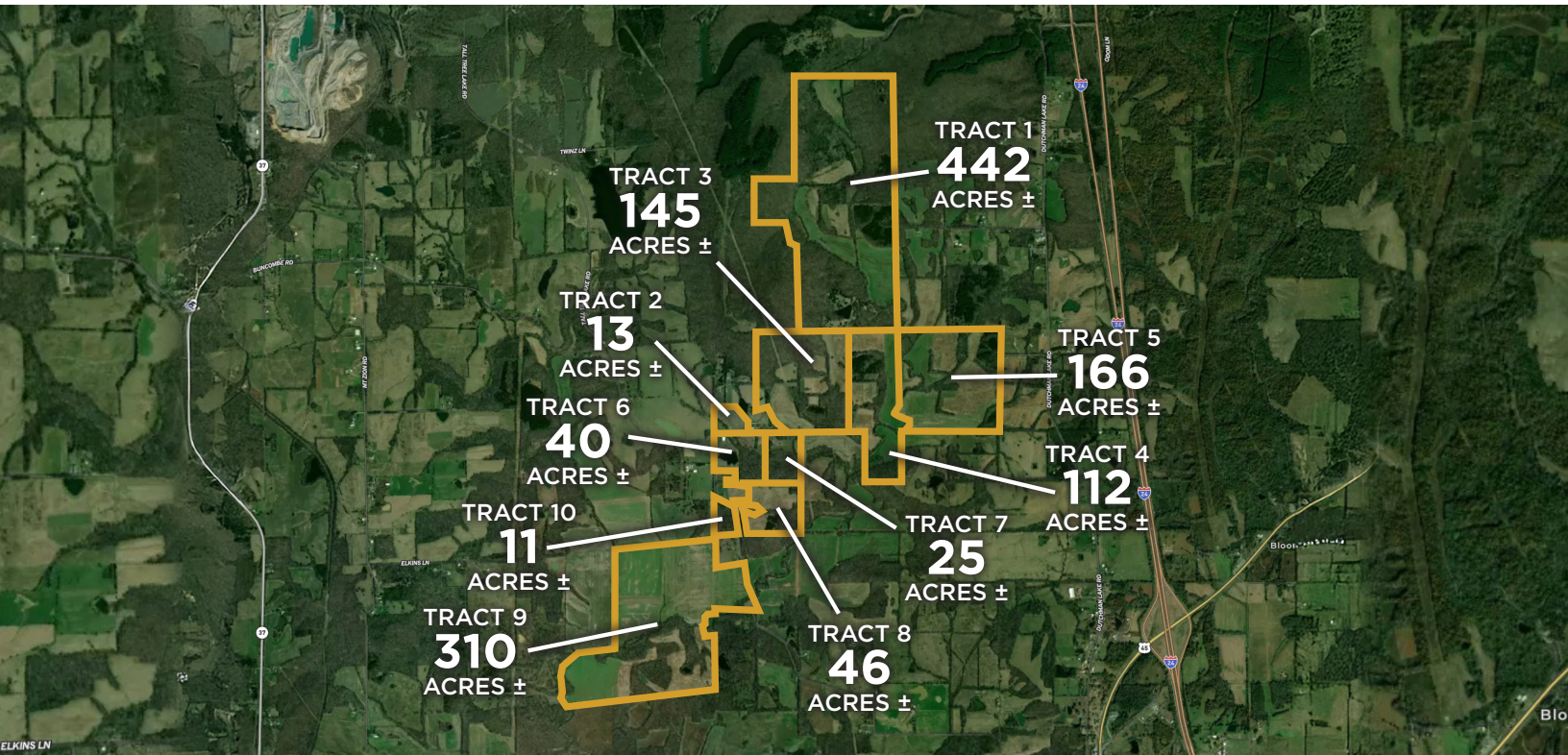
The land itself offers remarkable diversity. Rolling uplands transition into flat creek-bottom fields, with Dutchman Creek winding through the property to provide year-round water and a natural travel corridor for wildlife. Several ponds add to the habitat mix, while timbered ridges and draws are stocked with both softwoods and mast-producing hardwoods, including high-quality, marketable white oak stands. Dense bedding thickets, sanctuary cover, and strategically positioned funnels and pinch points provide all the elements needed for continued hunting success and effective wildlife management.

Complementing its natural attributes are well-established improvements. A main home, a tiny home, an equipment building, and multiple storage sheds support both operational needs and lodging capacity. An internal road and trail system ensures efficient access throughout the farm, while multiple public road entry points add flexibility. Several scenic build sites offer opportunities for additional homes, cabins, or a lodge.

