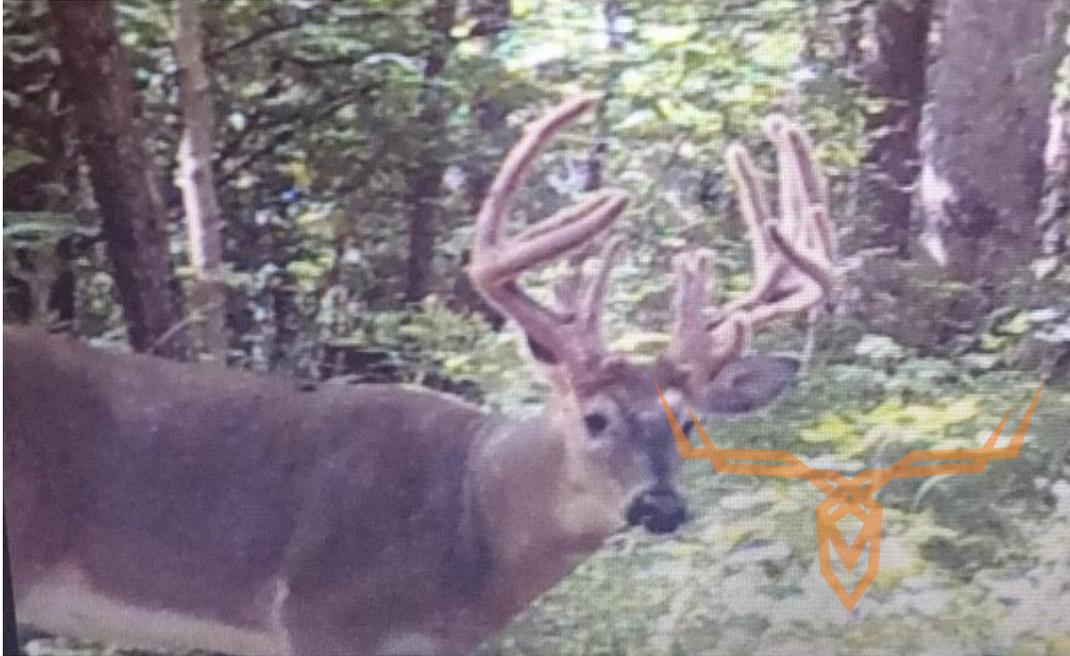


# 150 +/- Acre Illinois Hunting Farm for Sale Montgomery County

**TROPHY**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL



www.TrophyPA.com • 855.573.5263 • leads@trophy.com



**PROPERTY ADDRESS:**

00 Flitz Trail  
Litchfield, IL 62056

**PRICE:** \$570,000

**ACRES:** 150

**COUNTY:** Montgomery

**PROPERTY DESCRIPTION:**

This 150 +/- acre Illinois Hunting Farm for Sale in Montgomery County Illinois is a great all around farm, and is only 50 min from Downtown St. Louis and only 25 min from Edwardsville IL. There are 25 +/- acres of productive tillable for great income, food plots or turn into pasture. The remainder of the farm is mature timber, white oak, walnut and red oak with good timber value.

On the North end of the property sitting up on a ridge overlooking a big bottom field, there is a beautiful spot for home or cabin. Views would be spectacular! This property is very secluded and already has hidden food plots and could have many more. There are lots of big oak ridges and timber flats with rock bottom creeks and ravines.

A great trail system is already in place to get around the entire farm. The property has been managed for the last 5-6 years for mature whitetails, and numerous bucks have been harvested in the area from 160"-200", I personally harvested a 186" buck only 1 mile from this farm so I can guarantee the deer hunting is 2nd to none!

If you're looking for a great farm to live on just outside of St. Louis with some awesome deer and turkey hunting or you're just looking for a place to ride horses, 4 wheelers or look for mushrooms this property is a must see.

**PROPERTY HIGHLIGHTS:**

- 150 +/- acres
- 25 +/- acres tillable ground
- Spectacular views
- Possible home or cabin site
- Secluded location
- Close to St. Louis
- Excellent deer & turkey hunting
- Mature timber
- Established trail system in place



**PRESENTED BY:**

**SHANE YEARIAN**

**Land Specialist - IL**

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES: \$990**

**TAX YEAR: 2016**

