

# Monroe County Farm Land Waterfowl Habitat for Immediate Sale

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## PROPERTY ADDRESS:

00 Kidd Lake Road  
 Prairie Du Rocher, IL 62277

**PRICE:** \$459,000

**ACRES:** 102

**COUNTY:** Monroe

## PROPERTY DESCRIPTION:

Great opportunity to own your own waterfowl hunting property or tillable farm land. This land is located next to the Kidd Lake Marsh that is managed by the Illinois Department of Natural Resources and provides opportunities for waterfowl hunting and bow hunting for whitetail. The level land has been flooded in the past to use for waterfowl hunting. The property is currently in mixed forage and some crops. There is a small tree line on the property that could be leveled to create more tillable area. Current tillable is approximately 90 acres. This land is also close to the Fults Hill Nature Preserve. Good opportunity for subdivided value enhancement.

## PROPERTY HIGHLIGHTS:

- 102 +/- acres
- Potential for waterfowl hunting
- Potential for whitetail hunting
- Cropland
- Bottom Ground
- Recreational
- Has been used as both waterfowl hunting property and cropland in the past



## 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: \$515**

**TAX YEAR: 2016**

