

40 +/- Acre Recreational Tract in Marion County Illinois

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PROPERTY ADDRESS:

00 Keller Road
 Iuka, IL 62849

PRICE: \$139,500

ACRES: 40

COUNTY: Marion

PROPERTY DESCRIPTION:

All around great 40 +/- hunting tract for sale in Marion County, IL. The 19 +/- acres of tillable ground can be used for income or could be planted with warm season grasses or food plots. There is a great place for a possible home or cabin up on a hill overlooking the entire property with some great views. With the mature timber scattered around the entire edge of the farm there are plenty of different locations for tree stands.

One suggestion would be to have the farmer plant the tillable this year in corn and work out a better rate for him to leave it stand until February. Doing this would create bedding and food at the same time. The corn could then be mowed down in 4-6 spots for green food plots for different stand sites on different wind directions as you can see from the provided aerial map.

Recent trailcam pics show some giant deer. The surrounding area is known for big bucks and land Iuka IL is well sought after.

PROPERTY HIGHLIGHTS:

- Income producing tillable ground
- County Water & electric available
- Possible building locations
- Possible food plot locations
- Creek
- Great deer & turkey hunting



PRESENTED BY:

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

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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: \$300

TAX YEAR: 2016