

LAND AUCTION



302 AC± | 4 TRACTS | CLAY CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 10/28/24 | **AUCTION TIME:** 3 PM CT
AUCTION HELD AT: CLAY COUNTY FARM BUREAU
140 N CHURCH ST, LOUISVILLE, IL 62858

Discover an opportunity to own a sprawling 302± acre property, meticulously divided into four tracts, each offering unique advantages for potential conservation reserve programs, agricultural use and recreational activities. Conveniently situated just 3 miles from Louisville, IL, this property provides an ideal balance of productivity and seclusion.

Beyond its agricultural merits, the property boasts a maintained trail system that weaves through the land, facilitating easy access and exploration. These trails enhance the land's usability, whether for agricultural management, recreational activities or simply enjoying the area.

Recreational and hunting opportunities are abundant on this property. The land is renowned for its thriving wildlife, including a great deer population, an outstanding turkey population and waterfowl opportunities. This makes it a premier location for hunting enthusiasts seeking an exhilarating outdoor experience. The natural habitat and well-preserved environment provide an excellent setting for wildlife and hunting throughout the seasons.

Seclusion and privacy are key features of this property. Despite its proximity to the conveniences of Louisville, IL, the land offers tranquility and privacy from the hustle and bustle of urban life. The combination of productive farmland and lush, wildlife-rich woods ensures that this property can be enjoyed year-round, whether for agricultural pursuits, hunting, or simply escaping to a peaceful country setting.

In summary, this 302± acre property represents a rare and valuable opportunity to acquire prime land with diverse uses and exceptional features. From its tillable acres and to its extensive trail system and abundant wildlife, this land is a true gem. Don't miss out on the chance to own this remarkable piece of real estate.

TRACT 1 DESCRIPTION: Unveil the potential of this 80± acre tract, combining agricultural productivity with outstanding recreational opportunities. This unique parcel is a rare find, offering a harmonious blend of farmland and a vibrant natural wildlife habitat.

With over 47± acres of tillable ground, this land is characterized by its Productivity Index (PI) rating of 117.75. This soil can produce excellent crop yields and lends itself to a variety of agricultural uses. This tract provides a solid foundation for productive farming practices and offers the potential for a substantial return on investment.

Beyond its agricultural appeal, the property is a haven for hunters. It features an abundant population of both turkeys and deer, creating prime conditions for hunting and wildlife. If you're an avid hunter, this land offers unparalleled opportunities. The property's well-maintained trail system provides easy access throughout, allowing you to navigate the terrain with ease. These trails enhance the usability of the land, making it convenient to manage agricultural activities, engage in recreational pursuits, or explore.

The property's proximity to Louisville, IL adds an element of convenience, providing quick access to amenities while maintaining the serenity and privacy of rural living. This balance makes it a perfect retreat for those seeking a peaceful country setting without sacrificing accessibility to city services and entertainment.

This 80-acre property represents a unique opportunity to acquire land that excels in both agricultural practices and recreational appeal. With its high PI rating, substantial tillable acreage, abundant wildlife, and trail system, it stands out as a versatile investment. Experience the best of both worlds with this exceptional property—an ideal canvas for farming, a haven for hunting, and a tranquil escape just minutes from town.

Deeded Acres: 80± acres
FSA Farmland Acres: 47.34± acres
Soil Types: Birds Silt Loam, Petrolia silty clay loam
Soil PI/NCCPI/CSR2: 117.75
CRP Acres/payment: NA
Taxes: \$1,231
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: E ½ sw ¼ S14 T4N R6E
PIDs: 0614400003
Lat/Lon: 38.7852 -88.494
Zip Code: 62858

TRACT 2 DESCRIPTION: This Secluded 142± acre tract offers a blend of farmland and amazing hunting opportunities. This diverse parcel presents an exceptional opportunity for those looking to invest in productive land while enjoying premier recreational amenities.

The property features over 29± tillable acres, boasting a Productivity Index (PI) rating of 118. The tillable acreage is well-suited for growing a variety of crops, providing a solid foundation for any agricultural venture and promising returns on investment.

Beyond its agricultural potential, this property is a haven for hunters. The land is rich with signs of abundant turkey and deer activity, making it an ideal spot for hunting. The diverse ecosystem supports a thriving population of game, offering exciting opportunities.

Adding to the property's allure is a creek that winds through the landscape, providing a crucial water source for the local wildlife while creating natural boundaries and travel corridors. This water feature not only enriches the property's ecological value but also adds to the aesthetic appeal.

Navigating this expansive land is made easy with a maintained trail system that traverses the entire property. These trails facilitate effortless access to all areas, whether you're managing agricultural operations, exploring the natural terrain, or simply enjoying recreational activities. The trail network ensures that you can fully experience and utilize this remarkable property.