Adding to its appeal is the property's location in the heart of Southern Illinois' most sought-after recreational region. The famed River-to-River Trail runs on the adjoining Shawnee National Forest, offering horseback riders and hikers unmatched access to miles of scenic adventure. Dutchman Lake, known for excellent fishing and boating, lies just beyond the property boundary, while the renowned Southern Illinois Wine Trail and several popular hiking destinations are only a short drive away. This rare combination of premier land ownership with immediate access to world-class outdoor and lifestyle amenities makes the property as versatile as it is valuable.

Bordering the Shawnee National Forest, the property also provides direct access to thousands of acres of public recreational land, vastly expanding its hunting and outdoor potential.

This is more than a farm—it is a generational holding that blends history, productivity, and premier outdoor recreation into one of the Midwest's rarest large-tract offerings. Buyers are encouraged to confirm reported income figures, CRP contracts, and marketable timber volumes.



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 | Justin Mason, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.417.7041 | Mark Williams, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 270.439.8021 | Cody Lowderman, IL Auctioneer, 441.001255

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442± ACRES TOP TIER HUNTING FARM WITH HIGH QUALITY TILLABLE & HARDWOOD TIMBER ALONG DUTCHMAN CREEK

This legacy tract—held within the same family lineage since the late 1800s—offers a rare combination of income production, habitat diversity, and premier hunting opportunity in one of Southern Illinois' most proven areas for trophy whitetails and wild turkeys.

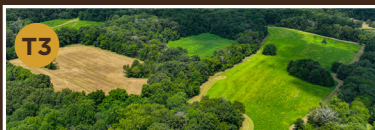
Encompassing 74± tillable acres that currently generate \$10,000 annually, along with 79± acres enrolled in CRP providing \$7,560.94 per year, the farm delivers consistent returns while simultaneously enhancing its wildlife appeal. The soil types on this tract are Belknap Silt Loam and Sharon Silt Loam with a soil PI of 112. The balance of habitat has been thoughtfully maintained, with an ideal mix of food plot locations, abundant edge cover, and well-defined transition zones that naturally concentrate deer movement across the property. Dutchman Creek meanders the full length of the tract, serving as a year-round water source and a major travel corridor that magnifies the land's natural funneling features.



13± ACRES WITH HOME COUNTRY HOME, OUTBUILDINGS, TILLABLE ACREAGE & RECREATION NEARBY

This inviting rural property is perfectly suited for those seeking a peaceful country lifestyle with the added bonus of outdoor adventure at their doorstep. Nestled in a quiet setting near the Shawnee National Forest, it combines comfortable living space, modest income potential, and direct access to some of Southern Illinois' most sought-after recreational opportunities.

The 2BR, 1BA, 1,200 S.F. mobile home offers a cozy and functional residence, complemented by a detached carport and equipment shed for storage and workspace. A 365 S.F. studio-style tiny home adds versatility—ideal as a guest house, rental unit, or personal retreat. The yard is spacious and shaded by mature trees, creating a relaxing outdoor environment for gatherings, gardening, or simply enjoying the quiet sounds of country life.



145± ACRES DIVERSE HUNTING TRACT WITH TILLABLE, CRP AND MARKETABLE TIMBER

This diverse Southern Illinois tract is tailor-made for serious hunters. With a proven history of producing mature whitetails and strong turkey numbers, it offers the perfect mix of food, cover, water, and terrain to hold and attract game. Rolling ridges, timbered draws, creek corridors, and multiple pinch points create natural funnels for consistent deer movement, while mast-producing hardwoods and open strut zones make it equally appealing for spring turkey hunting.

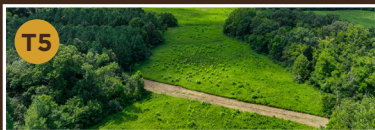
The property also provides income and long-term value with 33± tillable acres generating \$3,500 annually, 16± acres in CRP producing \$1,501.38 per year, and marketable timber across the ridges. Multiple creeks and a pond add reliable water and habitat diversity, while 4,300 feet of road frontage and several entry points ensure easy access for hunting with different wind directions.



112± ACRES INCOME AND HUNTING ON 112± ACRES IN JOHNSON CO, IL!

This 112±-acre tract in Johnson County, Illinois, provides a versatile combination of income-generating land and quality habitat for deer and turkey. Situated in Southern Illinois, the property exhibits a thoughtful mix of tillable acres, enrolled CRP acreage, rolling terrain, creek corridors, and timbered ridges.

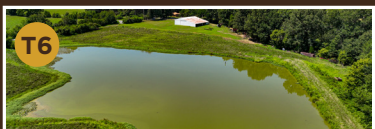
Approximately 37± acres are tillable, producing an annual income of \$5,000. Another 38± acres are enrolled in the Conservation Reserve Program (CRP), generating \$3,626.55 per year. The remaining land includes open field edges, ridge draws, creek bottoms, and timbered areas, enhancing both wildlife value and recreational utility.



