

Beautiful Home on 39± Acres with 2 Lakes & Hunting Opportunities for Sale

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



PROPERTY ADDRESS:

15 Van Buren Lane
 Texico, IL 62889

PRICE: \$405,000

ACRES: 39

COUNTY: Marion

PROPERTY HIGHLIGHTS:

- 3 bed/2.5 Bath Home
- 40 x 60 Heated Outbuilding
- 2 Stocked Lakes, Bass, Crappie, Bluegill, and Catfish
- Trophy Deer and High Deer Numbers
- Plenty of Turkeys in the area
- 14 Acres of Tillable for Income or Food Plots
- County Rd Access on Two Sides
- Less than 10 minutes to Interstate 57
- 20 minutes to Mt. Vernon; 1.5 Hours to St. Louis

PROPERTY DESCRIPTION:

This truly is a special place!! This home is approximately 2,332 square feet and has 3 bedrooms with 2.5 baths. There is a 4th room used as a den that could easily become a bedroom by adding a closet. The home is wheelchair accessible with all 36" doors and a 48" hallway. The view from the kitchen and master bedroom is unreal overlooking the larger of the 2 stocked lakes on this property. The hunting that comes with this farm is second to none! This area is known for the high deer numbers and trophy potential! Use the approximately 14 acres of tillable ground as food plots or income whichever you prefer! There are plenty of turkeys to chase as well when the springtime gets here! Personally I would set up a blind on the back pond with turkey decoys in the field and fish for Crappie out of the other side! After a successful hunt come back to the 40 x 60 heated outbuilding and take care of your game inside away from the elements! If you are in the market for an amazing place that offers everything a sportsman could want do not pass this up! Just 20 minutes from Mt Vernon and 1.5 hours from St. Louis



PRESENTED BY:

SCOTT ATHMER

Land & Home Specialist - IL

M: (618) 830-6192

P: (855) 573-5263 x739

E: sathmer@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com



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

Beautiful Home on 39± Acres with 2 Lakes & Hunting Opportunities for Sale

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



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