



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

150± Acre Former Fish Farm Property for Sale - Hardin County

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



PROPERTY ADDRESS:

39 Fish Farm Rd.
Golconda, IL 62955

PRICE: \$435,000

ACRES: 150

COUNTY: Hardin

PROPERTY HIGHLIGHTS:

- 40 x 110 pole barn with concrete floors
- 20+ lakes
- Possible 30-90± acre lake with some work
- Fishing, Deer and Duck Hunting
- Great internal road system
- Electric running from one end of property to other end.

PROPERTY DESCRIPTION:

Trophy Properties and Auction is proud to present this unique opportunity for someone willing to do a little work to create a great all-around hunting property for an unreal price. This 150 acre property is a former fish farm, so there are 20+ lakes that all flow into one another. The 40x110 pole barn with concrete floors would make a perfect cabin on one end, with plenty of storage space on the other end. The pole barn sits next to the biggest lake that could be turned into a 30-acre lake (dark blue on map) by knocking out a few levees. The Seller also said that you could possibly knock out most of the dams and make a 90 acre lake. I suggest taking the north lakes, pushing in the levees, and putting in food plots (green on my map) between the timber and bedding area (yellow on map). You could also take a few of the lakes and put a gate system on that would allow you to drain them, plant corn or millet, and then flood them for waterfowl hunting (also green on map). The other lakes could be left for fishing, boating, and rest lakes for the waterfowl. This property could be a hidden gem with a bit of hard work. Finding a property with deer hunting, waterfowl hunting, and great fishing is hard. Don't let this one get away!



PRESENTED BY:

SHANE YEARIAN

Land Specialist - IL

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

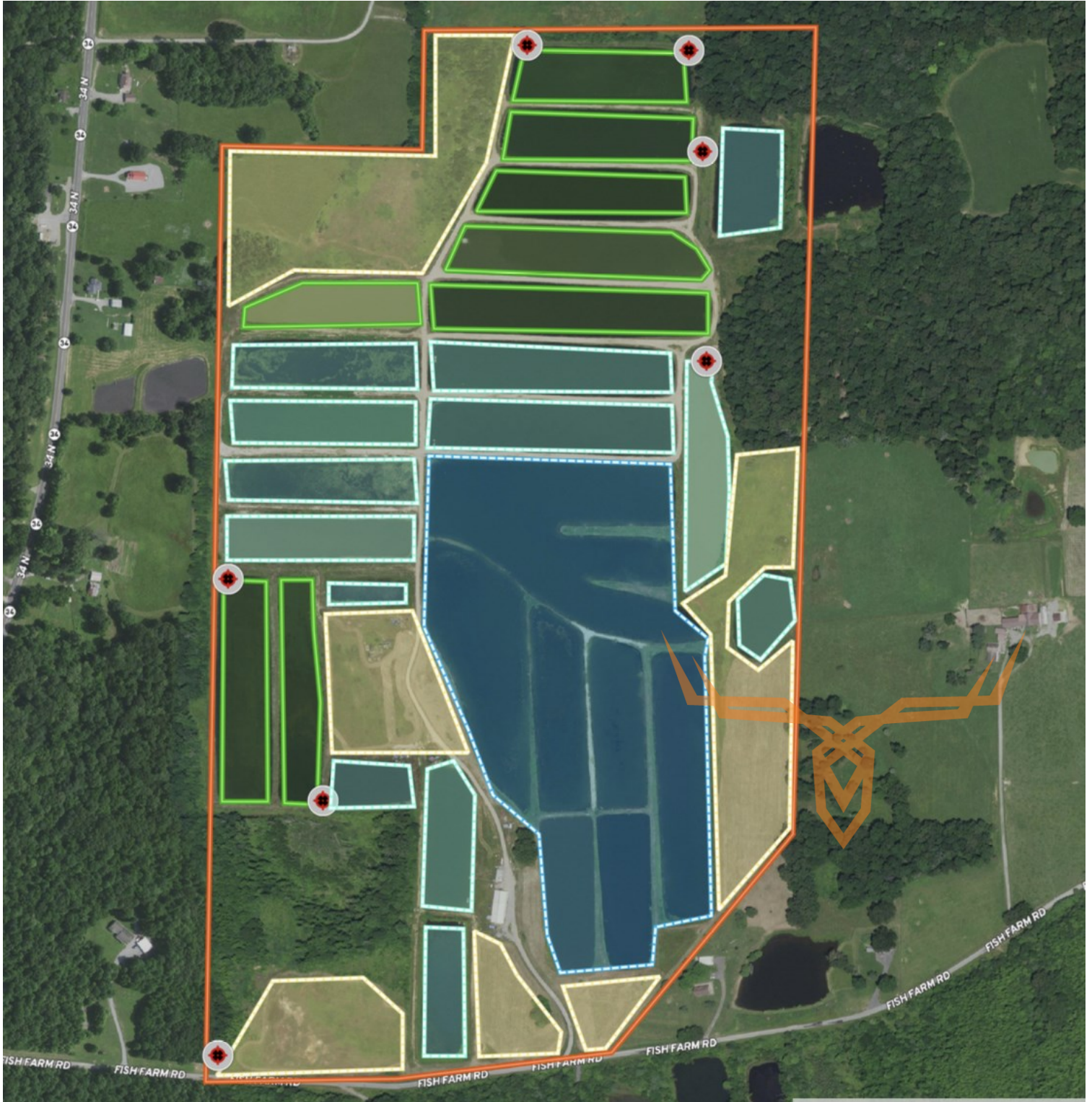
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals