

Jefferson County IL Income Producing Hunting & Fish Farm with Cabin for Sale



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



PROPERTY ADDRESS:

18633 E. Angling Rd.
Mt. Vernon, IL 62864

PRICE: \$417,750

ACRES: 87

COUNTY: Jefferson

PROPERTY DESCRIPTION:

87 +/- acres in Jefferson County IL only 5-7 min East of Mt Vernon with an 800 sq. ft. home or cabin 2 bedroom 1 bath (being sold as is/where is), 2 big pole barns, 63 +/- tillable acres, 24 +/- acres timber, a 2003 T250 Bobcat with low hours, a John Deere 2630 (pristine) tractor, a 10' Bat wing mower and lots of implements for tractor and bobcat, as well as 4 ponds set up for raising and selling fish.

This land is perfect for just about anything from farming it yourself, raising produce or renting the tillable out and capturing the income to help pay for the farm or a decent return on your money. You could also rent the 2 barns out for storage or one of the pole barns already has a roughed in plumbing and could easily be turned into living quarters and rent that out. The house could be turned into a rental property for extra income also or turn it into a great hunting cabin. The house has new plumbing, new hot water heater, newer furnace, new roof and more.

There are 4 spring fed ponds on the property that all flow into each other that have been used for raising shrimp, bluegill and bass for resale (extra income). The ponds have gates and drains for easily catching the fish and then the springs fill the ponds back up in a couple days.

If you're a hunter the timber is spread out across the property for lots of edge, which is great deer hunting. I personally would put the farm in CRP and plant tall 7-8' warm season grasses for more bedding and then put 4-5 food plots for different wind directions.

PROPERTY HIGHLIGHTS:

- 87 +/- acres
- Spring fed ponds/fish farm
- 2BD/1BA Cabin being sold as is/where is
- Hunting
- Tillable
- Income producing ground



PRESENTED BY:

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TAXES: \$2015

TAX YEAR: 2016

TILLABLE: 63 Acres

TIMBERED: 24 Acres

PASTURED: 0 Acres