



40 +/- Acre Secluded Illinois Land for Sale - Johnson 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 Hartford Lane
Simpson, IL 62985

PRICE: \$135,000

ACRES: 40

COUNTY: Johnson

PROPERTY HIGHLIGHTS:

- Located at the end of a dead end road
- Very secluded and private
- 4-5 acre food plot on NW
- 2-3 acre food plot on SE
- Electric, fiber optics and propane on property
- County water at road
- Nice open clean timber

PROPERTY DESCRIPTION:

If you're looking for 40 +/- acres in Southern Illinois and you walk this property you will want to buy it. I've sold a lot of ground in 15 years and this might be one of the nicest 40 +/- acres that I have ever walked. The property is located at the very end of a dead-end road for total seclusion. There is everything there to build a nice home or cabin on the NW corner. The Seller recently spent \$17,000 removing some old trailers and cleaning things up so the property is immaculate now. Taxes will be lowered next year because homes and buildings have been removed. There is a 4-5 acre field on the NW corner that could be planted in corn and beans, clover, oats and greens. The field sits up on the highest spot on the property and there is around 30 acres of timber in the center of the property that is open, clean timber. The multiple oak ridges run east and west and all fall down to another 2-3 acre field on the SW corner of the farm. 4 different ridges could be selected to make 2-3 acre clear cuts, by cutting every tree and let it grow up into a thicket, so that there could be open timber and a thicket, open timber and another thicket etc. The property sits in the middle of big timber along a nice creek with agricultural crops mixed in.



PRESENTED BY:

SHANE YEARIAN

Land Specialist - IL

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com



40 +/- Acre Secluded Illinois Land for Sale - Johnson County

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

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



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