



LAND & AUCTION COMPANY

buyafarm.com

Office: 301 North Main Street - Flora, IL 62839

800-380-3910

Listing 750L



**Wabash County IL 270+- Ac
List Price \$499,000 / \$1850 Per Acre**

PROPERTY DETAILS

WOW! What a deer patch. Believe me, every property you see listed says quality this or trophy that with cell phone photos aside of deer tracks or rubs. I realize that every realtor in Illinois has stated every property with a tree and a deer on it a "whitetail paradise". Many of these realtors don't even hunt and couldn't tell a 180 class deer from a billy goat. So....I am not going to do the same and place this property in that same old category! I am going to invite you to come take a look, and I will point out a few things about the property and then you can decide for yourself. I believe you will be pleasantly surprised.

The location of this property is fantastic. It basically has two neighboring properties that are wooded. And, those two properties have No Trespassing signs about every 30 yards and they total nearly 1000 acres. These properties are mostly wooded, CRP or brushy swamp areas. This property sits in the middle to the north adjacent to agricultural fields. All in all, there are 2+ sections of great somewhat protected habitat!

Additionally, our seller had a gentleman hunt this farm for several years and also keep an eye on it and it shows. Between the CRP and the woods, there are over 30 recognizable trails going from the CRP to the woods; and the timber is littered with good trails. There are many small openings in the woods for food plot development. The woods on the property have some open timber areas; but for the most part, it varies between thick and thicker with an occasional WOW, that's a jungle. Everything I have described here translates to "Big Bucks Home Turf". One side note, when you look at this property you will say; "No timber value." I am here to tell you, you will be pleasantly surprised as there isn't any quality logs, but there is a tremendous amount of board feet standing; and the harvesting of those trees would do nothing but help the deer hunting. Look at the maps and aerials and go take a look. Again, I think you will be pleasantly surprised.

Call Agents for More Information

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