



79.27± Acre Illinois Hunting Paradise with Big Deer Potential for Sale

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:

Tract #1 - 00 N 17th Ave
Nokomis, IL 62075

PRICE: \$332,900

ACRES: 79.27

COUNTY: Montgomery

PROPERTY HIGHLIGHTS:

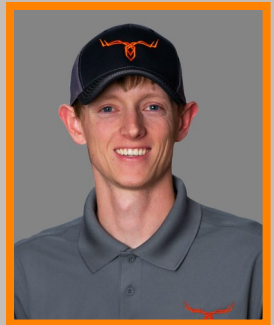
- Area is Known for Huge Whitetails
- Great Turkey Hunting
- Approx. 8± Tillable Acres being Cash Rented on Average of \$225-\$250 per acre.
- Road Frontage
- Potential Building Site
- Less than 2 hours from St Louis, MO and approx. 1 hour from Springfield, IL.
- 30 minutes from Interstate 70 and less than 1 hour away from Interstate 55.
- Additional acreage available

PROPERTY DESCRIPTION:

This 79.27± acre hunting property is perhaps the best hunting property I have ever walked. Deer are bedding and traveling through this farm on a consistent basis. The timber on this property has been professionally managed by an arborist, who select cut trees only 22" or bigger 3 years ago. This method ensures timber health and quality wildlife habitat. Tree tops on this property provide great cover and bedding, making the whitetail hunting superb. This area of Montgomery county is known for big whitetails, and with the large wood section this property sits in, the wild-life population in incredible. This area is also home to some great turkey hunting as well!

This recreational farm also provides 8 +/- acres of annual farm income which are currently being cash rented for an average of \$225-\$250 per acre, with a variable yield contract in place.

Numerous home or cabin building sites are a big advantage of this property as well, with electric and water just along the road. Build a cabin/home and hunt giant whitetails in your backyard!



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