

# 178 +/- Acre Hunting Farm for Sale

## Fayette County, IL

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



### PROPERTY ADDRESS:

00 Co. Rd. 700  
 Ramsey, IL 62080

**PRICE:** \$640,800

**ACRES:** 178

**COUNTY:** Fayette

### PROPERTY DESCRIPTION:

This 178 +/- acre Fayette County Illinois property for sale and has an unreal opportunity for any buyer! The sellers will be doing a select cut (20" or larger) on the timber and will give the Buyer \$100,000 at closing to pay for the timber. That money could cover your down payment and closing costs! Or the Sellers are willing to give the Buyer \$60,000 at closing for the timber and put in a 3-4 acre lake, clear a spot for cabin, put in a trail system with creek crossings to access the farm and put in 2 food plots (approximate value for all this work is \$50,000-\$60,000 so this is an unreal value!). See the aerial map for an example of the way the property could be set up. In 13 years of selling land I have never heard of any seller giving timber money back to a Buyer. Usually they keep the money and just sell the land.

This IL farm has beautiful views with big oak ridges and oak flats and valleys. While taking pictures, the Listing Agent called in a big gobbler and saw 5-6 deer. 250 +/- acres adjacent to this property was also sold by the Listing Agent a few years ago where a giant 186" was killed. The area is great for trophy whitetails!

### PROPERTY HIGHLIGHTS:

- 178 +/- acres
- \$100,000 back from Seller at closing for select cut timber costs or \$60,000 back with farm set up
- Beautiful views
- Creek
- Secluded location
- Trophy whitetails!
- Turkeys
- Possible lake & home/cabin sites



### PRESENTED BY:

**SHANE YEARIAN**

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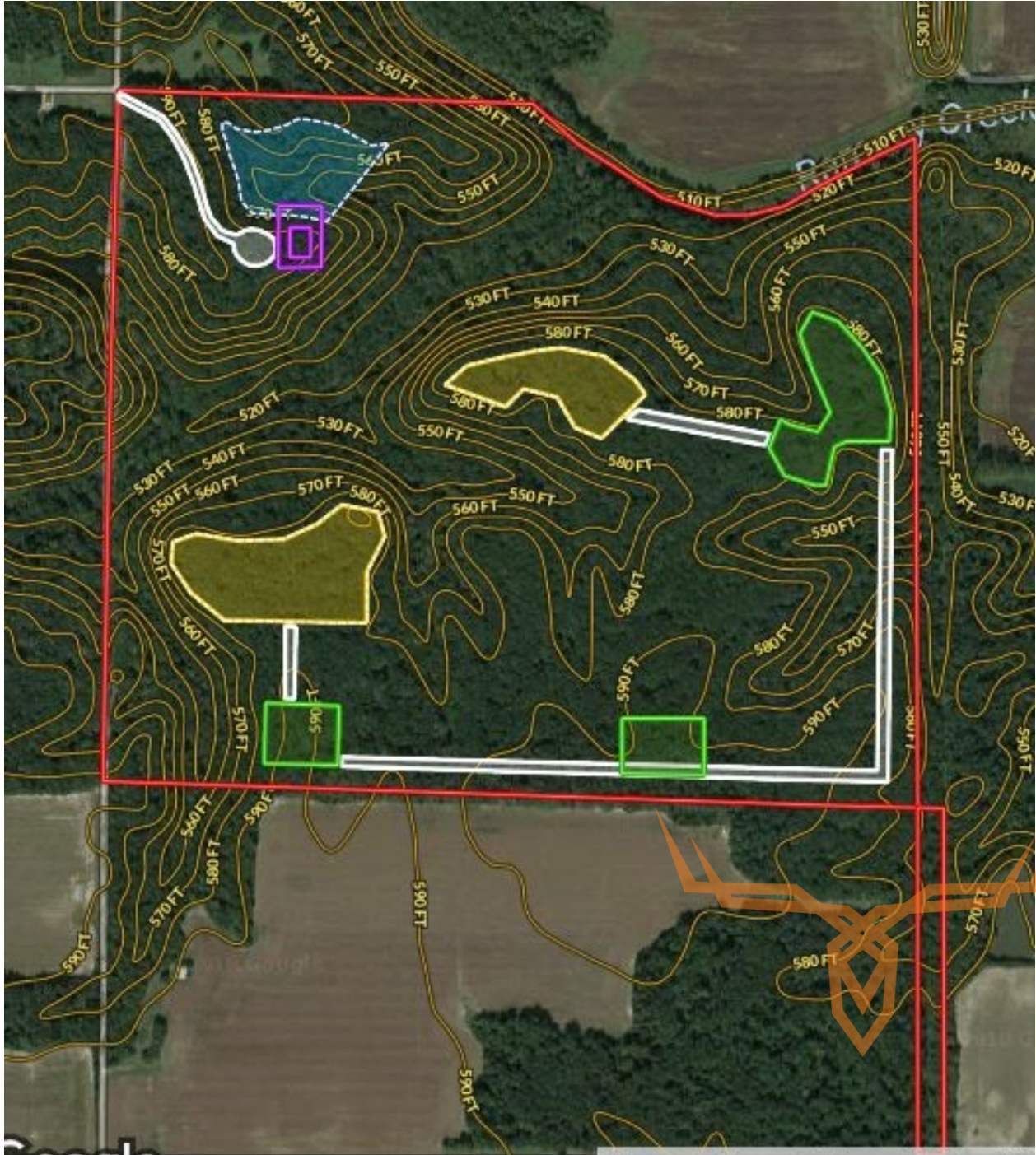
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PROPERTIES AND AUCTION  
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection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

**TAXES: \$136**

**TAX YEAR: 2016**

