

# 99 +/- Acre Mature Illinois Timber Farm for Sale near Lake of Egypt

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

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



## PROPERTY ADDRESS:

00 Parker City Road  
Creal Springs, IL 62967

**PRICE:** \$227,000

**ACRES:** 99

**COUNTY:** Johnson

## PROPERTY DESCRIPTION:

This 99 +/- acre Illinois property consists of big mature white oak, red oak, and hickory timber, with old clearings that have grown up into the best bedding areas you could ask for. There are numerous home or cabin sites with electric right on the rd. There is also an awesome spot for a possible 6-7 acre lake next to one of the home sites, not that you need a lake with Lake of Egypt only 3 miles down the road with over 90 miles of lakeshore but just in case you want a private lake. I personally would buy a lake house on Lake of Egypt and that way the family could hang out on the lake while you're putting in food plots in the summer and fall or build a private cabin on the 99. Talking about food plots I would clear a couple different 1-2 acre food plots and you would suck the bucks in from the giant block of timber. This farm hunts big because of the way it lays it also connects to a couple 1000 acres of Shawnee National forest that is hard to access for others for more hunting. I saw 10-15 deer when I was taking pictures and the neighbor said they killed a 176 and some 150-160 class bucks off their place, check out the trail camera photos also. The sellers haven't allowed hunting on the property for the last 10 plus years. This would be a great property for a group of guys to buy together, or for someone to buy that loves riding horses or 4 wheelers or whatever you want to do. And at only \$2300 an acre, it's a great price. There is a great little winery only 1.5 miles down the rd, I could see this farm used as a year round get away with the lake, the winery and the great deer and turkey hunting for the whole family.

## PROPERTY HIGHLIGHTS:

- Good timber value
- Very secluded
- Mineral rights included
- Great bedding areas and food plot locations
- Great home sites and possible lake sites
- Full of deer and turkeys
- Great creek
- Rock out-croppings
- Additional acreage available for purchase



**PRESENTED BY:**

**SHANE YEARIAN**

**Land Specialist - IL**

M: (618) 830-2825

P: (855) 573-5263 x710

seyarian@trophy.com

Trophy Properties and Auction

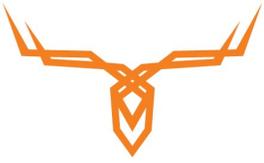
15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophy.com

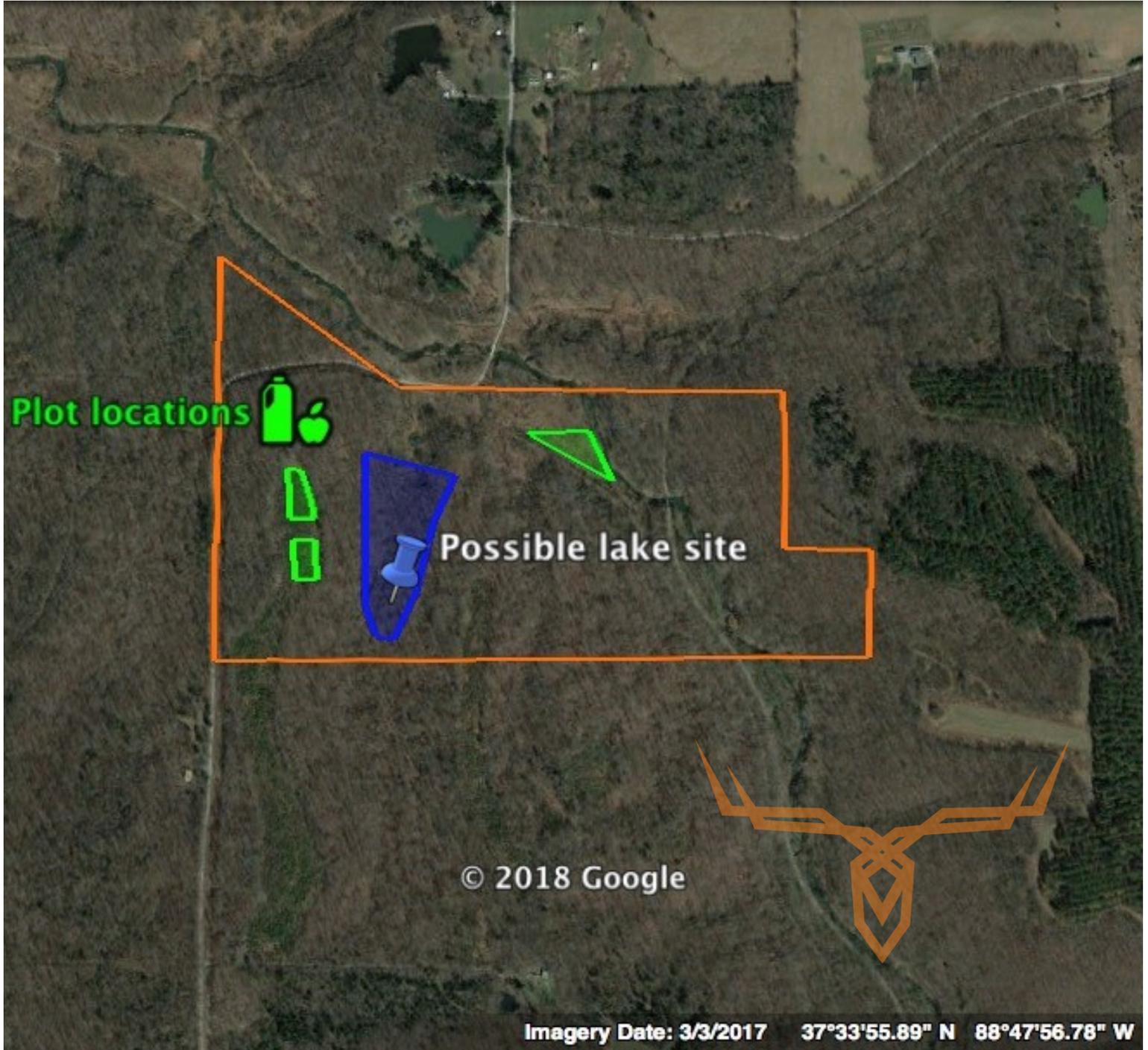
leads@trophy.com



# 99 +/- Acre Mature Illinois Timber Farm for Sale near Lake of Egypt

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

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



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: \$220**

**TAX YEAR: 2017**