

FOR SALE: 238+- Acres Franklin County IL

Premier Waterfowl Hunt Property



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PROPERTY DETAILS (2659AL)

Address: IL Rt 14, Mulkeytown IL 62865

List Price: \$1,094,754 / \$4,600 Per Acre

This property is one of the premier waterfowl hunting areas in Southern Illinois. Over 200 acres can be flooded for waterfowl management to a level for 4-wheeler access. It abuts another 350 plus acres of wetlands and shallow water area called Campbell Pond to the South and Rend Lake about 10 miles to the Northeast. Thousands of migrating waterfowl use this wetland area each year.

Harvest records show from 200 to 745 ducks harvested per year depending on the crops planted and managed for waterfowl. Primarily Mallards, Pintails and Gadwall are the most popular ducks harvested.

Two 36-inch drainage culverts with gate controls and flaps are used to control the water level in the field.

A one fourth mile levee has been built to manage a 40-acre sub-impoundment for fall flooding of crops with two 8-inch drain tiles and standpipes used to control the water level. A 6-inch pipe through the levee on the Little Muddy River gives the owner the ability to pump creek water into the 40-acre sub-impoundment in the early fall.

A 10-acre shallow water wetland has been created with levees and a gate control structure on the North side of the levee and a 12-inch drain tile on the South side to manage the water level in that area.

Four, 3 or 4 man blinds have been strategically placed to maximize the waterfowl hunting opportunities during the hunting season.

The 15.7 acre tree program area is a dense bedding area adjacent to a large block of open timber. This gives the owner a very good chance to also harvest whitetail deer off this farm.

190+- acres of tillable cropland provides a good revenue source from crops planted each year. It is bottom land but a local farmer plants it judiciously to maximize the crop return. A grain payment has been received every year by the owners depending on the crop type, amount of crops harvested and the price of grain at harvest time.

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