



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

Great Hunting & Mature Timber Property for Sale - Jefferson County Illinois

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

PRICE REDUCED



PROPERTY ADDRESS:

00 E. Bakersville Road
Mt. Vernon, IL 62864

PRICE: \$179,000

ACRES: 68.5

COUNTY: Jefferson

PROPERTY HIGHLIGHTS:

- High Deer and Turkey Numbers appraisal
- New food plot that can also be flooded late season to hunt ducks!!
- Great Trail System throughout farm
- Over \$75,000 in timber value from recent appraisal
- Just south of I-57 and I-64 split

PROPERTY DESCRIPTION:

Check out this property! The Seller has gone in and cleared off about 3 acres in the middle of this timber and created an amazing food plot. They added water-control features so you can use this as a plot for deer or waterfowl!!! They got several pictures of great bucks on the plot last fall but did not harvest any. That means they are still there and a year older!!

This is located in Illinois' southern waterfowl zone which means you can actually plant corn as your deer food plot for November then flood the 3 acres in early December to take advantage of the great duck hunting on the north end of Rend Lake through the remainder of duck season.

This property also is full of mature timber and has a recent timber appraisal indicating over \$75,000 in value currently standing. This place has a lot to offer to the all-around outdoorsman that likes to hunt both ducks and bucks!



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