

LAND AUCTION



85 AC± | 1 TRACT | JEFFERSON CO, IL

ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 12/16/25 BIDDING ENDS AT: 5 PM CT
AUCTION HELD AT: ONLINE ONLY

This 85± acre property in Jefferson County, Illinois, offers a versatile blend of productive farmland and quality wildlife habitat. Located about six miles from Mount Vernon, the tract combines roughly 59± acres of tillable ground with an additional 20± acres of timber and a large creek winding through. This mix of land types provides opportunities for both agricultural use and outdoor recreation.

The tillable acreage holds a Productivity Index (PI) of 101.94 and is suitable for common local row crops. The ground is gently rolling, allowing for efficient farming practices. Easy access from a public road along the property frontage supports the movement of equipment and enhances operational convenience as well as easement access from the south to the west side of the creek.

The remaining 26± acres of timber form a natural corridor along the creek that runs through the property. This wooded section includes hardwood timber and dense cover, creating a diverse landscape that supports local wildlife populations. During a recent visit in late October, numerous deer scrapes were found throughout the timber, indicating frequent buck movement in the area. The creek and surrounding vegetation naturally funnel animal movement, creating defined travel routes.

This combination of tillable and wooded acreage provides an attractive option for buyers seeking both agricultural production and recreational enjoyment. The property's layout allows for continued row-crop cultivation while maintaining natural areas that encourage wildlife activity. Whether used for seasonal hunting, outdoor recreation, or conservation purposes, the tract provides flexibility in land management.

From an investment perspective, farmland in this part of Jefferson County has historically maintained stable demand due to soil productivity and proximity to Mount Vernon. The combination of income-producing tillable acres and timbered recreational land contributes to a balanced ownership opportunity.

The surrounding area supports a mix of agricultural and rural residential land uses. Mount Vernon, located approximately six miles northwest, provides a range of amenities, including agricultural services, equipment suppliers, and local markets. Additional nearby towns include Bluford (about 8 miles east) and Waltonville (about 10 miles southwest).

Overall, this 85± acre tract represents a well-rounded property with multiple land-use options. Its combination of productive soils, established access, and natural habitat makes it suitable for both farming operations and outdoor recreation. The presence of a creek, diverse terrain, and visible deer activity adds to its appeal for those interested in managing wildlife habitat while maintaining a strong agricultural base.



Deeded Acres: 85 acres ±
FSA Farmland Acres: 58.92
Soil Types: Belknap silt loam
Soil PI/NCCPI/CSR2: 101.94 PI
CRP Acres/payment: No CRP
Taxes: \$1375
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: East ½ of the NE1/4 S29 T2S R2E and part of SE1/4 S20 T2S R2E

PIDs: 0629200003, 0620400005
Lat/Lon: 38.325 -88.9978
Zip Code: 62898



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSH MALONE, AGENT: 618.292.9183 | josh.malone@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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 Glzdic, 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

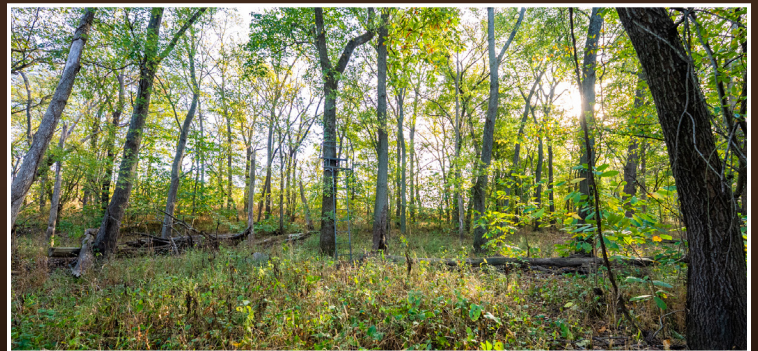


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