This 142± acre parcel represents a unique opportunity to own a versatile piece of land that excels in both agricultural productivity and recreational enjoyment. With its high PI rating, tillable acreage, abundant wildlife, and scenic creek, this property is perfect. Experience the best of both worlds with this exceptional property—close to the conveniences of Louisville but offering the peace and privacy of a rural retreat.

Deeded Acres: 142± acres
FSA Farmland Acres: 29.38± acres
Soil Types: Petrolia silty clay loam, birds silt loam
Soil PI/NCCPI/CSR2: 118.02
CRP Acres/payment: NA
Taxes: \$1,140.88
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: located in the S1/2 S13 T4N R6E
PIDs: 0613100006, 0613300002, 0613300003, 0613300004, 0613400001
Lat/Lon: 38.7816 -88.4853
Zip Code: 62858

TRACT 3 DESCRIPTION: Seize the opportunity to own this amazing 40± acre parcel of timberland, located just under a mile from Louisville, IL. This tract has highway frontage as well as easement access to the northeast ensuring easy access while maintaining a sense of seclusion.

As you explore this all-timber property, you'll be greeted with outstanding wildlife activity. The signs of turkey are abundant, and the evidence of deer is even more impressive. I personally jumped several deer while walking the land, highlighting its prime status as a haven for game. This tract has several smaller creeks winding through the property and feeding into the Little Wabash River, creating natural travel corridors that enhance the habitat for both turkey and deer.

The property's strategic location next to fertile agricultural fields amplifies its appeal. These neighboring fields provide a great food source for deer, making this land an excellent transitional zone where wildlife can move seamlessly between cover and nourishment. Whether you're an avid hunter or simply appreciate the beauty of a well-managed natural setting, this tract offers both excellent hunting opportunities and serene outdoor experiences. Don't miss this rare chance to own a slice of nature so close to the city.

TRACT 4 DESCRIPTION: Uncover the potential of this 40± acre property, perfectly situated only 3.5 miles from Louisville, IL, blending the best of productive farmland and recreational opportunities. This parcel boasts over 36± acres of tillable land, featuring a Productivity Index (PI) rating of 100.16. This reliable soil rating ensures robust crop yields and offers agricultural potential, making it an ideal choice for farmers and investors alike.

In addition to its agricultural benefits, the property has an abundance of wildlife. The land shows a great deer sign and turkey, offering excellent hunting prospects and a vibrant natural habitat. The presence of these game species highlights the property's appeal as a recreational retreat, perfect for hunters seeking to immerse themselves in nature.

Conveniently accessible with road frontage, this property provides easy access for both agricultural operations and recreational use. Its proximity to Louisville, IL ensures that you're just a short drive from urban amenities, while still enjoying the tranquility and privacy.

This 40± acre parcel combines fertile farmland with abundant wildlife, offering a versatile and attractive opportunity. Experience the benefits of productive land and exceptional recreational opportunities all in one place.

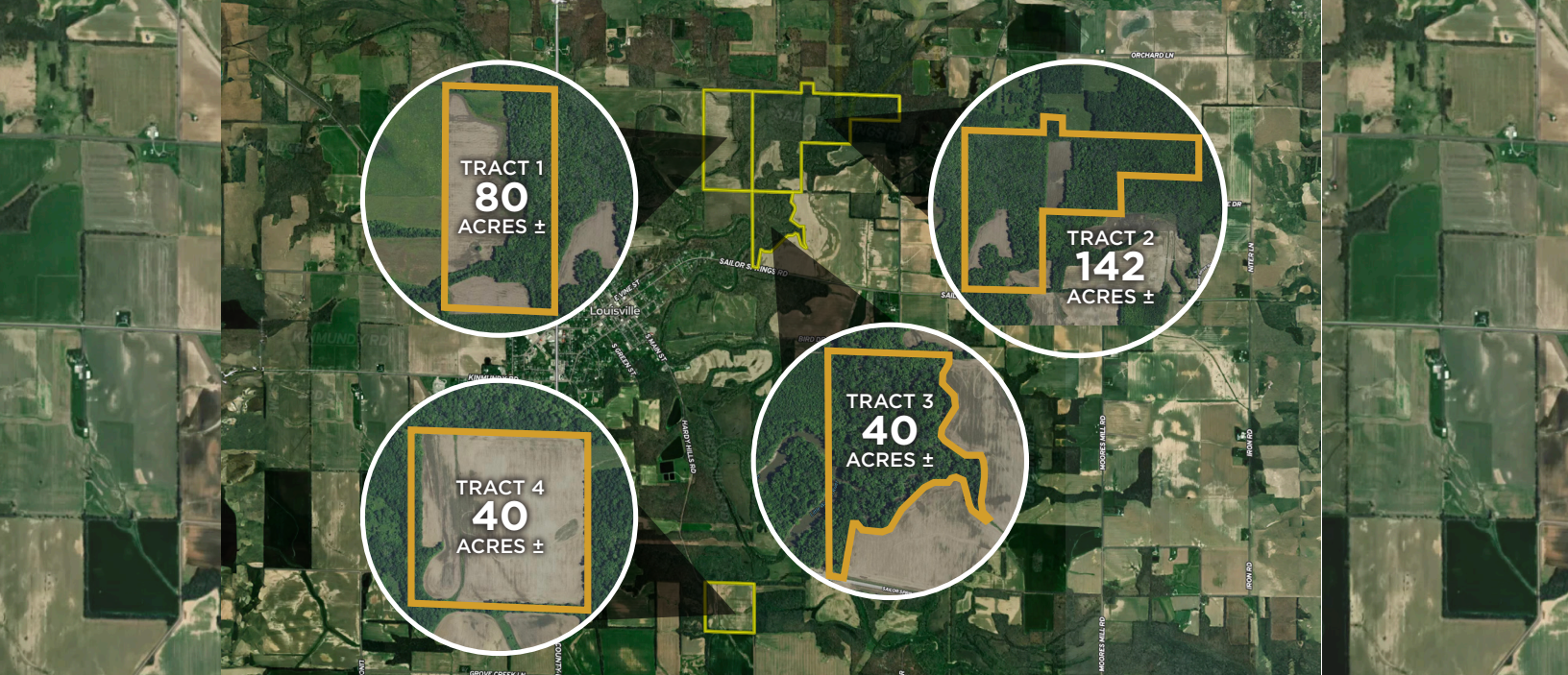
Deeded Acres: 40± acres
FSA Farmland Acres: 36.16± acres
Soil Types: Blueford Silt Loam, Holton Silt Loam
Soil PI/NCCPI/CSR2: 100.16
CRP Acres/payment: N/A
Taxes: \$758.48
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants rights for 2024
Survey needed?: No survey needed
Brief Legal: NE ¼ NE1/4 S35 T4N R6E
PIDs: 0635200003
Lat/Lon: 38.7518 -88.4916
Zip Code: 62858

