



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

134± Acre Hunting Property with Home for Sale - Johnson County

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



PROPERTY ADDRESS:

2180 Oak Grove Road
Vienna, IL 62995

PRICE: \$890,000

ACRES: 134

COUNTY: Johnson

PROPERTY HIGHLIGHTS:

- Close to Wild Cat bluff nature conservancy NO Hunting allowed refuge
- 3 bed 2.5 bath home perfect for cabin or home
- Large pole barn with concrete floor and lean-to
- 2 ponds
- 75 acres of income producing tillable (\$8-10k/yr)
- Seller owns additional 500 acres that bordering these 134 acres that are strictly managed for mature deer
- Great views
- Mature timber

PROPERTY DESCRIPTION:

Extraordinary 134± acre property with the best neighbors you will find anywhere! Wild-cat Bluff nature conservancy consists of 1,000s acres and is only one landowner away from this property, and they allow NO Hunting! The Seller currently owns 500± acres bordering this property that is strictly managed for mature deer. The Listing Agent knows of a 170" 4-year-old the Seller passed a few years ago because its shed was found that same season. A 3 bed, 2.5 bath home sits on a hill overlooking the entire property with some of the best views in the Midwest. It would make a great hunting camp or permanent residence. There is also a large pole barn with concrete floors and a lean-to to store all your equipment. 75± acres of income-producing tillable make a good return and offer some great locations for food plots. 2 ponds are great for the wildlife and fishing. You could leave around 10-15 acres of corn, beans and greens and let them grow and hunt the edges of this property. This is a once in a lifetime property!



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