

FOR SALE: 97.5+- Acres Clay County IL

Located Approx 2.5 Miles SE of Xenia IL



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PROPERTY DETAILS (2383L)

Address: Pine Sand Road, Xenia IL

List Price: \$304,687 / \$3,125 Per Acre

Deer, Turkey and Timber! Seclusion in a very good area for quality whitetails. Located in Clay County about 2.5 miles SE of Xenia near the Wayne County line.

Guys, you know I could show you pictures of big tracks, big rubs or some deer camera picture of a **giant deer** and you all have no idea of the authenticity of them. So let's look at what the facts concerning this property are rather than some realtor showing you a bunch of unsubstantiated photos.

The neighborhood: Likely more than 50% timberland. There is a block of timber more than several 100 acres nearly all upland hardwoods. This timber has small open areas of crops, CRP or new growth from expired CRP contracts. A small drainage cuts the SE corner and another drainage is just West of the property. To the West one landowner owns all but 40 acres of the West half of the section. To the North a very conservation-minded family owns 200+ acres and to the South to the SE one family has a block of 200+ acres. My point, not a lot of small landowners which has a tendency of being a good thing when talking good deer hunting and you have something here to build on! You want to kill good deer? Then this property is buildable for just that! Long narrow food plot on the West end, another sizable plot in the NE corner and let's say some switch grass or another plot in the SW corner. There is certainly harvestable timber now and maybe that could be utilized to "thicken" up some areas for some better bedding areas. A few years and hard work and you can build a heck of a good deer patch! All that said the farm has not been over hunted or over harvested. In fact it hasn't been hunted a lot the past few years. This area also has some good hunters letting bucks walk to reach their full potential. Me personally, I would add a couple of smaller deer ponds along with ample food plots and sit back and let them grow. Sit back and study these aerials and you will see what I am talking about. Did I mention turkey too? There is no doubt in my mind that with a bit of work you can have an exceptional deer patch!

The property is not all a vase of roses. Access is legal, however dirt, and comes into the property to only the NE corner. One could spend some money for a decent road or utilize an ATV on wet days. Come take a look; I think you will like what you see.

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