

FOR SALE: 20+- Acres Wayne County IL Located South of Noble Near Wynoose IL



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PROPERTY DETAILS (2396L)

Address: South of Noble — Near Wynoose IL

List Price: \$46,000 / \$2,300 Per Acre

Folks, Wayne County is one of the most game rich counties in Illinois. The combination of low human population, many river and creek systems flowing through it and broken ground with large expanses of CRP have all combined to make it a fantastic county for hunters! That said, much of the land is difficult to access at times. **In some cases the "hunt" starts before you get there!** Typically, the extra effort is rewarded with good numbers of high quality game. This parcel is one of those such parcels. Some days you can just drive right to the property. On many days it will take a 4-wheel drive to access it. And, in some of the harsher times, it may require an ATV. And, then there are times a boat may be needed. Doesn't sound much like a sales pitch, does it? Nope, it's just the truth and we know it and we know **you're going to realize it soon enough.** This farm is a solid mile down a dirt public road in the Little Wabash River bottoms. The road dead ends at this property. The property is all wooded and is located adjacent to big farm fields, large tracts of CRP and large tracts of timber...PERFECT! Deer and turkey are plentiful and peace and quiet is abundant. If you like the adventure and you don't have to have an easy hunt and you want to be in the game and you want to do it about as cheaply as possible in this state, I suggest you take a good look at this property. The property has a ditch running catawampus through the property making a perfect travel route for big bucks out on the prowl for a new girlfriend. For just \$2300 per acre, you can have your own honey hole of a hunting patch.

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