

Small Southern Illinois All Timber Hunting Tract for Sale - 40 +/- Acres

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PROPERTY ADDRESS:

00 E. Patten Road
 Belle Rive, IL 62810

PRICE: \$125,000

ACRES: 40

COUNTY: Jefferson

PROPERTY DESCRIPTION:

40 +/- acres all timber priced right at \$3,125/acre. This land is perfect if you like seclusion as it is located on a dead end road with a short 375' private deeded easement for access. This property is only about 1 hour and 20 min from the St. Louis area and only about 15 min from Mt. Vernon IL.

With a little hard work this property could go from good to great when it comes to hunting & recreation. A trail could be cut around the entire 40 acres and food plots created on each of the corners for different wind directions. When clearing the food plots the tree tops could be left like a fence around the edge of the food plots so the deer would only have one access/egress point.

There are a couple locations for possible ponds or lakes and there is a great possible location for home or cabin on the SE corner. The property has a great neighboring block of timber that feeds into this 40 acres and to the south there is a massive piece of strip ground that is over grown.

PROPERTY HIGHLIGHTS:

- 40 +/- acres
- All timber tract
- Private deeded easement access
- Secluded location
- Possible lake & cabin site
- Creek on property
- Less than 2 hours from St. Louis
- Small tract with BIG potential



PRESENTED BY:

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TAXES: \$90

TAX YEAR: 2016

TILLABLE: 0 Acres

TIMBERED: 40 Acres

PASTURED: 0 Acres

