

LAND AUCTION



191 AC± | 2 TRACTS | RANDOLPH CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/13/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: AMERICAN LEGION, 500 OPDYKE ST, CHESTER, IL 62233

This beautiful property offers the perfect blend of income-producing farmland, timber, and outdoor recreation along the Kaskaskia River. The east portion of the tract is all tillable, providing annual income from crops, while the west portion transitions into timber that offers excellent hunting opportunities. A small creek winds through the timber, providing a steady water source and helping attract and hold wildlife throughout the year. With blacktop road frontage and electricity already running back to where the old barn sits, this property is ready for a future home, cabin, or weekend getaway. There's a great potential building site that overlooks the fields and timber, giving you scenic views in every direction. A well-established trail system runs through the wooded section, providing easy access to multiple food plot locations and stand sites. The property borders state ground that allows hunting, giving you access to even more acreage right out your back door. Surrounded by productive ag fields and lying along the Kaskaskia River, this tract has everything needed to attract and hold deer and turkey year-round. Whether you're looking to expand your farming operation, invest in quality tillable acreage, or enjoy a private hunting retreat with income potential, this one checks all the boxes.



TRACT 1 DESCRIPTION: 138.84± ACRES

This all-tillable tract offers a great mix of income potential and recreational opportunity in a hard-to-find location. The property features productive crop ground that provides yearly income, while also bordering a large section of state ground for additional hunting and outdoor access. A small pocket of woods sits near the entrance, adding character and providing a little cover for wildlife. The farm has blacktop road frontage with electricity already running back to the site of the old barn, making it convenient for a future home, cabin, or equipment shed. With its gentle lay and open views, there's a great potential building spot that overlooks the fields and the nearby timber. The Kaskaskia River runs along the edge of the property, offering scenic views and a natural water source. The bordering state ground allows hunting, and with easy access through your own fields, you can enjoy all the benefits of the public land right out your back door.

Deeded acres: 138.84± acres
Soil Types: Roby fine sandy loam, Markland silty clay loam, Hurst silt loam, Lakaskia silty clay loam
Soil PI/NCCPI/CSR2: Average of 101.43 PI, Average of 67.8 NCCPI
CRP Acres/payment: NO CRP
Taxes: TBD-estimated at \$2,000
Lease Status: Open tenancy 2026
Possession: Immediate possession
Survey needed?: Surveyor may need to split the property off at the road
Brief Legal: 138.84± acres pt S ½ S2 and pat NW ¼ S11 T6S R8W in Randolph Co IL
PIDs: Part of 2003901200 / 2003901500 / 2004000300 / 2004001500
Lat/Lon: 38.03453, -89.95742
Zip Code: 62261



TRACT 2 DESCRIPTION: 50.25 ± ACRES

This beautiful all-wooded tract offers the perfect mix of seclusion, accessibility, and proven hunting opportunities. With blacktop road frontage and electric available, it's an ideal setup for a future cabin, weekend retreat, or hunting camp. The property features a blend of timber, creating a great habitat mix for deer and turkey. A creek winds through the land, providing a steady water source that keeps wildlife close year-round. A well-maintained trail system runs throughout the property, giving easy access to different parts of the property and making it simple to get to your stand locations. Several open areas are already in place for food plots, giving you the ability to plant and draw wildlife right where you want them. The property is surrounded by productive ag fields, which add a consistent food source and make this area a natural travel corridor for big bucks moving between bedding and feeding areas.

Deeded acres: 50.25± acres
Soil Types: Wakeland silt loam, Menfro silt loam, Menfro silt loam
Soil PI/NCCPI/CSR2: Average of 104.67 PI / Average of 66.43 NCCPI
CRP Acres/payment: NO CRP
Taxes: Estimated - \$350
Lease Status: Open tenancy 2026
Possession: Immediate possession
Survey needed?: Surveyor may need to split the property off at the road
Brief Legal: 50.25± acres pt SW ¼ S2 pt NE ¼ S10 T6S R8W Randolph Co IL
Part of 2003901200
PIDs: 38.10054, -89.25773
Lat/Lon: 62261
Zip Code:

