

120 +/- Acre Illinois Hunting Property with Home for Sale - Jefferson County

Trophy Properties and Auction • 855.573.5263 • leads@trophyapa.com



PROPERTY ADDRESS:

19804 N. Tolle Rd.
Mt. Vernon, IL 62864

PRICE: \$469,000

ACRES: 120

COUNTY: Jefferson

PROPERTY HIGHLIGHTS:

- 3 bed, 2 bath home with garage & out-building
- Stocked pond
- Loaded with deer and turkey
- Good buck history
- Multiple access points
- \$4,000/yr. CRP income
- Recently planted 10 acres of switchgrass for bedding
- Excellent food plots
- Seller willing to sub-divide into two 80 acre tracts

PROPERTY DESCRIPTION:

If you are looking for an excellent hunting property in Jefferson County, IL do not miss this one!! This property consists of 120 +/- total acres along with a 3 bed, 2 bath home/cabin and outbuilding. It also has a nice stocked pond in the back yard. Add all that to the consistent good buck history and excellent turkey hunting and you have a place the entire family can enjoy year-round!!

The deer numbers on this farm are incredible. Sellers had to fence off the 8.5 acres of food plots just to prevent them from being destroyed by the deer before the season! They have recently planted close to 10 acres of switchgrass as well for bedding to improve the already great hunting! The farm also has multiple access points which is perfect for different wind directions and \$4,000 per/yr. CRP income!

PRESENTED BY:



SCOTT ATHMER

Land Specialist - IL

M: (618) 830-6192

P: 855.573.5263 x739

sathmer@trophyapa.com

SHANE YEARIAN

Land Specialist - IL

M: (618) 830-2825

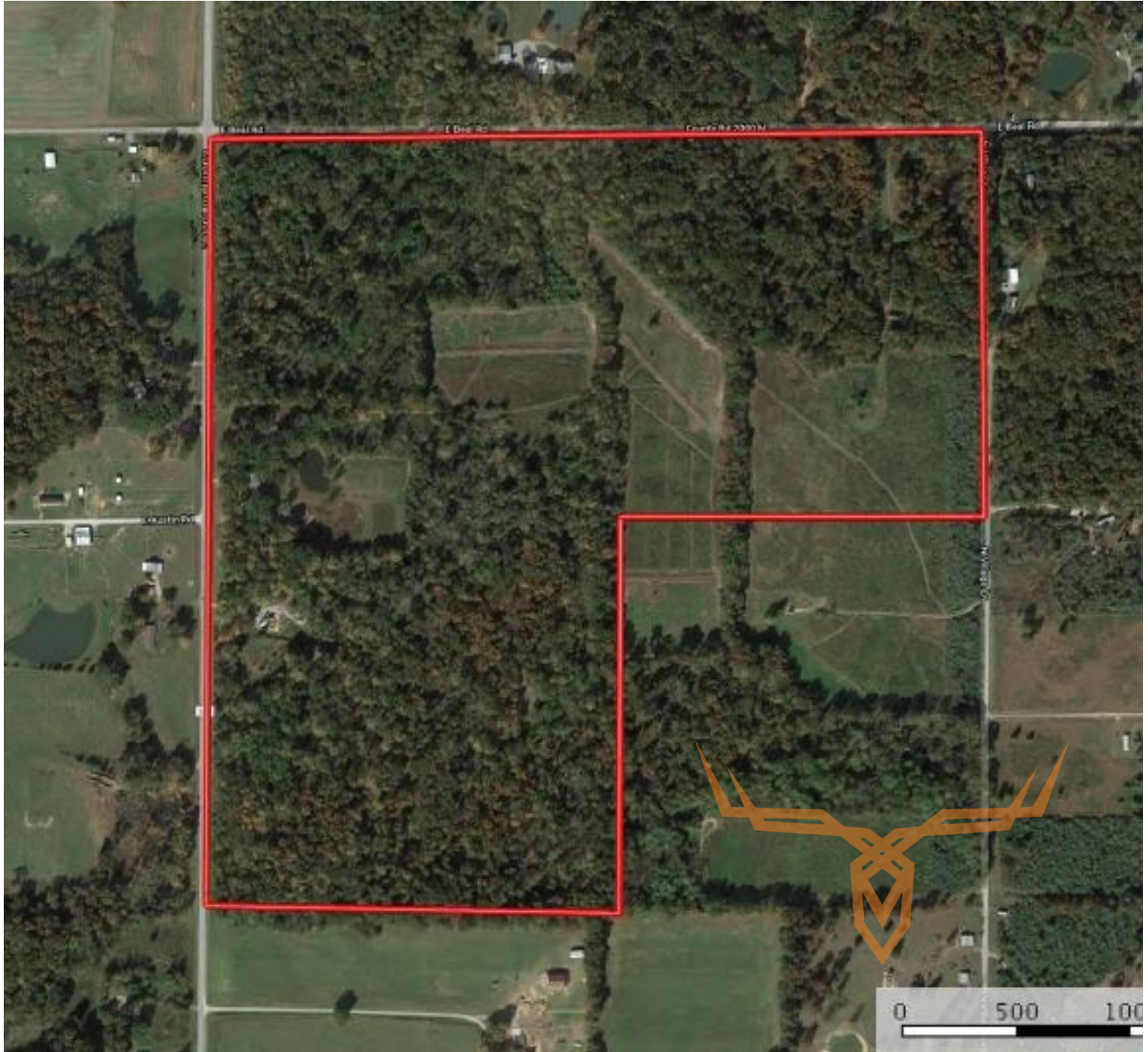
P: 855.573.5263 x710

syearian@trophyapa.com

Trophy Properties and Auction
15480 Clayton Road Suite 101
Ballwin, MO 63011
www.trophyapa.com
leads@trophyapa.com

120 +/- Acre Illinois Hunting Property with Home for Sale - Jefferson County

Trophy Properties and Auction • 855.573.5263 • leads@trophypa.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