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**SOLD \$105,000 / CLOSED 12/15/17**



## FOR SALE: HAMILTON COUNTY IL 36.8+- ACRES

### PROPERTY DETAILS

Address: 1325 East 400N Road, Broughton, IL

List Price: \$129,000 / \$3,505 Per Acre

Deer Hunters this one is affordable! And it has some awesome potential....We are offering the NE 1/4 of the NE 1/4 of Section 31 in T6S-R7E of Hamilton County. Now in deer hunting terms, it is located 2 miles straight north of Broughton, 7 miles east of Norris City and 8 miles SE of McLeansboro. The property consists of 9 tillable acres and the balance is in bottomland hardwoods. There is no adjoining woods. It does have a drainage ditch that pretty much comes into it at every corner and is fronted by a road to the north, a drainage ditch to the east and west and ag field to the south.

Now there could be two game plans....just go hunt it and rent the tillable out and get some income. Plan two is a bit more fun and likely the key to consistently taking good deer off this property every year and that would be to border the field with tree plantings, then maybe another tree planting to separate the field, then plant a couple 2½-acre food plots on each side. In the winter every year, there will be good deer gravitating to this property as it is isolated and with food would make a great big buck hang out. It's okay now but could be awesome! There will be a timber harvest in the future for the new owner but it does need a few years. Access is great! The tax bill reads 36.8 acres, however all indications show around 40 acres. The property has not been surveyed and the legal description is sufficient to get landowner deer permits if desired.

Listing 2177L

### CONTACT:

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