166± ACRES IDEAL MIDWESTERN FARM LAYOUT WITH DUTCHMAN CREEK FRONTAGE

This 166±-acre tract in Johnson County, Illinois, is the ideal blend of investment value and premier hunting habitat. Located in a region known for producing trophy-class whitetails, the farm generates steady annual income while offering exceptional recreational potential.

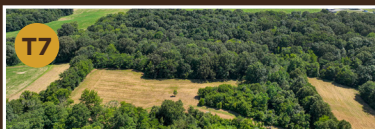
The property delivers \$14,354.82 in reported annual income through 64± acres of tillable ground (\$8,600/year) and 60.38± acres enrolled in CRP (\$5,754.82/year), creating a strong financial foundation. Beyond the numbers, the land itself is built for hunting success. Dutchman Creek winds through the property, acting as both a year-round water source and a natural travel corridor that funnels deer movement. Bottomland fields transition into rolling ridges and timbered draws, creating multiple natural pinch points and stand locations.



40± ACRES HOBBY FARM & HUNTING TRACT IN JOHNSON COUNTY IL!

This 40±-acre property in Johnson County, Illinois, offers a combination of income potential, recreational use, and rural living opportunities. Located in Southern Illinois, the tract features a diverse mix of open and wooded ground, water resources, and road access.

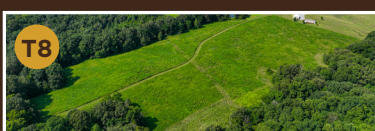
A large 60x100 shop with a gravel drive and yard area provides storage, workspace, or operational flexibility. The land includes approximately 3 acres of farmland and 8.5± acres enrolled in the Conservation Reserve Program (CRP), producing \$510.32 annually. Open ground outside the CRP acreage offers potential for food plots or other land-use improvements. With utilities nearby, this property offers several scenic building sites!



25± ACRE HUNTING TRACT IN JOHNSON COUNTY IL!

This 25±-acre tract in Johnson County, Illinois, offers a compact but diverse layout suitable for recreational use and potential rural living. The property combines a variety of habitat types with accessible terrain and a strategic location near public recreational areas.

Timbered ridges and draws dominate much of the acreage, with a mix of softwoods and mast-producing hardwoods, including numerous oaks. The stand contains marketable timber, and the terrain features natural funnels and pinch points that connect to surrounding lands. Dense vegetation in certain areas provides security and bedding cover for wildlife.



46± ACRE HUNTING TRACT WITH CRP INCOME IN JOHNSON COUNTY IL!

This 46±-acre property in Johnson County, Illinois, offers a blend of income production and wildlife habitat. The acreage features diverse terrain, timber resources, and proximity to public recreation areas.

The property includes approximately 28± acres enrolled in the Conservation Reserve Program (CRP), producing \$2,704.90 annually. The CRP acreage provides established cover while leaving additional areas suitable for creating food plots. The balance of the tract is composed of timbered ridges, draws, and dense vegetation that serve as bedding and security cover for wildlife.

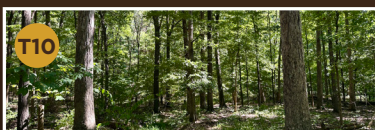
The timber is a mix of softwoods and mast-producing hardwoods, including numerous oaks, with marketable value present.



310± ACRE TILLABLE INVESTMENT TRACT IN JOHNSON COUNTY IL!

This 310±-acre property in Johnson County, Illinois, offers a combination of income-producing farmland and diverse wildlife habitat. With substantial tillable acreage, wooded areas, and water features, the tract supports both agricultural use and recreational opportunities.

The property includes approximately 221± acres of tillable ground, currently generating \$28,338.05 annually. Belknap Silt Loam is the dominant soil type encompassing over 83% of the acres with a PI of 117. These fields are surrounded by natural habitat, creating an extensive amount of field edge and transition cover. Multiple locations exist for establishing food plots, which can complement the agricultural production in attracting wildlife.



11± ACRES PRIME BUILDING SITES WITH A GREAT STAND OF HARDWOOD TIMBER!

This 11±-acre tract in Johnson County, Illinois, is located just outside of the city of Vienna and offers a fully wooded landscape in a highly desirable part of Southern Illinois. The property is made up entirely of timber, with a strong presence of mature hardwoods. White oak is well represented throughout the stand, providing both aesthetic value and a diverse timber component.

The terrain consists of gently rolling ground typical of the region, creating a setting that is easy to navigate and suitable for a variety of uses. With utilities available along the public road frontage, the property offers the possibility of establishing a residence, cabin, or retreat site. Several potential building locations can be identified across the acreage, giving buyers options depending on how they plan to utilize the tract.

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