

# FOR SALE: 223+- Acres Randolph County IL

Farmstead / Home / Outbuildings / Hunting / Recreation / Income Producing



Wayne Keller  
Managing Broker  
618-407-1679  
wkeller@buyafarm.com  
Sparta Branch Office  
800-357-4020



**buyafarm.com**

## PROPERTY DETAILS (2576L)

Address: 4562 Rachel Lane, Steeleville IL 62288

Price Reduced: \$1,275,000 / List Price: \$1,375,000

This farm is located just SW of Steeleville IL at the end of a dead-end road. **Mary's River** makes up much of the South and East property line. 122+- acres is cropland plus 41 acres fenced for pasture, the balance wooded. The home is a ranch style built in 1968 and in move-in condition. It is presently used as a hunting lodge. The large machine shed and other outbuildings create up a very nice classic farmstead, a great place to live.

If you are Chasing Whitetail, look this one over closely. The present owner has worked diligently since 2001 to make this a top-notch Whitetail Property, and it has paid off. The area North of the RR tracks is being used as hay now. The cows are gone. All the tillable acres South of the tracks (82+- acres) are planted as food plots, corn, wheat clover, etc and left for the deer. Some areas were planted to trees which are **about 40' tall now and used as sanctuary. Mary's River is large and difficult to cross.** There is a low water bridge, created by placing a flatbed truck deck in the bottom of the creek to take equipment across. A walk bridge across the river was created from an old fire truck ladder for use when the water is high..

The area South of the river is treated as a sanctuary and is seldom entered. The only hunting done on the South side is in a small area near the crossing. Just North of the crossing is an enclosed tower stand as the deer use the low water crossing also. Being at the end of a dead-end road and the river making up much of the boundary, there is literally no trespassing. This along with the management has paid off. The property has a reputation in the local hunting community. **Let's not forget the turkey, lots of them.**

It is a great place to live, farm or a great hunting property that could have an income too. The cropland could be leased and still have a great hunting property. This is a gated property and shown by appointment only.

**Specializing in Rural Real Estate Sales and Auctions**  
**MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998**