

FOR SALE: 40+- Acres Randolph County IL

Wooded Hunt Property Located Just East of Sparta IL



Wayne Keller
Managing Broker

Cell: 618-407-1679
wkeller@buyafarm.com
Branch Office
Office: 800-357-4020



buyafarm.com

PROPERTY DETAILS (2371L)

Address: Fallview Road, Sparta IL 62286

Price Reduced: \$3,899 Per Acre / ~~List Price: \$3,999 Per Acre~~
Wooded Hunt Property

40.88 acres all wooded tract just East of Sparta. Gently rolling and a diagonal cut across it that was at one time a power line right-of-way. Good canopy and not much undergrowth. Offers great hunting and lays at the end of a dead-end road.

Cropland to the South and wooded on 3 sides. There is a road along the East side of the property that is rocked and is also an easement for landowners to the East side of the property to access their properties which are wooded hunting properties.

There has been plenty of quality bucks in the area. The White-tail pictures here were take a couple years ago. At that time this was a 160-acre tract; 120 acres has been sold off and the cameras were on the part sold off so the pictures were from less than a ¼ mile from this 40. Gated and shown by appointment only.

1.5 hours to St. Louis, 1 hour to Fairview Heights, 1.5 hours to Mt. Vernon, 1.5 hours to Cape Girardeau and 2 hours to Paducah KY.

Specializing in Rural Real Estate Sales and Auctions

MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998