



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

308±-Acre Property for Income, Hunting & Family Retreat—Bond County

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



PROPERTY ADDRESS:

00 Union Grove Road
Greenville, IL 62246

PRICE: \$2,725,000

ACRES: 308±

COUNTY: Bond

PROPERTY HIGHLIGHTS:

- \$40k - \$50k Potential Annual Income
- Mature Timber w/Good Value
- New Drainage for Culverts, Ditches, & Levees
- Cleared for Excellent Access & Farming for Large Equipment
- Great Deer & Turkey
- Excellent Trails & Multiple Access Points
- Located about 1 hour St. Louis and about 4 hours from Chicago

PROPERTY DESCRIPTION: When vision and ambition collide, something special usually happens—and that's exactly what took place on this incredible 308± acre property! The seller has completely transformed a large portion of this farm to maximize its income potential while preserving the natural habitat for wildlife. Tree lines have been removed, levees built, large culverts and ditches installed—all designed to create excellent access for today's large farm equipment.

Now offering approximately 160 acres of prime tillable ground, this property generates an annual income of \$40k–\$50k, with additional income potential from the mature, unharvested timber.

The hunting here is top-notch, as the photos show, and multiple access points make it easy to slip in undetected no matter the wind direction. There is also a small pond and a 30' x 30' pole barn on the north end—an ideal spot to build a cabin and spend time with family without disturbing the hunting. Located just about one hour east of St. Louis, this is a truly unique, one-of-a-kind property in this region.



PRESENTED BY:

SCOTT ATHMER

Land Specialist

M: (618) 830-6192

P: (855) 573-5263 x739

E: sathmer@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100

Chesterfield, MO 630056

www.Trophyapa.com

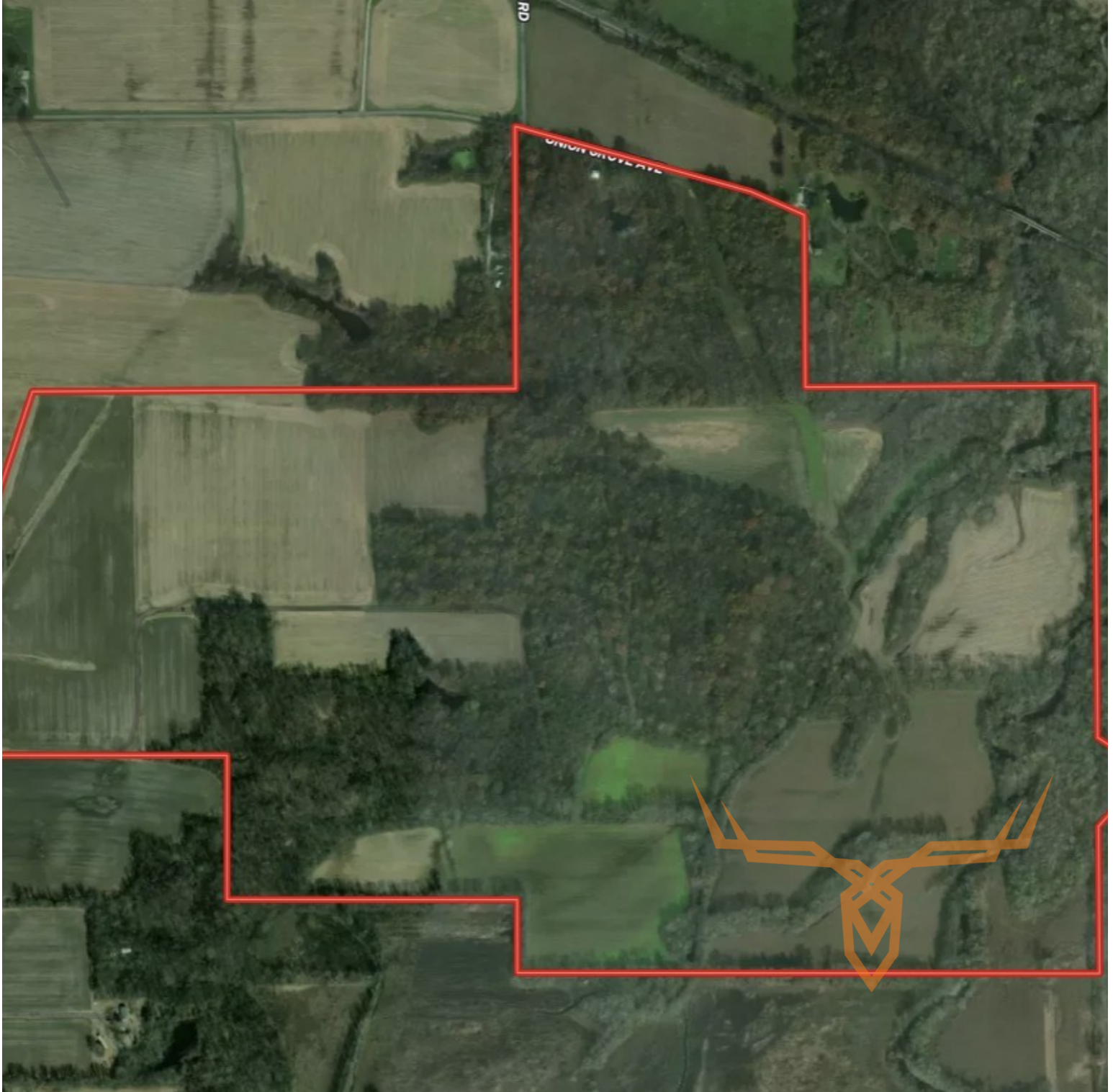
leads@trophyapa.com



308±-Acre Property for Income, Hunting & Family Retreat—Bond County

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

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



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