18 +/- Acre Illinois Farm, Hunting or Residential Land for Sale



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophypa.com







PROPERTY ADDRESS: 18633 E. Angling Rd. Mt. Vernon, IL 62864

PRICE: \$80,000 **ACRES: 18**

COUNTY: Jefferson

PROPERTY DESCRIPTION:

This is a great small farm with a little bit of everything. From the 8-10 acres of tillable land to the scattered woods there are many possibilities from gardening to pasture for horses or hunting. The farm land will provide a little income or you could plant 1 big food plot. The property is full of deer and turkeys and there is a possible lake site. This is a really nice small farm right outside of town with lots of room to build or ad on. If you're looking for a small property for hunting I would recommend planting the 9 acre field in switch grass for cover possibly CRP and put the back part of the field in clover and turnip and oats for a great food plot.

PROPERTY HIGHLIGHTS:

- 18 +/- Acres
- Tillable ground
- Timber ground
- Creek on property
- Possible building & lake site

- County water & electric available
- Close to town
- Deer & turkey hunting



PRESENTED BY:

SHANE YEARIAN **Land Specialist - IL**

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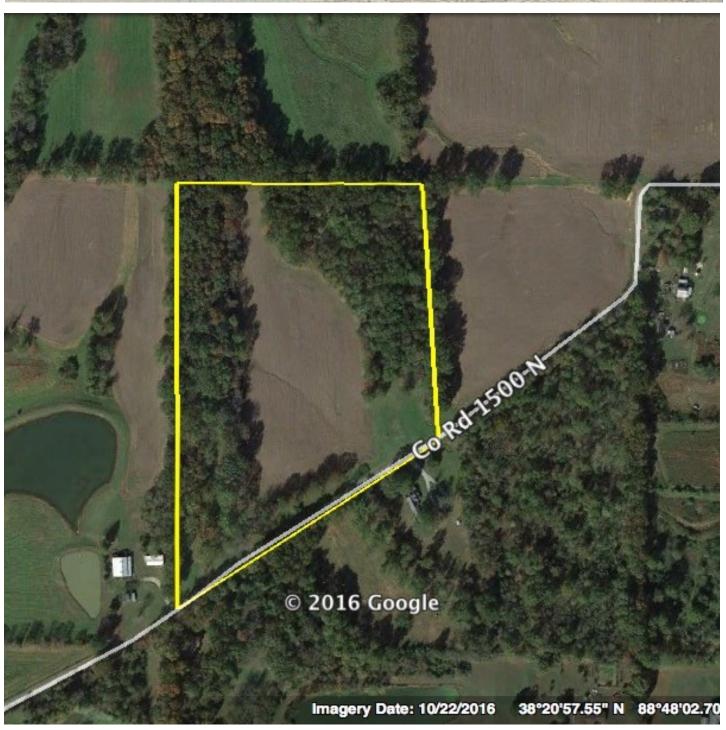
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TAXES: \$20

TAX YEAR: 2015

TILLABLE: 9 Acres

TIMBERED: 9 Acres

PASTURED: 0 Acres