

SOLD \$241,000 / CLOSED 8/14/18

120+- Acres Hamilton County IL

Attention Deer Hunters! This One Is for You and Affordable!

SOLD!



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PROPERTY DETAILS (2300L)

Address: County Road 775N, Dale IL

List Price: \$249,900

Located in a fantastic area for quality deer, this farm currently is a giant bedding area with thick cover intertwined with a grown-up field and some overgrown old growth CRP fields. The heart of this farm at one time was a CRP field that has since expired. Around the edges of these old CRP fields is some hardwood timber with ample oaks for acorns. The woods is loaded with persimmon trees as well! On the north end is a field of 30+ acres that just looks like it was left alone for **the past 5 years, with some work, 25 acres could be farmed but for now it's a giant weed patch with Autumn Olive scattered throughout.**

Guys here's the straight talk on this. Not much timber value, low grade farm ground at best on maybe 25 acres, road frontage on three sides, a fence along the East boundary, thick, does have some older paths that could be cleaned up with a skid steer easily, many good spots for making clearings for food plots, at least some turkey (I did see a hen and four little ones cross the road into the property), obvious deer patch, priced for a quick sale.

Directions: From McLeansboro take Rt. 14 East OR from Enfield take Rt. 14 West to the 1500 East Road. Go South on 1500 East and after 2 miles it will wind around another mile until you see the 775 North Road. Go West (only way you can go) for ½ a mile and the property starts on the South side. Go another ¼ mile to 1450 East and go South for ¾ mile along the West side of the property. You can then go ¼ mile to the East on 700 North alongside the South side of the farm.

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