

200 +/- Acre All Timber Hunting Tract for Sale in Southern Illinois



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



PROPERTY ADDRESS:
00 Cauble School Road
Elco, IL 62988

PRICE: \$449,000
ACRES: 200
COUNTY: Alexander

PROPERTY DESCRIPTION:

200 +/- acres in Southern Illinois in northeast Alexander County located at the end of Cauble School Road. This large all timber tract provides you with excellent deer and turkey hunting due to the secluded location and minimal hunting pressure from neighbors.

Part of property has recently undergone a timber stand improvement which has created a thick understory to keep the wildlife on site. The property has an IL Forest Stewardship Plan in place so taxes are low (\$170/year). This property is priced to sell!

PROPERTY HIGHLIGHTS:

- Mature/marketable timber on property (assessed by Forester)
- Property has undergone timber stand improvement
- Enrolled in IL Forest Stewardship Plan
- 30 minutes from Cape Girardeau, MO
- Low taxes
- 45 minutes from Carbondale, IL
- Secluded access
- 60 minutes from Paducah, KY
- Trails through property
- Currently leased for hunting



PRESENTED BY:

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TAXES\$170

TAX YEAR: 2015

TILLABLE: 0 Acres

TIMBERED: 200 Acres

PASTURED: 0 Acres