

81+- Acres Williamson County IL

Excellent Hunt Property for Deer and Turkey!

FOR SALE



Todd Hewing
Managing Broker

Cell: 217-663-8087
thewing@buyafarm.com

Greenup Branch Office
105 W. Cumberland St.
Greenup IL 62428



buyafarm.com

PROPERTY DETAILS (2281L)

Located 1/2 Mile South of Freeman Spur IL
List Price: \$198,000 / \$2,445 Per Acre

This is a deer hunters patch with good turkey numbers and a potential for a few ducks. The seller is an avid deer hunter looking to grow and hold big deer. He bought this place and has done extensive work. In certain areas it was logged out very heavily, other areas not as much, but in most cases mostly young oaks were left. This created multiple thickets within the property. The mind set was to place stands near the perimeter with the center of the property left alone. Every stand location was placed with the least intrusion onto the property as possible. In the center is a swampy area, and all around the swamp has been clear cut except for scattered bur oak and swamp white oaks. The seller also created two areas for food plots and several other small openings so the deer could have additional food sources. The entire West boundary is a railroad track. The south border is basically a substantial creek (Pond Creek) and the East is primarily a big open farm field and small creek. The food plots were seeded last year with wheat and ladino clover has been spread into the wheat this spring.

It has access from both the North and South and the RR right way makes access from the West about anywhere. Its borders are for the most part surrounded and controllable. One of the food plots is capable of having soybeans planted and never getting flooded. The farm has been completely surveyed and some fencing added to further create pinch points. The tough work and expensive stuff is done and the price is right!

Specializing in Rural Real Estate Sales and Auctions
MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998