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

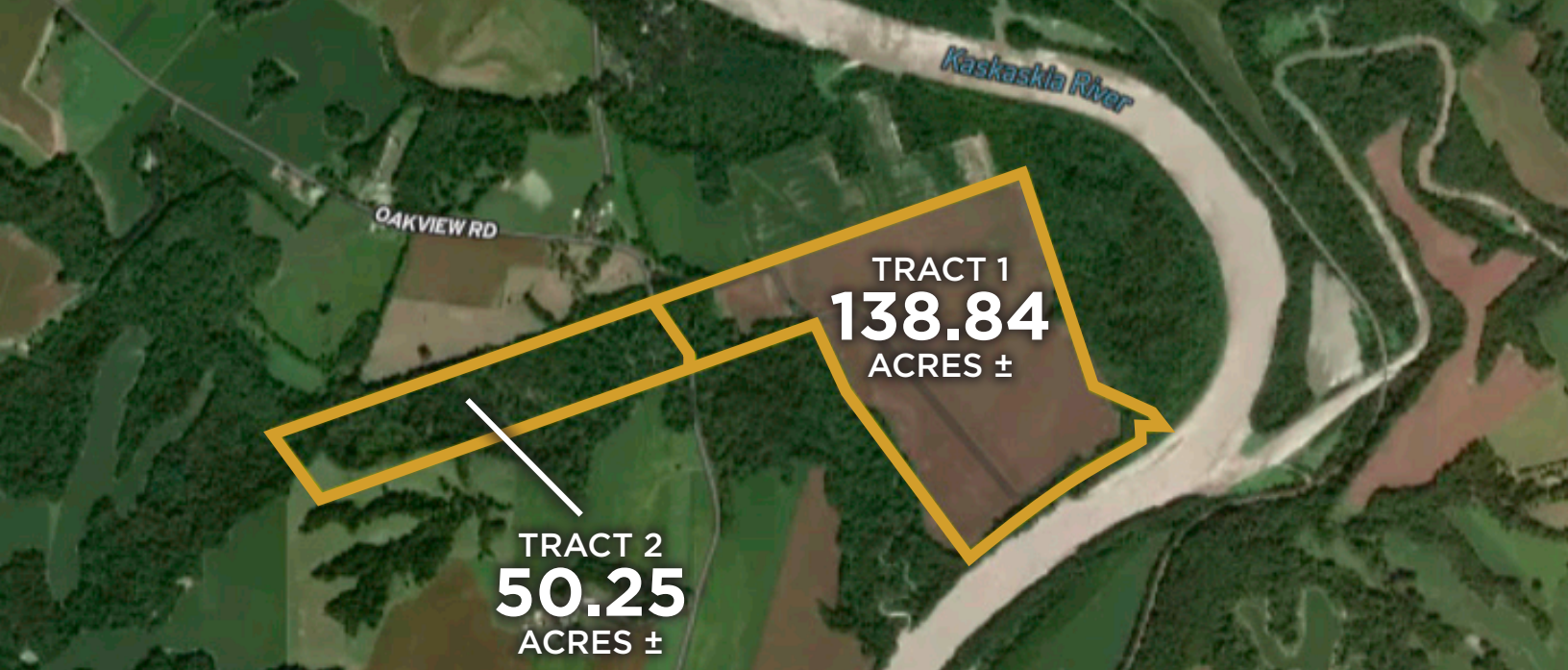
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RANCHANDFARMAUCTIONS.COM

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

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jeff Heil, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 573.880.6150 | Tyler Blum, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 573.535.4664 | Cody Lowderman, IL Auctioneer, 441.001255



TRACT 1
138.84
ACRES ±

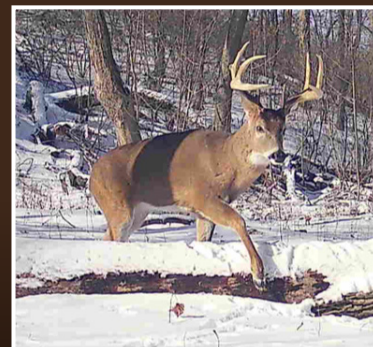
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