

Secluded Hunting Land for Sale in Illinois with Hunting Rights to Adjacent Acreage

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



PROPERTY ADDRESS:

00 Diswood Rd.
 Olive Branch, IL 62969

PRICE: \$138,000

ACRES: 60

COUNTY: Alexander

PROPERTY DESCRIPTION:

Located adjacent to of hundreds of acres of limited access public land, are 60 +/- secluded acres of hunting land for sale in Alexander County. A hunting lease for an adjacent 135 +/- will also convey with the sale. The property has a large population of mature, marketable timber with an approximate value of \$30,000 - 50,000 that includes both white & red oak.

3-4 +/- acres of open fields are perfect locations for food plots and could be planted in soybeans, turnips, oats, wheat and clover. A select cut of the timber would allow it to thicken up and create a perfect sanctuary for deer if left untouched. Beautiful timber ridges drop off into the valleys and are great locations for deer stands with every wind direction taken into account.

The property has a couple of locations for possible lake site as well as a cabin/lodge site. Electric is 1/8th mile away but solar or propane could also be used.

A real once in a lifetime opportunity to own 60 +/- acres of hunting property of your own with additional access to much more!

PROPERTY HIGHLIGHTS:

- 60 +/- acres with access to additional 135 +/-
- Secluded location
- Mature marketable timber
- Great food plot locations
- Surrounded by limited access public land
- Possible lake and cabin site
- Good deer & turkey hunting
- Only 10 minutes to Cape Girardeau services & amenities



PRESENTED BY:

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TAXES: \$55

TAX YEAR: 2016

TILLABLE: 3 Acres

TIMBERED: 57 Acres

PASTURED: 0 Acres