

50 +/- Acre Hunting Farm for Sale

Randolph County Illinois

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PROPERTY ADDRESS:

00 Boyd Road
 Coulterville, IL 62237

PRICE: \$235,000

ACRES: 50

COUNTY: Randolph

PROPERTY DESCRIPTION:

This 50 +/- acre farm for sale is in the NE corner of Randolph county and only about 4 miles from St. Clair County. It is a great all around farm with 19.8 +/- acres of tillable, 3-4 acres of established food plots that could also be tillable ground, around 22 +/- acres of mature timber with creek and the remainder in open land.

The 19.8 +/- acres of tillable provides good income with an average of around \$3,500/yr. If income is not needed, the ground could be converted into tall warm season grasses and the remainder into food plots. There is a possible location for a very private 5-7 acre lake as well as a possible home or cabin right on the lake.

This property is located only 40 min from Belleville, IL and an hour from St. Louis, MO and would be a great place to build a home or cabin for retirement or a weekend getaway.

The property is a great funnel area for deer and has excellent deer and turkey hunting and is already set up with established food plots, stand sites and even a box blind. A metal building is on the property that can be used for keeping equipment dry or it could be framed out for a nice cabin.

PROPERTY HIGHLIGHTS:

- 50 +/- acres
- Income producing tillable ground
- Mature timber
- 5-7 acre possible lake site
- Nice home or cabin site
- Great deer & turkey hunting
- Metal building
- County water
- Electric
- Close to St. Louis



PRESENTED BY:

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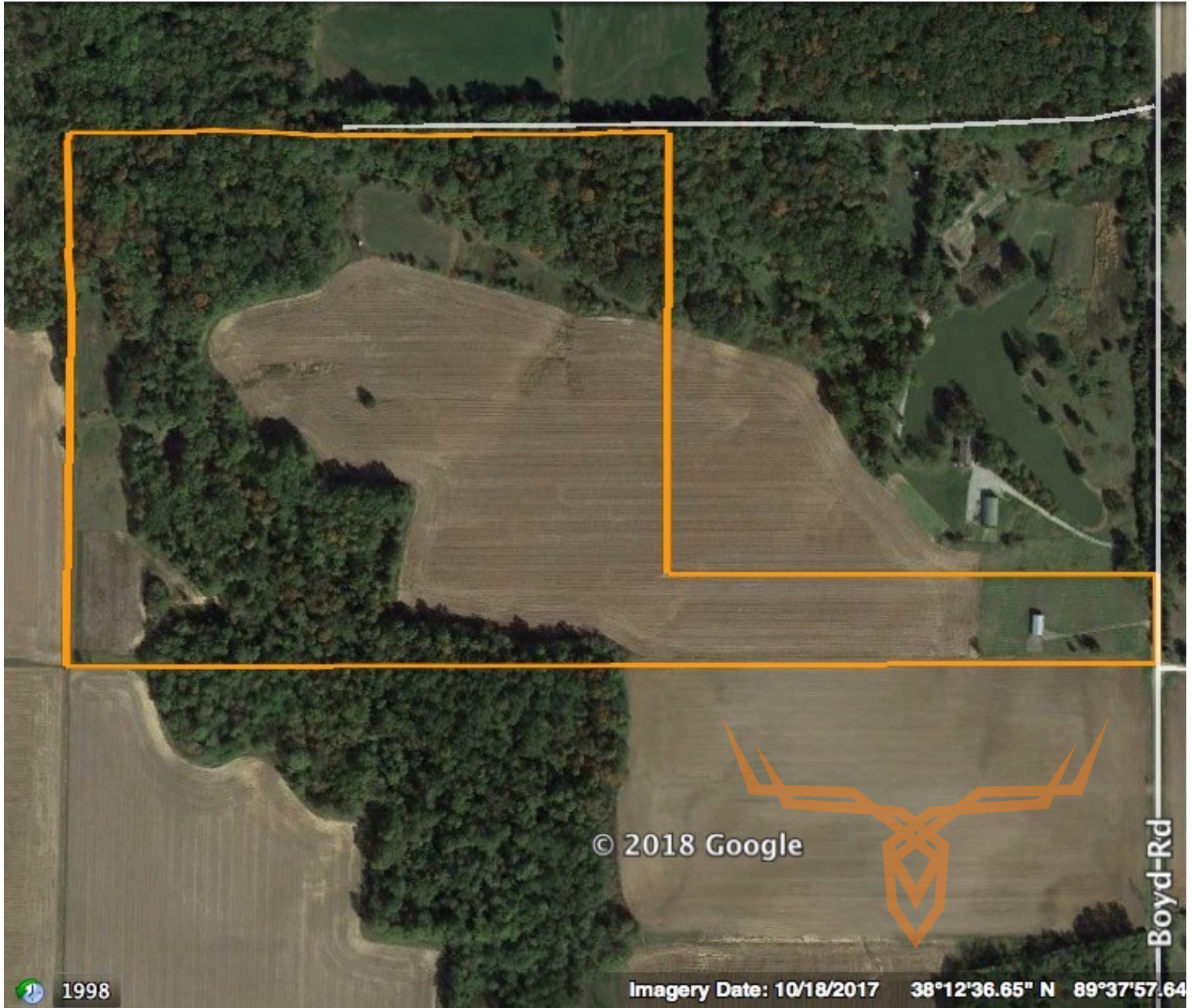


T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$400

TAX YEAR: 2016

