



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

# Illinois 495± Acre Big Buck and Duck Paradise for Sale - Henderson County

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



## PROPERTY ADDRESS:

3300 Mississippi River Island  
Carman, IL 61425

**PRICE:** \$636,987.35

**ACRES:** 495

**COUNTY:** Henderson

## PROPERTY HIGHLIGHTS:

- Priced under \$1300 an acre
- Full of Giant whitetails
- Outstanding waterfowl hunting
- Good timber value every 7-10 years
- Very Secluded

## PROPERTY DESCRIPTION:

Have you ever wanted to own your own island paradise? These 495± acres are part of a giant 2500 acre island in the Mississippi along the Iowa border and most of the neighbors only Duck Hunt. The Seller has allowed me to hunt and video on the property so that I could fully understand how good this island really was and so I could relay this to a Buyer. A couple of years ago I was fortunate to hunt the island and in 5 days I was able to harvest a 150" buck and a 174" buck. While hunting the property I saw or had on trail camera over 20 mature bucks. This past year I was able to make it back up to the island and harvested a great 156" buck and missed a 200" giant that is still alive (check out the trail pics of him)! The property consists of mostly soft maple and the owner can select to harvest the maple trees every 7-10 years for a great return on investment. The maple tree is a very fast-growing tree that the deer love to eat the leaves that fall. After the select harvest is done the island grows a thick underbrush that the deer thrive in. The island is very easy to hunt, you take a short boat ride across the river and mostly hunt the edge of the river with your wind blowing out over the water. I never had a chance to waterfowl the island but while deer hunting I hear the neighbors shoot or shoot at 100's of ducks every day the shooting never stopped it seemed. I've hunted all over the country for whitetails and been very fortunate but this is the best place I have ever hunted personally.



**PRESENTED BY:**

**SHANE YEARIAN**

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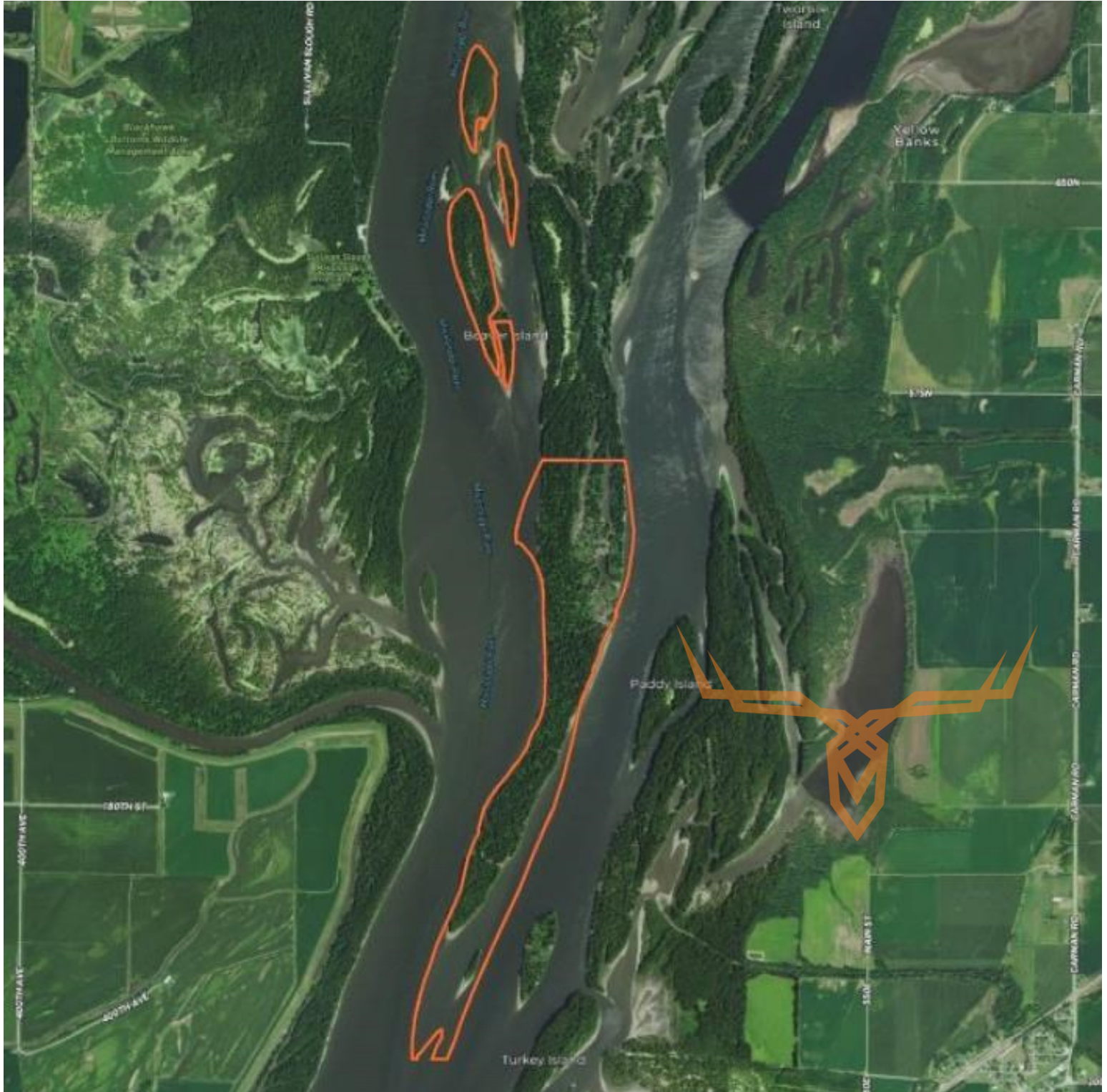
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals