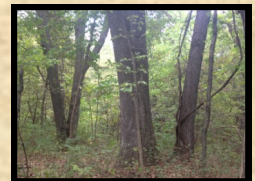
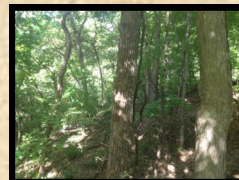




88 Acres Mississippi River Rd., Mozier, IL 62070

adam@adamsauctions.com

MLS# 4112861



LISTING PRICE: \$281,600

Lot Size: 88 Acres

Parcel ID #: 07-03-29-200-002

Taxes: \$64.74 Tax Year: 2011 Township: 07 Sec: 03

Zoning: Rural Residential

Exemptions: None

Fuel: None

Water: Public

Sewer: None

Utilities Available

Adam's Realty & Auction, LLC

Adam Jokisch

120 West Main St., Belleville, IL 62220

Office Phone: 618-234-8750

Cell Phone: 618-530-8751

NOTES: This 88 acres located just outside of Mozier, Illinois in Calhoun county has everything a whitetail needs. The landscape is very indicative of west central Illinois, and that is steep, wooded ridges that are ideal bedding and feeding cover for a bruiser buck. Hardwoods that include oak and hickory are the dominate species and should produce mass for the many critters that call this haven home. Well placed food plots are established, and access to these stands are ideal. Thick bedding cover is an absolute on a small piece of property, and this one has no shortage of that. Several nice bucks have been harvested on this property, and strict deer management has been in place for years, not only with the owner, but the neighbors as well.