



# Western Illinois Hunting Property For Sale near St. Louis - Macoupin County

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



## PROPERTY ADDRESS:

00 Pike Rd.  
Carlinville, IL 62626

**PRICE:** \$330,000

**ACRES:** 70

**COUNTY:** Macoupin

## PROPERTY HIGHLIGHTS:

- 70 +/- acres
- New 48x30 pole barn with concrete floors and electric
- Possible big lake site
- 26 +/- acres tillable ground
- Income producing
- Mature timber
- Multiple creeks
- Secluded location at the end of a dead end road

## PROPERTY DESCRIPTION:

70 +/- acres of land in Western Illinois, close to the St. Louis area, just don't come on the market very often, at least not this nice. This property is located at the end of a dead-end road with electric already ran to the property. There is a newer 48x30 pole barn with concrete floors that could be turned into a cabin/home or just use to store your tractor and equipment.

26 +/- acres of tillable ground has a PI of 119, 120 and even 140! The tillable makes \$150/acre cash rent (\$3,900/yr.) income. Having the farmer leave 5-10 acres of standing corn, beans, and plant oats, rye, turnips, and clover would allow for different wind directions.

A possible 5-11 acre lake site could be located right behind the pole barn. The 44 +/- acres of rolling timber contains 22 +/- acres of thick sanctuary that are never disturbed as well as 22 +/- acres of big open timber that could be cut creating thicker bedding. Some mature white oak trees on this property are 100's of years old if not older! There are 2-3 creeks running throughout the property providing both great water sources and travel routes.

If you're looking for a really secluded private place for either hunting, 4 wheeler riding, building a home on or anything else, you need to come to see this property!



**PRESENTED BY:**

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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: \$471**

**TAX YEAR: 2017**