



92 +/- Acre Hunting Farm for Sale

Fayette County, IL

TROPHY
PROPERTIES AND AUCTION
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www.TrophyPA.com • 855.573.5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 Co. Rd. 700
Ramsey, IL 62080

PRICE: \$331,200

ACRES: 92

COUNTY: Fayette

PROPERTY DESCRIPTION:

This 92 +/- acre Fayette County Illinois hunting property for sale has an unreal opportunity for any Buyer. The Sellers are going to do a select cut 20" and bigger on the timber and will give any buyer \$55,000 at closing to pay for the timber and this money can cover your down payment and closing costs! Or the sellers will give you \$30,000 at closing for the timber and put in a 3-4 acre lake, they will clear you a spot for a cabin, they will put in a trail system with creek crossings to access the farm and they will put in a food plot (this is an unreal value!).

See the map for an example of a suggested set up. Blue is a possible 3-4 acre lake, purple is a cabin site sitting on the lake and overlooking a beautiful valley, white is driveway and trails, green is food plots!

In 13 years of selling land, I have never heard of any seller giving the timber money back to 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. A big gobbler was called in while taking pictures and 5-6 deer were seen as well.

PROPERTY HIGHLIGHTS:

- 92 +/- acres
- \$55,000 back from Seller at closing for select cut timber costs or \$30,000 back with farm set up
- Beautiful views
- Creek
- Secluded location
- Trophy whitetails!
- Turkeys
- Possible lake & home/cabin sites



PRESENTED BY:

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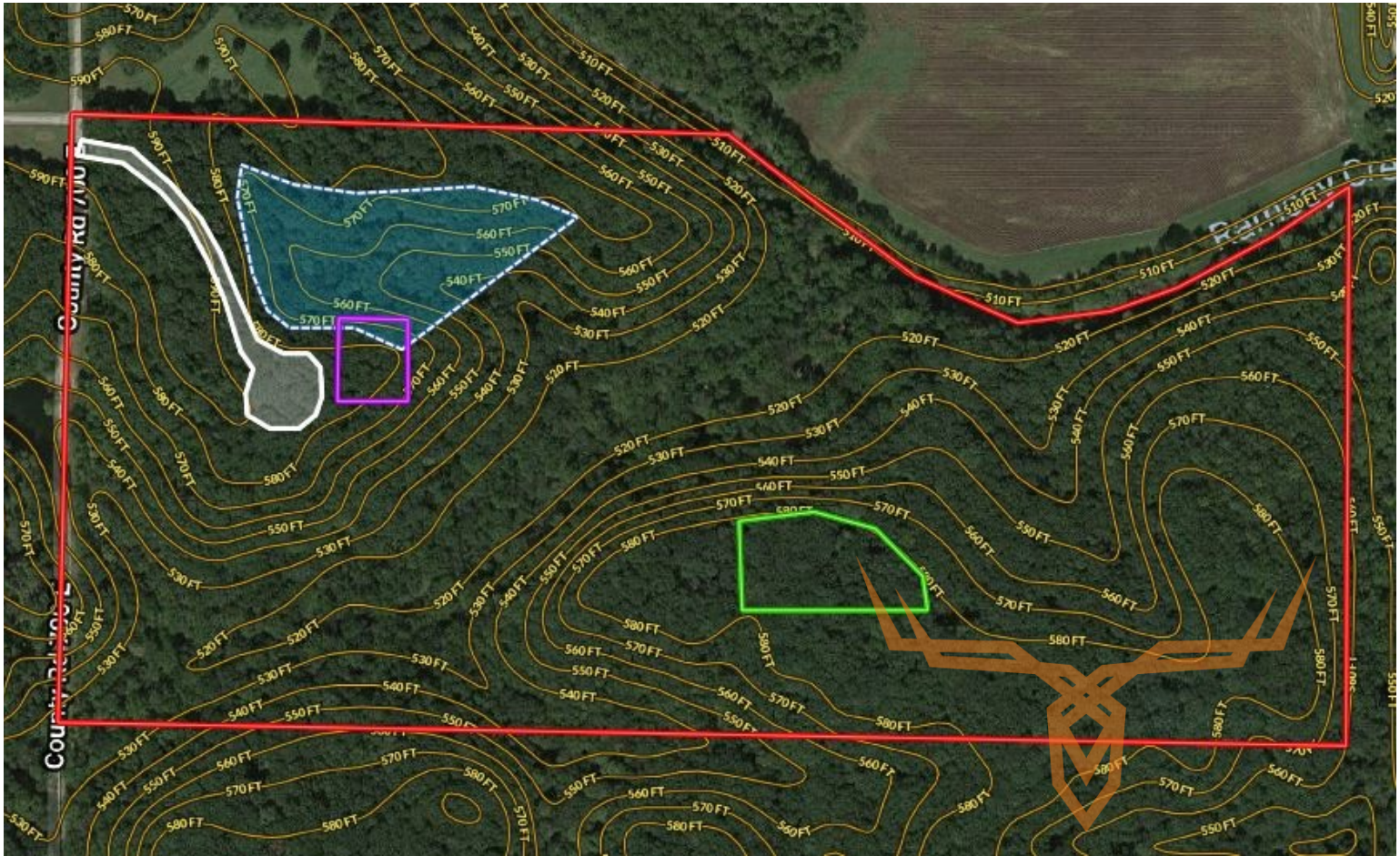
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

