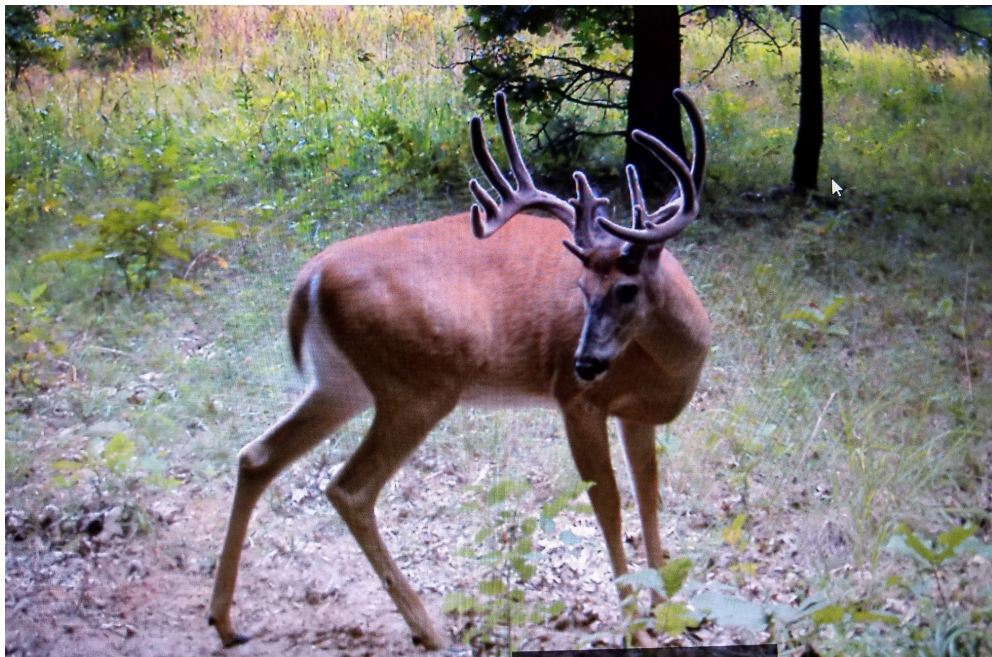


62 +/- Acre Deer Hunting Tract with Fishing Lake for Sale in Jefferson County Illinois



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophyproperties.com



PROPERTY ADDRESS:

00 Wildflower Lane
Mt. Vernon, IL 62864

PRICE: \$210,800.00

ACRES: 62

COUNTY: Jefferson

PROPERTY DESCRIPTION:

These 62 +/- acres located in Jefferson County Illinois are manicured to a tee for whitetail hunting. There is a 6 +/- acre field in the middle of the property that has 8' tall warm season grasses on the west 3 +/- acres with 30'-40' tall cedar trees scattered throughout the grasses perfect for bedding area. On the east side there are 3 different hidden food plots that are planted that have 30'-40' tall cedar trees growing throughout. The cedar trees act as a funnel creating a traffic pattern for incoming deer directing them towards your deer stand.

A 2-3 +/- acre crystal clear lake is perfect for fishing but is also great watering hole for the wildlife and for watering your food plots if you need to on hot dry summer days. The timber is in a Timber Stand Improvement Plan so your taxes will always stay low but the plan also has produced some beautiful mature oak ridges with some great underbrush.

This property is in a secluded located at the end of a dead end road. Also the deer in this area have been managed for years (just check out the trailcam pics). The pictures and description don't do this property justice; you have to come walk it yourself to understand how nice it is.

PROPERTY HIGHLIGHTS:

- Mature timber
- Established food plots & bedding areas
- 2-3 +/- acre crystal clear fishing lake
- Timber Stand Improvement Plan
- Secluded location
- Under strict hunting management for years
- Trophy whitetail deer
- Deer hunting & fishing opportunities



PRESENTED BY:

SHANE YEARIAN

Land Specialist

M: 618.830.2825

P: 855.573.5263 x710

seyarian@trophyproperties.com

United Country Trophy Properties
and Auction

15480 Clayton Road
Suite 101

Ballwin, MO 63011

www.uctpa.com

leads@trophyproperties.com

62 +/- Acre Deer Hunting Tract with Fishing Lake for Sale in Jefferson County Illinois



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophypro.com



TAXES: \$

TAX YEAR: 2016

TILLABLE: 0 Acres

TIMBERED: 56 Acres

PASTURED: 6 Acres