



Small Illinois All Timber Hunting Tract for Sale - Jasper County

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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



PROPERTY ADDRESS:

5700 N 100th St
Dieterich, IL 62424

PRICE: \$120,000

ACRES: 19.78

COUNTY: Jasper

PROPERTY HIGHLIGHTS:

- Great Hunting
- Cabin Site Potential
- 2 miles west of Lake CIPS
- Electric and Water close by
- Good stand of young white oaks
- Road Frontage
- Mineral Rights being sold (if any)

PROPERTY DESCRIPTION:

This small timber tract is located just 2 miles west of Lake CIPS in Jasper County Illinois and is home to great whitetail hunting! Just this last fall, the owners harvested a 160" buck off this property and have several trail camera photos of other bucks in the area. The west 10 acres of the property is filled with an abundant stand of hickory trees, while the east half of the property is loaded with a very healthy stand of white oaks. I think in 10-15 years there will be a very good return on investment just from these marketable white oak trees.

Perhaps the best feature of this property is that there is road access along a well maintained township road and has a place for a PERFECT cabin/building site! Both electric and water are close by and could be easily tied into your new hunting cabin or dream home. Lake CIPS is known across the country for incredible fishing and its surrounding wildlife habitat. This property is ideal for anyone looking for a small acreage hunting property that has mature whitetails in the area, and for anyone looking to build a cabin/home and hunt in their backyard!



PRESENTED BY:

CODY HINTERSCHER

Land Specialist - IL

M: (217) 663-2708

P: (855) 573-5263 x713

E: chinterscher@trophyPA.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.TrophyPA.com

leads@trophyPA.com

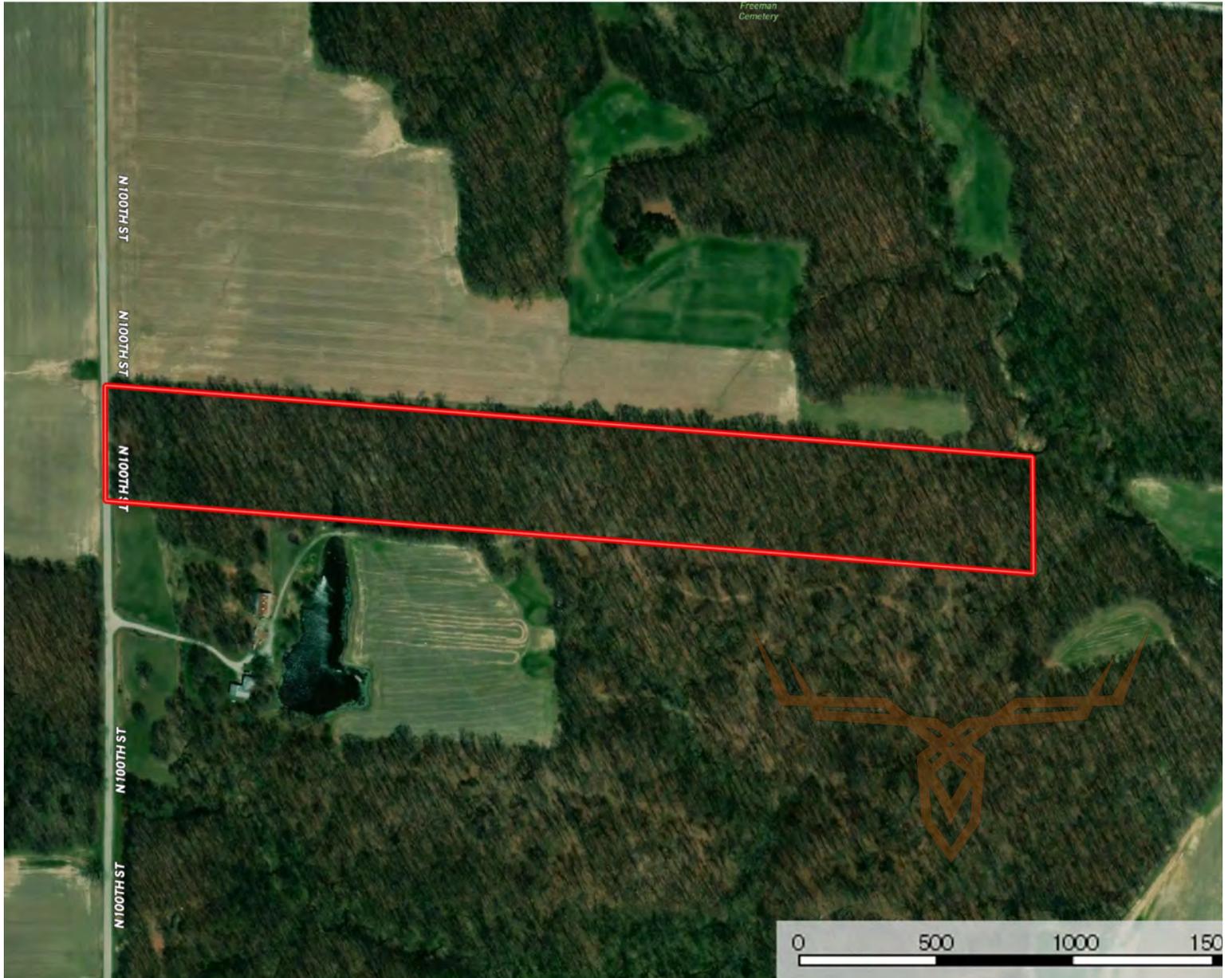


TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Small Illinois All Timber Hunting Tract for Sale - Jasper County

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

!r



M The information contained
deemed to be reliable.
MapRight Services make
completeness or accuracy

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