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

RANCHANDFARMAUCTIONS.COM

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

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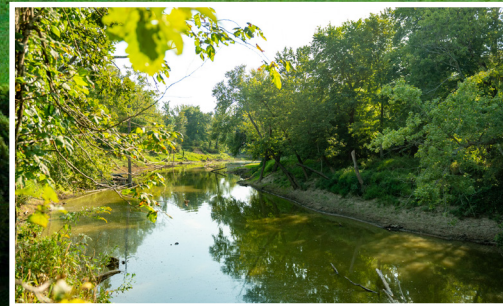
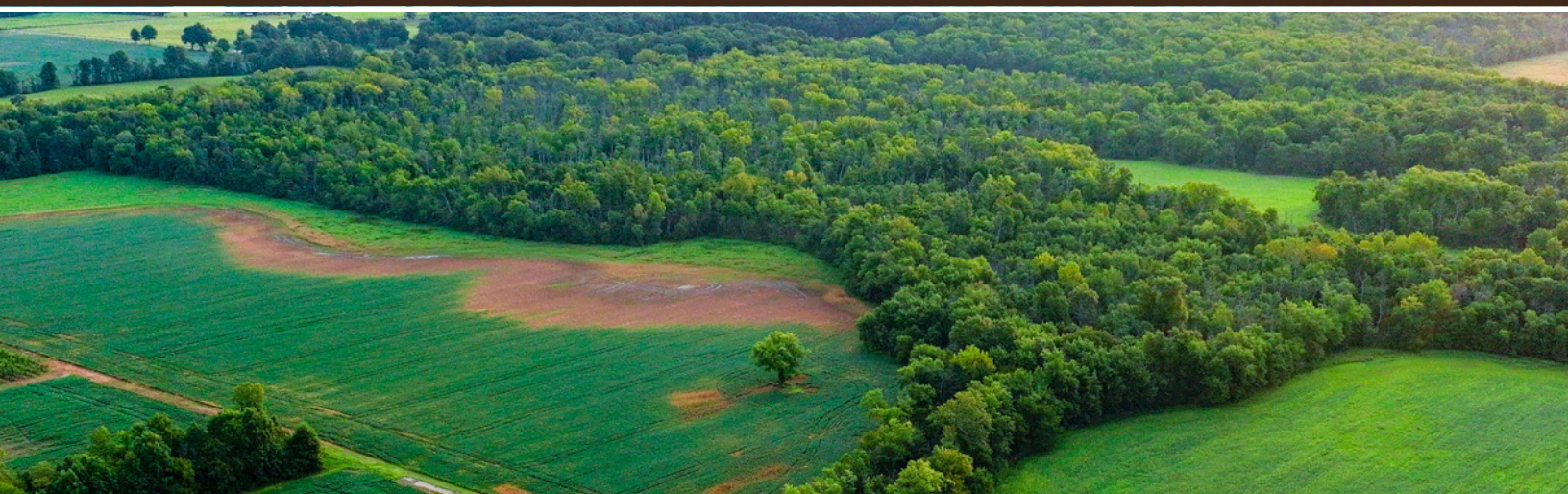


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