

LAND AUCTION



568.74 AC± | 5 TRACTS | PIKE CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/12/25 **AUCTION TIME:** 11 AM CT **AUCTION HELD AT:** WHITETAIL PROPERTIES REAL ESTATE, LLC
115 W WASHINGTON, PITTSFIELD, IL 62363 ****CATERED MEAL PROVIDED TO REGISTERED BIDDERS****
PROPERTY PREVIEW: NOVEMBER 6, 13, 20, 2025 | 10 AM-1 PM

568.74 ± Acres | Premier Hunting, Tillable & Investment Tract in Pike County, IL

For the first time in over a century, this legacy property is being offered to the public, an extraordinary, once-in-a-lifetime opportunity to own land in one of the most sought-after areas of the Midwest. Encompassing 568.74 ± acres in world-famous Pike County, Illinois, this tract combines income production, world-class whitetail and turkey hunting, and exceptional habitat diversity all in one remarkable package.

The property features approximately 183.31 ± acres of productive tillable farmland, generating strong annual income, along with 91.21 ± acres enrolled in CRP, providing additional revenue and wildlife cover.

Beyond its income potential, this property is a hunter's dream. Located in a highly regarded area of Pike County known for producing giant whitetails, the genetics and habitat are in place to consistently harvest trophy-class deer year after year. The land offers a diverse mix of agricultural fields, dense hardwood timber, thick CRP cover, a year-round creek, and rolling terrain, creating the ideal environment for both deer and turkey populations to thrive.

Surrounded by other large, well-managed properties, this tract provides a unique opportunity to implement and maintain high-level management practices for world-class hunting.

This is truly a once-in-a-lifetime opportunity, with mature, marketable hardwood timber, multiple scenic build sites, and a rare combination of income and recreation, this farm stands as one of Pike County's premier offerings.

TRACT 1 DESCRIPTION: 354± ACRES Remarkable Hunting/Recreation tract with great whitetail genetics featuring Quality tillable, CRP, and Marketable timber

Offered for the first time in over a century, Tract 1 represents a true legacy property in the heart of world-famous Pike County, Illinois. Spanning 354 ± acres, this remarkable tract combines exceptional hunting and recreation with strong income production and marketable hardwood timber set in one of the most coveted whitetail regions in the Midwest.

The property features approximately 51 ± acres of productive tillable farmland generating solid annual income, along with 72.93 ± acres enrolled in CRP, providing additional revenue and outstanding wildlife habitat. With primarily Winfield and Menfro soil types and a PI rating of 116.6, the tillable acreage offers quality production and long-term investment stability.

Located at the end of a dead-end road, this property provides unmatched privacy and seclusion. The tillable fields are positioned in the northwest corner, easily accessible via a private lane that also leads to a potential build site ideal for a forever home or hunting cabin. Two grain bins offer convenient on-farm storage options if desired.

This property is a hunter's dream, featuring rolling hardwood timber, ridgetop CRP fields, creek bottoms, and natural travel corridors that create an exceptional habitat for deer and turkey. The area's renowned genetics consistently produce trophy-class whitetails, and there's ample opportunity to enhance the property with strategically placed food plots and habitat improvements.

Whether you're seeking a secluded hunting retreat, a long-term investment, or a combination of both, Tract 1 delivers it all, income-producing acres, prime habitat diversity, and the kind of world-class hunting that Pike County is famous for.

Deeded Acres: 354±
FSA Farmland Acres: 51± acres
Soil Types: Winfield, Menfro
Soil PI: 116.6
CRP Acres/payment: 72.93±
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed: Yes - Seller provided
Brief Legal: S ½ NE ¼, SW ¼, N ½ and SW ¼ SE ¼ S28 and pt N ½ NW ¼ S33 T5S R2W Pike Co, IL
PI#: 52-024-08, 52-025-02, pt of 52-024-13, 52-030-04,
Lat/Lon: 39.59479, -90.6427
Zip Code: 62363

TRACT 2 DESCRIPTION: 54 ± ACRES Tillable Investment Tract in Pike County, IL

This 54 ± acre tract in Pike County, Illinois, presents an outstanding investment opportunity for those looking to expand their farming operation or add a strong income-producing asset to their portfolio. Bordering Tract 1, this property includes approximately 44 ± tillable acres generating consistent annual income, along with 1.91 acres enrolled in CRP providing additional revenue each year. With approximately 85% of the acreage in income production, this farm offers an excellent return on investment.

The property features Caseyville, Winfield, and Menfro soil types with an average PI of 119.2, supporting reliable productivity and long-term value. The land lays generally flat with gentle, rolling slopes, making it efficient to farm and easy to maintain.

