

FOR SALE: 195+ - Acres Wayne County IL

Wooded / Hunting / Recreation / Homestead Potential



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PROPERTY DETAILS (2660L)

Address: Co Rd 600E, Orchardville IL

List Price: \$795,000

Rolling wooded creek bottom wildlife haven, with income and worlds of hunting, recreation and homestead potential, on a quiet road. Located less than ½ mile from Sam Dale Lake State Conservation Area. This property has a beautiful, approximately 6+ acre, home site overlooking a scenic 2.5-acre stocked pond with island and gazebo. Finished 32 x 40 Morton building.

Approximately 59 acres of CRP trees (most of the remainder is in timber) **with an annual income of \$6,345 until 9/30/2035; that's 14 years of payments.** Approximately 19 acres of un-hunted nature preserve sanctuary area. 12+ acres has potential as shallow water wetland for waterfowl. Target range area where shots can be taken safely up to 500 yards.

Approximately 6 miles of side-by-side compatible trails. One established, approximately half acre clover food plot. 3 small annual food plots. 2 portable wooden box blinds. Property has various bedding areas and other food producing trees and plants.

The property is contiguous, spanning across the section diagonally with road access on 2 sides. Surrounded by timber and agricultural fields.

Property is home to a large healthy population of deer, turkey, bobcat, coyote and a variety of other wildlife and birds. Bald Eagles nest in the area. Deer travel routes in all directions.

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