



# LAND FOR SALE

## 160+/- ACRES

### JEFFERSON COUNTY IL



**Address: E. Heartwood Rd, Waltonville IL**

**List Price: \$6,000 Per Acre**

### ABOUT THIS PROPERTY:

160.15 ACRES RECLAIMED MINE GROUND JUST SOUTH OF WALTONVILLE IL, SITE OF THE OF OLD ORIENT #3 MINE. LOCATED 2+- MILES EAST OF THE NORTH END OF REND LAKE ALONG WITH NUMEROUS OTHER PONDS AND LAKES IN THE AREA - A HUGE WATERFOWL DRAW. AN EXCELLENT HUNTING PROPERTY, LAKE, CROPLAND AND A SOLAR LEASE OPTION. THE SOLAR LEASE OPTION IS ON THE UPPER FIELD. IF IMPLEMENTED, IT WILL PAY \$2000 PER ACRE PER YEAR ON 27+- ACRES FOR 20 YEARS. THE LOWER FIELD HAS A DRAIN THAT CAN BE PLUGGED IN THE FALL TO FLOOD AN AREA FOR WATERFOWL HUNTING. THERE IS ALSO A 5+- ACRE SHARED LAKE.

EXCELLENT WHITETAIL HUNTING! THE NW CORNER OF THE PROPERTY IS SECLUDED IN GRASSES AND BRUSH AND PROVIDES A SANCTUARY. THE SLOPED GRASSY AND BRUSHY HILLSIDES AROUND THE PROPERTY PROVIDE AN EXCELLENT BEDDING AREA FOR THE WHITETAIL. AND THE NUMBERS AND QUALITY ARE THERE. I ALSO KNOW THERE ARE NUMEROUS BOBCATS AND RABBITS ON THIS PROPERTY, JUST A GREAT ALL-ROUND HUNT PROPERTY!

**SHOWN BY APPOINTMENT ONLY.**




## BUYAFARM.COM

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