

SOLD \$224,000 / CLOSED 3/9/23

FOR SALE: 70+- Acres Clay County IL Wooded Hunt Property

SOLD!



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PROPERTY DETAILS (2771L)

Address: 2165 Big Four Road, Clay City IL 62824

List Price: \$227,500 / \$3,250 Per Acre

Tract has several large trees including walnut, oaks, acorn, elm and others. Notice lots of sign of deer and turkey on the tract. With the entire tract surrounded by farm fields, corn, soybeans, wheat crops plus cover crops, it has a natural repeating food plot. Tract is all timber with no tillable acres but does offer food plot areas also has some brushy thickets for bedding. No timber valuation has been done; tract could use a timber management plan and some large trees removed. Home site has mobile home that is in need of repair or removed. It would make a good hunting cabin; roof has leaked in a few places, site has drilled water well, electric hook-up with meter pole.

Tracts like this that are priced fair such as this one, usually don't stay on the market long before they are sold. Road frontage on Big Four Road located South of Clay City IL.

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