Whether you're an operator looking to expand or an investor seeking stable, land-backed income, this tract provides a strong balance of quality soils, income potential, and accessibility, making a solid addition to any Pike County land portfolio.

Deeded acres: 54±
FSA Farmland Acres: 44± acres
Soil Types: Caseyville, Winfield, Menfro
Soil PI: 119.2
CRP Acres/payment: 1.91 ±
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed: Yes - Survey provided
Brief Legal: Part of SW ¼ S28 and pt of NW ¼ S23 T5S R2W Pike Co, IL
PI#: pt of 52-030-06, pt of 52-024-13
Lat/Lon: 39.58929, -90.64498
Zip Code: 62363

TRACT 3 DESCRIPTION: 37.4 ± ACRES Hunting & CRP Income Tract on Little Blue Creek in Pike County, IL

This 37.4 ± acre tract in Pike County, Illinois, offers the perfect blend of recreation, habitat diversity, and income production. The property features a beautiful mix of mature hardwood timber, rolling terrain, and an annual creek that runs through the center, creating a natural travel corridor for whitetails and other wildlife.

Approximately 6.13 ± acres of the property are enrolled in the CRP, located on the north and northeast portions, providing a reliable annual income and valuable wildlife habitat. A powerline cut runs east to

west through the CRP acres, offering ideal locations for food plots, blinds, and stand setups.

A natural spring located in the southeast corner feeds into Little Blue Creek, enhancing its scenic value. Fresh rubs and scrapes can be found throughout the timber, especially along the creek, highlighting its strong deer activity and hunting potential.

Whether you're looking for a secluded hunting getaway or a recreational retreat, this Pike County tract has all the key ingredients of a premier small-acreage hunting property.

Deeded Acres: 37.4+/-
CRP Acres/Payment: 6.13+/-
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: Yes - Seller provided
Brief Legal: Part of NE ¼ NE ¼ S32 pt NW ¼ NW ¼ S33 T5S R2W Pike Co, IL
PI#: 52-028-05, pt of 52-030-06
Lat/Lon: 39.58859, -90.65003
Zip Code: 62363

TRACT 4 DESCRIPTION: 41.34 ± ACRES Tillable & CRP Investment Tract in Pike County, IL

Located just one mile north of Nebo, this 41.34± acre tract presents a strong income-producing opportunity, offering a balance of productive farmland and CRP acreage. The property includes approximately 34.34 ± tillable acres generating steady annual income, along with 3.74 ± acres enrolled in CRP providing additional revenue.

The primary soil types are Raddle, Caseyville, Rozetta, and Wakeland silt loam and combine for an impressive average PI of 129, ensuring consistent productivity and long-term value.

The farm lays generally flat with excellent accessibility and has been well-maintained for years. The CRP acres are strategically placed to reduce soil erosion, enhancing both conservation and performance.

Whether you're looking to expand an existing operation or add a dependable income tract to your investment portfolio, Tract 4 offers quality soils, proven returns, and an ideal location in the heart of Pike County, Illinois.

Deeded Acres: 41.34+/-
Soil Types: Raddle silt loam, Caseyville silt loam, Rozetta silt loam, Wakeland silt loam
Soil PI/NCCPI/CSR2: 129
CRP Acres/Payment: 3.74 +/-
Taxes: \$1,325.30
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: SW ¼ SW ¼ S8 T7S R3W Pike Co, IL
PI#: 73-008-09
Lat/Lon: 39.4597, -90.77917
Zip Code: 62355

TRACT 5 DESCRIPTION: 81.89 ± ACRES Productive tillable and prime hunting/recreation Tract in Pike County, IL

Located just east of Time along the south side of County Highway 8, this 81.89 ± acre tract offers a unique combination of productive farmland, recreational opportunities, and investment potential. The property includes approximately 53.97 ± acres of tillable farmland generating consistent income, along with 6.5 ± acres enrolled in CRP for additional income.

The soils are Winfield, Navlys, Downsouth, and Menfro silt loams and feature an average PI of 112.5, supporting strong agricultural production. Land improvements include terraces, tile, and a grain bin, ensuring efficient farming operations.

Beyond its income potential, the property offers exceptional habitat diversity, with CRP strategically placed to reduce soil erosion and provide wildlife cover. Additionally, mature hardwood timber in the southeast corner provides ideal hunting opportunities. There are multiple areas suitable for food plots, stand locations, and other habitat enhancements.

