



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

188± Acre Illinois Hunting Property for Sale - Pike County

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



PROPERTY ADDRESS:

16260 430th Street
Nebo, IL 62355

PRICE: \$1,600,000

ACRES: 188

COUNTY: Pike

PROPERTY HIGHLIGHTS:

- Highly managed whitetail farm
- 14± acres CRP
- 67± acres tillable
- 1,800 sq ft lodge
- Completely turnkey
- Established food plots
- Stocked pond
- Excellent turkey hunting
- Lots of trail cam history
- 2 muddy blinds convey
- 15 double stand sets
- Featured on Drury Outdoors

PROPERTY DESCRIPTION:

Properties like this don't come along every day! This Illinois hunting property for sale is made up of 188± acres in Pike County. Currently, it has 67± acres of tillable ground in production for \$170/acre cash rent and 14± acres in CRP, paying \$126.81/acre, with the remainder in beautiful hardwoods. There are multiple established food plots in place, which have provided excellent trail cam history and harvest of target bucks year in and year out. The CRP has strategically placed for bedding, and the food plots allow for easy access in almost any wind, making this piece a hunting dream. There are two Muddy blinds and 15 double stand sets that will convey with the property. Several hunts were filmed on this property for the Drury Outdoors program. Above and beyond that, there are multiple gobblers that call this farm home every spring!

A beautiful 1,800 sq ft, three bedroom, two bath lodge is located on the property and sits right next to a fully stocked pond. This farm is truly turnkey and ready for a new owner to call it their own. Equipment to manage the property, including a Kubota tractor, bush hog, tiller, sprayer, box blade, spreader, John Deere riding mower, and a HuntVe all-electric side by side, will all convey with the purchase of this property. All furnishings in the Lodge will convey as well. This property is ready to move in and start hunting



PRESENTED BY:

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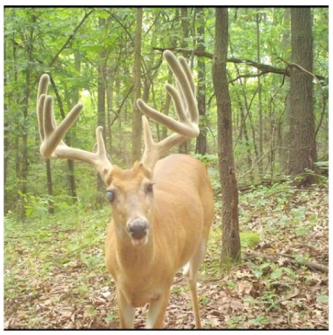
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals