

FOR SALE: 167+- Acres Monroe County IL

Waterfowl and Deer Hunting with Cabin



Don Higgins

Broker

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PROPERTY DETAILS (2516L)

Address: RR Valmeyer, IL 62233

List Price: \$3,100 Per Acre

As soon as I saw this 167-acre property sitting alone like an island surrounded by big ag fields in the fertile Mississippi River bottom, I started smiling. This is the kind of place a guy can grow giant bucks. The current owners have focused on waterfowl and ignored the deer; but I am telling you, it would only take one season to turn this place into a deer paradise, and after that, you would just pick out the bucks you want to harvest and which ones to leave to grow older and bigger. Literally all this place needs is a good food plot program.

This property was enrolled in the WRP program years ago and includes multiple shallow water wetlands as well as areas planted to trees. There are several oak species as well as persimmon and some softwood species on the property as well as a variety of native shrub species. If you are a waterfowl hunter, this place is ready to go and already has a couple of blinds. It sits less than a mile from the Mississippi River.

There is a 40' x 47' metal building complete with living quarters, a perfect hunting cabin with room for a tractor and hunting gear. Also included is a diesel generator and pump that provides water for flooding the different impoundments.

Just like all of the properties that I list and sell, I will design a custom whitetail management plan for the new owner. I promise you, this property lays out better for deer management than 90% of the properties that I work with. I get excited just thinking about the possibilities. Don Higgins, Higgins Outdoors

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