

Income Producing 350 +/- Recreational Property w/ Lake for Sale

Trophy Properties and Auction • 855.573.5263 • leads@trophypro.com



PROPERTY ADDRESS:

16701-17099 Head Lane
 Ewing, IL 62836

PRICE: \$1,391,250

ACRES: 350

COUNTY: Franklin

PROPERTY DESCRIPTION:

This 350 +/- property is located in Ewing, Illinois at the end of a dead end road locked up by 2 different gates. A mile of private gravel road and trails running through the mature timber provide for easy access throughout the entire property. There are around 235-240 +/- acres of very mature timber with Walnut, White Oak and many other species that make up the majority of the land. A lot of it could be harvested to help the younger trees mature, but also to thicken the woods up a bit and create a giant sanctuary. The property has a 2-3 +/- acre lake in the front and a beautiful 9 +/- acre lake in the back that are both excellent for boating and fishing. There is also a valley on the property that could be a possible site for a 20-30 acre lake. 3-4 established food plots are located around the property and lots of other locations that would be perfect to put in more. 100 +/- acres of tillable ground produces around \$12-\$13,000/year income or could be converted and used for more food plots. A current hunting lease is in place for \$20,000/year and still allows the owners to hunt as well. A new owner can choose to continue the lease or not. That's over \$30,000/year income! A 4 bedroom metal building/cabin and a great old barn for storing equipment are on the property as well as a newer 80 hp Kubota tractor with bucket, 10' brush hog, and nice disc. All will convey with the sale. 20-25 tree stands are already in place and will remain on the property. This property has a proven track record of multiple bucks being harvested from 150-200" almost every year- just check out the trail pictures!!! St. Louis is about an hour and 1/2 away and Rend Lake is only about 7 miles away with boating and more fishing. Beware, if you come walk this farm you will fall in love with it!

PROPERTY HIGHLIGHTS:

- 350 +/- acres
- Income producing tillable & hunting lease
- Mature timber
- Secluded location
- Trophy whitetail deer
- 2-3 +/- acre & 9 +/- acre lake



PRESENTED BY:

SHANE YEARIAN

Land Specialist - IL

M: 618.830.2825

P: 855.573.5263 x7710

seyarian@trophypro.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophypro.com

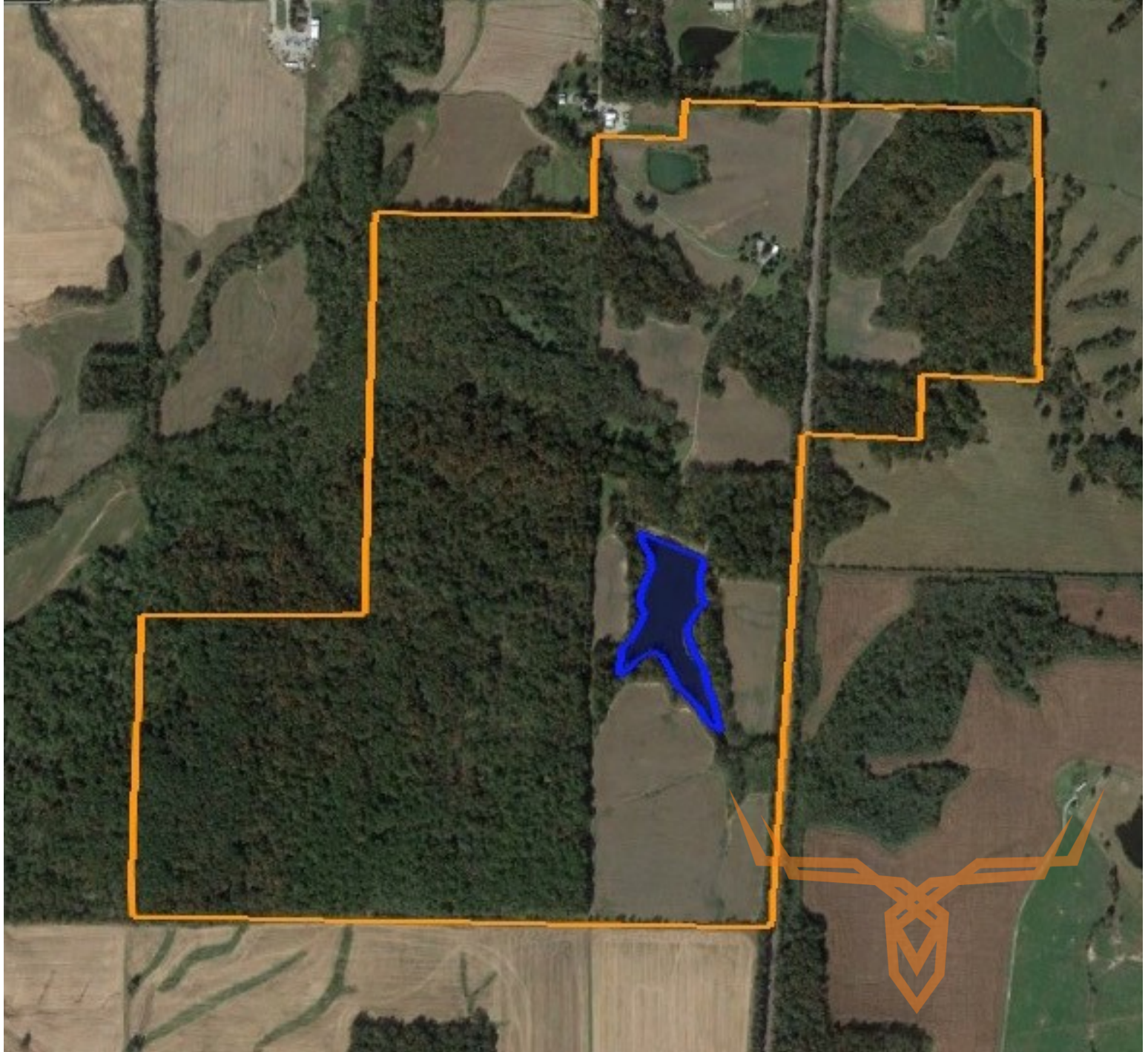
leads@trophypro.com



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Income Producing 350 +/- Recreational Property w/ Lake for Sale

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



TAXES: \$1,700

TAX YEAR: 2016

TILLABLE: 100 Acres

TIMBERED: 235 Acres

PASTURED: 0 Acres

