

# 40 +/- Acre Southern Illinois Hunting Land For Sale

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



**PROPERTY ADDRESS:**  
 00 Alma Hatchery Rd.  
 Alma, IL 62807

**PRICE:** \$146,000  
**ACRES:** 40  
**COUNTY:** Marion

## PROPERTY DESCRIPTION:

This 40 +/- acres in Southern Illinois has a great set up and hunts more like 60-70 acres than 40. The south 10 +/- acres has a little road frontage with a locked gate leading to a nice 30x40 pole barn that would be perfect to make a half cabin and half storage for equipment.

A short ride down a mowed lane leads to the back 30 +/- acres and there are 10-15 acres of old over grown farm ground that has been mowed for years but a few trees have been left for cover. Clearing the trees would allow for creation of some nice food plot areas.

The property also has about 25 +/- acres of really nice mature white oak, walnut and red oak. There is a nice sandy bottom creek that runs through the property for year round water and there is a great possible location for a 7-9 acres lake.

This is a great all around property that just needs a little work. There are some great possible home or cabin sites if you're looking to build.

Check out how this property is the center of a giant block of timber all you need is food, food, food!

## PROPERTY HIGHLIGHTS:

- Secluded location
- Pole barn
- Mature timber
- Food plot locations
- Creek for year round water source
- Possible lake and cabin site
- Deer & turkey hunting



**PRESENTED BY:**

**SHANE YEARIAN**

**Land Specialist**

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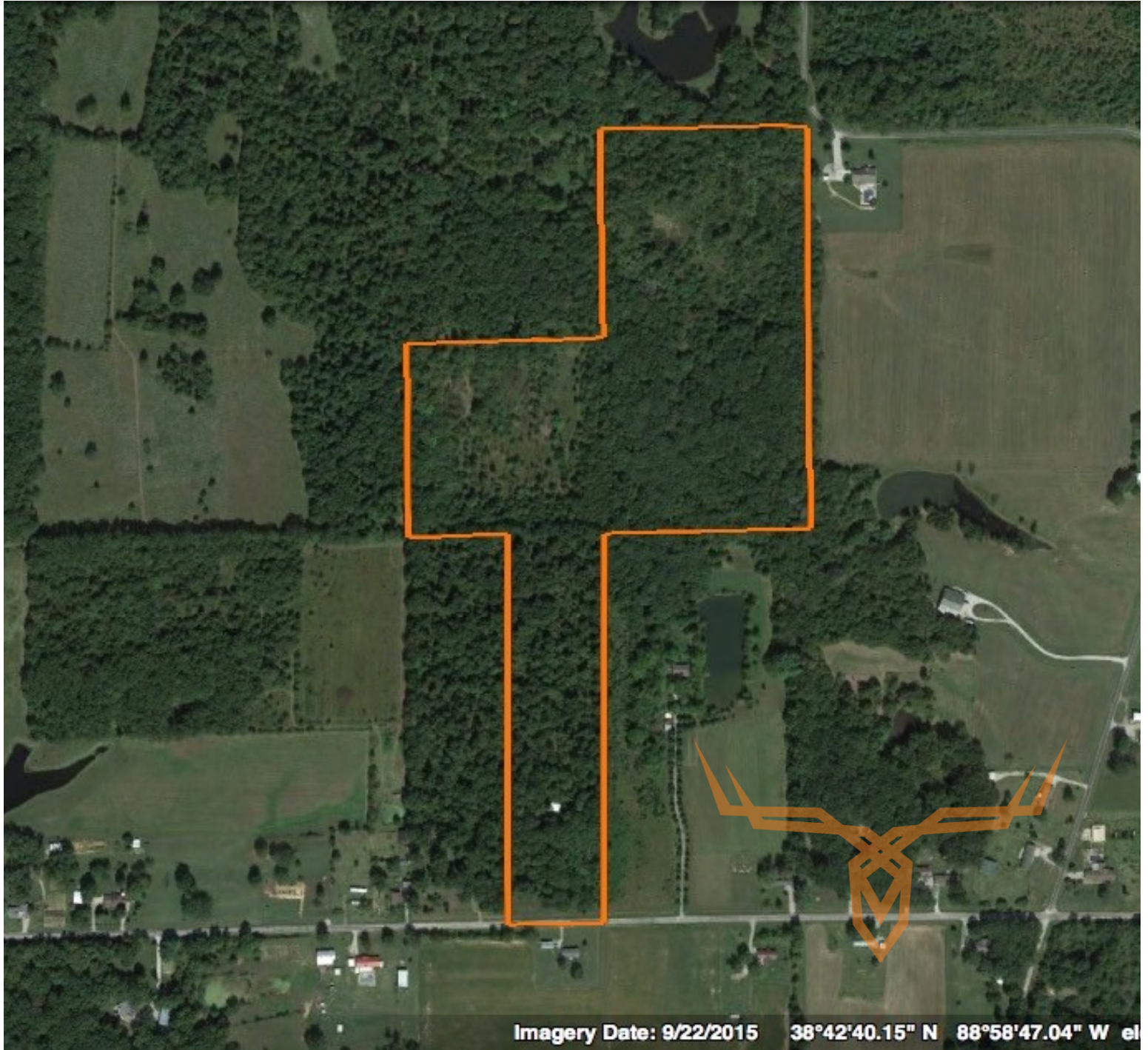
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**TAXES:** \$10

**TAX YEAR:** 2016

**TILLABLE:** 0 Acres

**TIMBERED:** 25 Acres

**PASTURED:** 15 Acres