



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

192 +/- Acre Illinois Income Producing Hunting Land with Small Home for Sale

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

PRICE IMPROVED



PROPERTY ADDRESS:

00 Old Elco Road
Tamms, IL 62988

PRICE: \$576,000

ACRES: 192

COUNTY: Alexander

PROPERTY HIGHLIGHTS:

- 50 +/- acres income producing tillable
- ROI could make 3%-4%
- 2 bed 1 bath home could be used for rental income
- Nice Mature timber could also be harvested for extra return
- Hunting Lease could make \$5,000/yr income
- Road frontage on East and West side for easy access.

PROPERTY DESCRIPTION:

This 192 +/- acres property in Alexander County Illinois is a great one to add to your portfolio. With the stock market at an all-time high now is the time to take your money out and buy LAND; especially land that makes a nice return and will appreciate with little work and over time. The tillable ground on this property makes \$10,000/yr. The old farm house rents for \$2,400/yr. but could easily make \$5,000/yr. (or fix it up a little and put it on a vacation rental by owner site and make \$10,000-\$15,000/yr.) and the hunting could easily make \$5,000/yr. The mature timber could also be select cut and add more return on your investment. This property has some great views up on a hill overlooking the entire area if you are looking to build a new home or cabin.



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