



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

Illinois Hunting or Weekend Get Away Property for Sale - Madison County

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



PROPERTY ADDRESS:

10911 State Rte 140
 Alhambra, IL 62001

PRICE: \$900,000

ACRES: 141.2±

COUNTY: Madison

PROPERTY HIGHLIGHTS:

- Excellent Deer and Turkey Hunting
- Excellent Fishing
- 5± Acre Stocked Lake with Big Crappie, Bass, and Catfish
- New 40 x 64 Pole Building with Living Quarters
- CRP and Tillable Income
- Excellent Trail System
- 35 Minutes from St Louis; 4 Hours from Chicago

PROPERTY DESCRIPTION:

Property like this one does not come around often! Whether you are looking for a place to spend time with your family and friends fishing, hunting, hiking, or looking for the perfect spot to put up your secluded forever home this place offers it all!! Along with the excellent deer and turkey hunting the 5 acre lake is one of the best private fisheries I have ever fished. It is stocked with plenty of large crappie, bass, bluegill, and catfish. The lake is currently being managed by Curryville Fisheries.

The 141 surveyed acres consists of about 8 acres of tillable land that can remain in production with the tenant farmer for income or be put into food plots. There is approximately 64 acres enrolled in the CRP program that pays over \$10,000 annually until 2034. The remainder is in timber with about a mile of Silver Creek running through it. There is an excellent trail system that allows you to get anywhere on the property as well. The seller has recently built a 40 x 64 pole building on the property and ran the electric. The building has a one bedroom finished area to include a kitchen and bathroom that will be completed prior to close. The Mahindra 3550P with cab and loader along with John Deere mower and Tar Tar tiller will convey along with all deer stands and blinds.



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