

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



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophyapa.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**

M: 618-830-2825  
P: 855.573.5263 x710  
syearian@trophyapa.com

United Country Trophy Properties  
and Auction  
15480 Clayton Road  
Suite 101  
Ballwin, MO 63011  
www.uctpa.com  
leads@trophyapa.com



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**TAXES:** \$20

**TAX YEAR:** 2015

**TILLABLE:** 9 Acres

**TIMBERED:** 9 Acres

**PASTURED:** 0 Acres