

SOLD AS ONLINE AUCTION—SOLD \$133,000 / CLOSED 11/30/20

FOR SALE: 40+ - Acres Alexander County IL

Excellent Waterfowl and Whitetail Hunting!

SOLD!



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PROPERTY DETAILS (2376L)

Address: Olive Branch IL

List Price: \$170,000

40 acres of fantastic deer and waterfowl hunting located in Southern Illinois near Horseshoe Lake. This property is 40 acres, 30 acres of which is in the WRP program, and the balance is wooded and not in any type of program. The 30 acres of WRP has a pit and a blind on it. The pit is a 5-man tank with concrete floor and an outside underground compartment capable of housing a 100-gallon propane bottle or a small generator. The blind is nice sized and 6 guys can easily shoot out of it. The flooded area is 12 acres of water with 7 to 8 acres of corn planted in it. The property is also improved with a 17" well and the current owner rents a centrifugal pump to flood the area. The cost is roughly \$1,000 a year and takes about 3 days to pump full. A local farmer has kept the levees mowed and has planted the crops for the owners. The property butts up to the south end of Horseshoe Lake Conservation Area and is under a mile from the lake itself.

Although this area is traditionally famous for waterfowl, one of the hidden gems here is the whitetail deer hunting...numbers and quality! This farm adjoins around 1,000 acres of timber and sloughs that come duck season becomes a refugee for the deer. I spoke to several guys who know their deer and good bucks are quite abundant as is the entire deer herd. If you're a southern United States deer hunter wanting to come to Illinois, you should look at this farm!

Access is a recorded 25-foot easement to the property.

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