

SOLD \$115,000 / CLOSED 11/8/19

# FOR SALE: 46+ - Acres Clark County IL

Located NW of Marshall - Few Miles North of I-70

# SOLD!



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## PROPERTY DETAILS (2397L)

Address: Located NW of Marshall IL

List Price: \$139,000 / \$3,088 Per Acre

There is really one major decision to be made on this property. Cash rent the tillable 14 acres or food plot the tillable and improve the habitat and make the farm a late season mecca for good deer. **Either choice isn't a bad one; it just boils down to choices.** First choice is to receive a return on the 14 acres by renting it out to a neighboring farmer and just deer hunt in already good deer woods. Or ring the farm fields with tall cover / barrier and plant a good variety of food plots and not only enjoy the rut but have a fantastic late season!

**This farm doesn't lay out well from the looks of the map, however that is a bit deceiving.** For instance on the NW corner, leave that woods alone. Just south of it, plant 3 acres of soybeans and then south of the beans, plant a few acres of corn and let it stand. Add a shooting house and there is a heck of a late season honey hole. Just east of that 3-acre bean field is an awesome looking inside corner.

The field that can be seen from Clarksville Road: Plant the south side with corn for food and blockage, plant the north side of this field to beans, maybe 40 yards wide by the length of the field. Add another shooting house and you have two late season options as well as a rut stand along the narrow bean edge. You can utilize the easement area through the woods for additional food plots or to access the NE wooded areas. It might make sense to stay out of the wooded area and let them feel comfortable and come out in daylight to feed in your plots.

A timber harvest would put a little money in your pocket as well as improve the overall habitat on the property. All total 10+ acres of food will certainly help hold deer as well as attract the big boys in need of food after a long rut season. This farm is surveyed and is located NW of Marshall, just a few miles north of I-70. The potential here as in much of Clark County for a world class whitetail is real!

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