

SOLD \$56,500 / CLOSED 11/13/18

FOR SALE: 20+- Acres Clay County IL

Located on the West Side of Clay County IL

SOLD!



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PROPERTY DETAILS (2320L)

Address: Co Rd 900N, Oskaloosa IL
List Price: \$69,900

Wooded with Nice Home Sites and Excellent Deer Hunting

20 acres of nicely wooded land located on the West side of Clay County. This property is just a few miles East of Forbes State Park. This nice little parcel would make a great spot to build! Several nice building spots on this piece, and it has public road frontage along the South and East sides. There is a nice little holler that would make for a great pond site as well. Find another couple wanting to build and split it; there is ample room and privacy for a couple of homes.

There is some timber. It appears to me there could be a harvest now, however another 5-10 years might be a better option. This is upland woods with primarily Oak and Hickory trees.

Deer hunters, let me throw this out there. If you were a blue collar hunter looking for a nice deer patch and on a small budget, look at this parcel. **It's not something that jumps out at you as a super good killing woods I will admit that.** However, look at Google or send an email and I will point out some **things if you don't see them.** First, I know of very few places where the surrounding area, or at least east, south and west of this parcel, where you can find large tracts of land controlled by a certain family(s). Within 2 miles of this place, there are huge blocks of land that are controlled by a single family(s). Several of them are avid hunting families with some great standards and ethics as well. **Whenever you're in the right deer hunting neighborhood, anything is possible during the rut, and this place is one of those.** So, to further enhance this little 20-acre patch, I'd clear cut the timber and make it the thickest little woods in a 2-mile radius. **We all know what the big bucks like and that's thick!** Have your timber man leave you a couple well placed paths through these woods strategically located to accommodate several wind directions and for varies stand sites. You could even open an area for a small food plot or two and add a little deer pond and you are set up in the vicinity of the big boys to find a new home! Come about October 25th thru the end of the rut, slip in there and catch a big boy coming in to bed after a night of chasing does. Try a few late seasons hunts on one of your little food plots if the rut doesn't pan out. Collect some timber money and enjoy the hunt!

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