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Office: 301 North Main Street - Flora, IL 62839

800-380-3910

Listing 841L

188+- Acres Hamilton County IL
List Price: \$469,060 / \$2495 Per Acre



188 acres of prime deer hunting property located in Hamilton County just Southwest of McLeansboro. This property is also just across the road from Ten Mile Fish and Wildlife Area (Goshen Trail Unit) and has road frontage basically on three sides. There are three nice size established food plots centrally located on the property and a small pond, which is also near the middle of the property. Now those of you that know deer hunting, know the only other thing this property needs is bedding cover. Well folks this place is blessed with some of the best bedding areas you can imagine, and they are scattered in every direction with little draws and creeks separating them.

The property offers amply food in practically every direction from the property, and the park to the West has plenty of cover. Additionally, there is a large tract of timber to the East. So, we have ample cover and timber around the property and 100s of acres of row crop to every direction. This property has food, water and the thickest available cover in the area! Now you guys who know how to kill big deer can quickly see this is an outstanding hunting farm.

The property has CRP income as well! 101 acres in CRP till 2015 and 2017 at approximately \$80 per acre.

Everyone always asks on a really good piece why is it for sale? Well guys, the economy hasn't been good and it isn't a fire sale but times are not as good as they use to be and choices had to be made. Anyway, don't let this opportunity slip by if you have been waiting to get a dream hunting spot!

Contact Agents for More Information

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