



# Clinton County Illinois Recreational Hunting Land for Sale

**TROPHY**  
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LAND | RECREATIONAL | RESIDENTIAL



Trophy Properties and Auction • 855.573.5263 • leads@trophy.com

PRICE  
REDUCED



**PROPERTY ADDRESS:**

00 Creek Road  
Hoffman, IL

**PRICE:** \$149,000

**ACRES:** 35

**COUNTY:** Clinton

**PROPERTY DESCRIPTION:**

Not many properties come available in Clinton county IL. In 11 years of selling land this is only about 3-4 I've had listed in Clinton out of 100's of listings. The seller said that the Clinton county court house told him that you can only build a house on 40 acres or more, or the property has to be subdivided or grandfathered in to allow a house to be built on it and this 35 acres is grandfathered in.

This 35 +/- acre farm for sale in Clinton County Illinois is located on a dead end road and has a private lane that the sellers built along the North boarder of the property to the open grassy field that would be perfect to build a home or cabin. Sellers indicate that electric and water is just to the North East of the property.

There are also many locations on the North West side of the property in the timber for great building spots for home or cabin. If you don't need to build a house, this property offers some great hunting. I personally would clear the 5-6 acre field and plant it in all food. There are also some great spots in the timber that could be cleared for a food plot or 2.

The property is located about 50 min East of St. Louis and just east of Scott air force base. Carlyle Lake is only about 10 min away with great boating and fishing and hunting.

**PROPERTY HIGHLIGHTS:**

- 35 +/- Acres
- Secluded dead end location
- Water & electric nearby
- Possible building sites
- Whitetail deer hunting
- Possible food plot locations
- Near Carlyle Lake



**PRESENTED BY:**

**SHANE YEARIAN**

**Land Specialist - IL**

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**TAXES:** \$313

**TAX YEAR:** 2016

**TILLABLE:** 0 Acres

**TIMBERED:** 30 Acres

**PASTURED:** 5 Acres

