

275 +/- Acre Hunting Property for Sale

St. Clair County Illinois

www.TrophyPA.com • 855.573.5263 • leads@trophyha.com



PROPERTY ADDRESS:

00 Charles Lane
 Mascoutah, IL 62258

PRICE: \$895,000

ACRES: 275

COUNTY: St. Clair

PROPERTY DESCRIPTION:

It's not that often you find 275 +/- acres in St. Clair County Illinois for this price with 20+ acres of very secluded, private land to build a home on, a possible 3-4 acre lake site, 255 +/- acres of deer, duck, and turkey hunting only 5 min from downtown Mascoutah IL, 5 min from Scott Air Force Base and 30 min from Downtown St. Louis!

The Northwest side of this property is on a private deeded easement with electric only 1/4 mile from possible home sites. There are approximately 20 +/- acres of tillable land that would be the perfect place to build a home or cabin, food plots, create a vineyard, plant fruit trees, keep horses, 4 wheelers or whatever you want to do. Then you have 255 acres of wooded land right out your back door with really good deer, duck and turkey hunting. The listing agent found a giant 7 point shed antler while walking the property. It had been run over by a tractor, but you can tell it was off a big old buck. The seller said he has seen up to 40 deer in the farm field at a time. There were also turkeys gobbling while taking pictures and ducks were flying off the duck impoundment in the timber. Morel mushrooms can also be found on the property.

The Seller has built one duck impoundment for duck hunting and there are numerous other places you could build small levies and plant corn or millet and flood for more. Planting 4-5 +/- acres of food plots in the tillable ground would draw the deer out of the timber every year.

If you don't hunt, this property has lots of potential! What a perfect place for so many things like building a horse barn with 20 +/- acres or pasture for them to roam and 275 +/- acres to ride, or riding 4 wheelers, start your own vineyard only mins from St. Louis. And on top of all this, the price is only \$3,254 an acre that's unheard of in St. Clair County!

PROPERTY HIGHLIGHTS:

- 275 +/- acres
- Possible building & lake sites
- Deer, duck & turkey hunting
- Tillable ground
- Timber ground
- Suitable for horses



PRESENTED BY:

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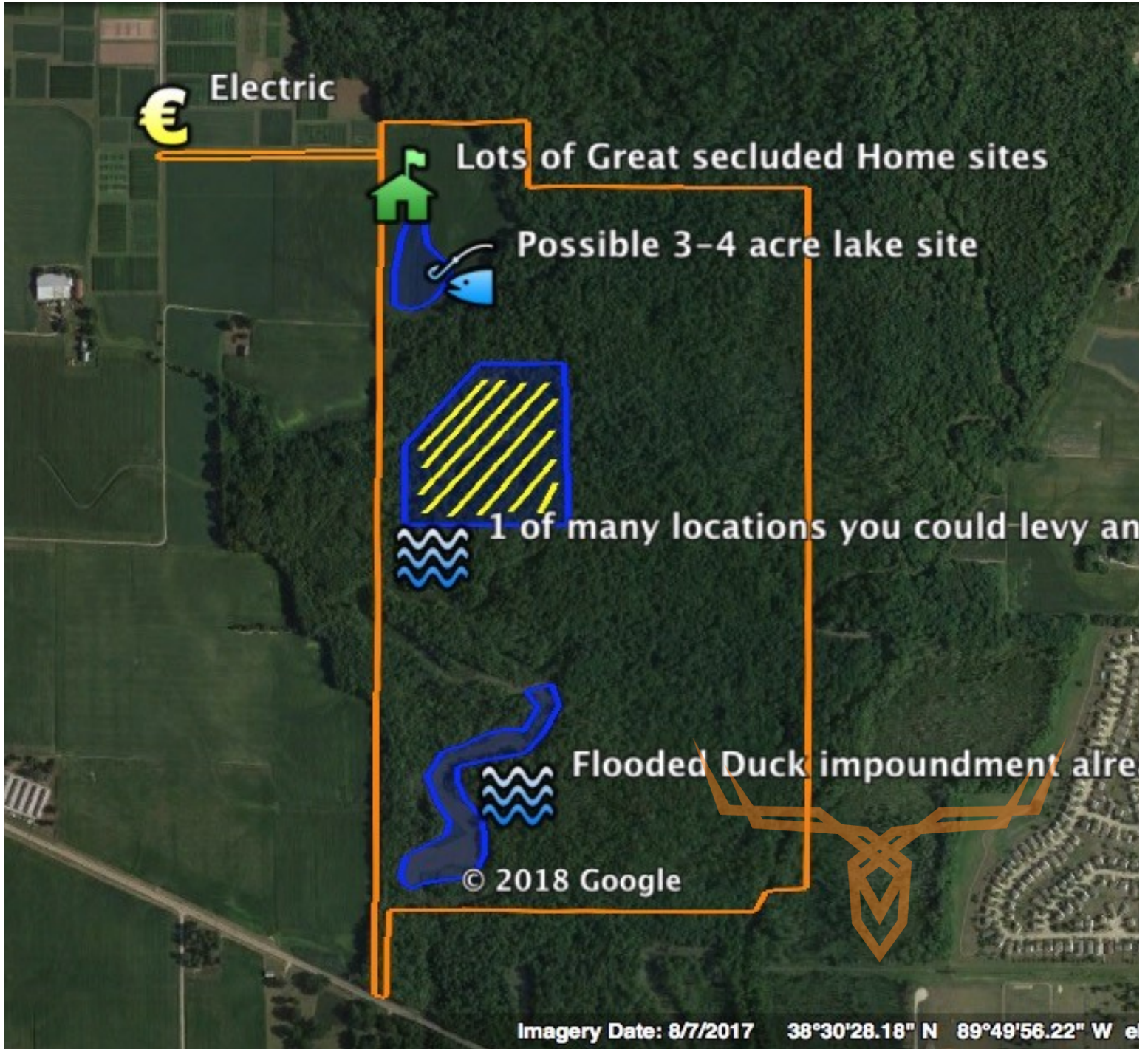


T R O P H Y
PROPERTIES AND AUCTION
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$1,325
TAX YEAR: 2016

