



# Income Producing Farm with Great Hunting for Sale in Montgomery County Illinois

**T R O P H Y**  
PROPERTIES AND AUCTION  
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## PROPERTY ADDRESS:

Tract #3 - 00 N 17th Ave  
Nokomis, IL 62075

**PRICE:** \$489,400

**ACRES:** 79.899

**COUNTY:** Montgomery

## PROPERTY HIGHLIGHTS:

- 53± Tillable Acres
- Great Hunting
- On Average \$11,500 - \$13,250 per year for Cash Rent with a Variable Yield Contract
- Road Frontage on 2 Sides
- Potential Building Site
- 79.899 Surveyed Acres
- 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 is an excellent mixed use farm providing 53± acres of annual farm income and excellent recreational hunting opportunities. Tillable acres are currently being cash rented for an average of \$225-\$250 per acre, with a variable yield contract in place.

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. There is also a large turkey population on this property and the surrounding wood section.

Numerous home or cabin building sites are a big advantage of this property as well, with electric and water just along the road.



**PRESENTED BY:**

**CODY HINTERSCHER**

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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