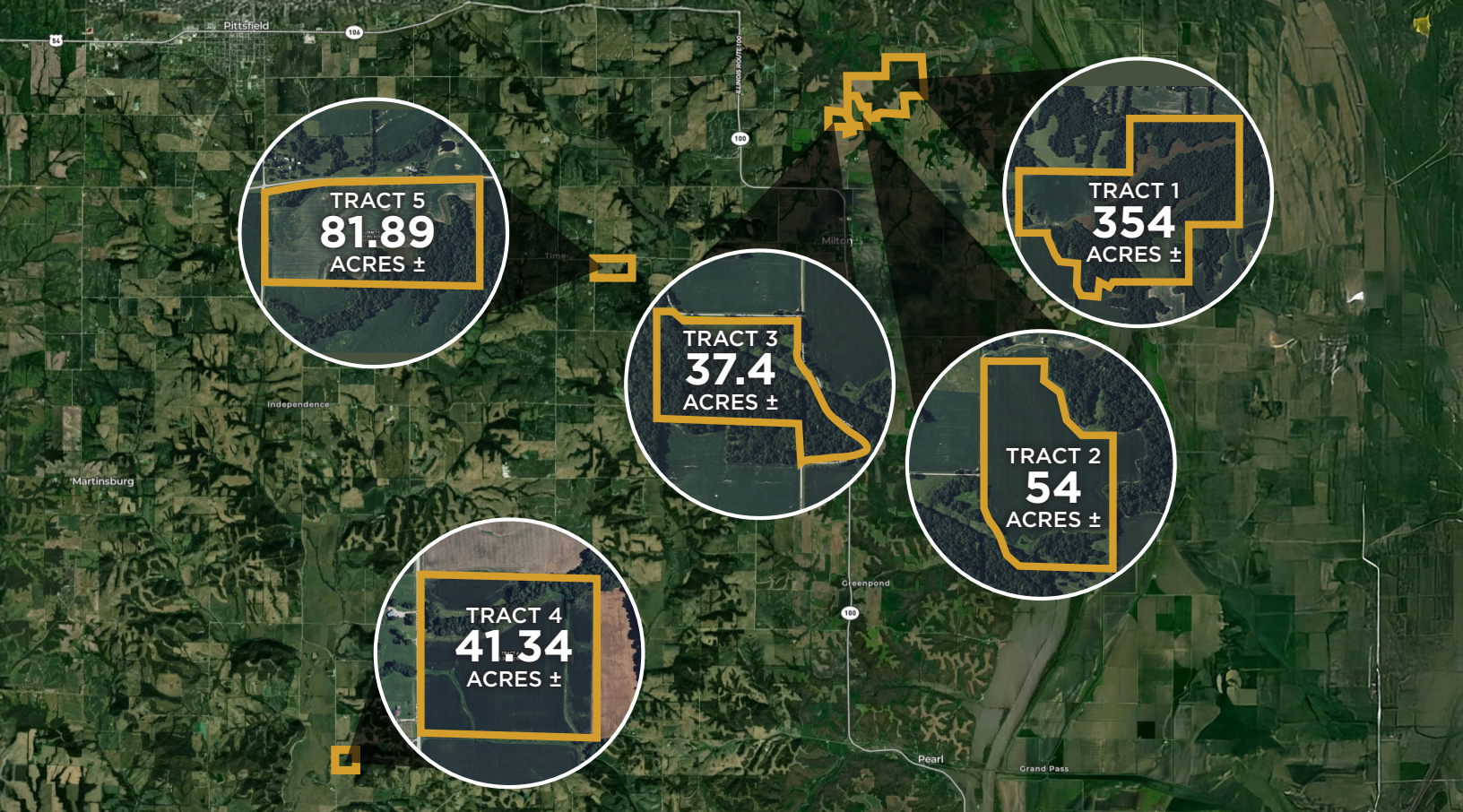
With electricity and water available at the road, there are several great building sites along the north and west borders, making this tract ideal for a farmstead, recreational retreat, or investment property.

Deeded Acres: 81.89+/-
Soil Types: Winfield silt loam, Navlys silt loam, Downsouth silt loam, Menfro silt loam
Soil PI/NCCPI/CSR2: 112.5
CRP Acres/Payment: 6.50 +/-
Taxes: \$1,673.64
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: N ½ NE ¼ S11 T6S R3W Pike Co, IL
PI#: 63-007-08
Lat/Lon: 39.55911, -90.709
Zip Code: 62363

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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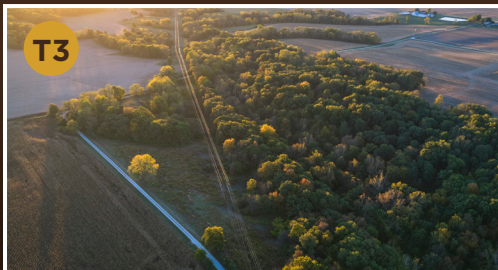
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