



167 +/- Acre Illinois Duck & Deer Hunting Property Close to St. Louis for Sale

TROPHY
PROPERTIES AND AUCTION
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www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



PROPERTY ADDRESS:

00 E. Rd.
Maestown, IL 62256

PRICE: \$599,000

ACRES: 167

COUNTY: Monroe

PROPERTY DESCRIPTION:

If you are looking for duck and deer hunting close to the St. Louis area this property is a must see. It is 20 min from Columbia IL and close to Waterloo and Red Bud IL. The entire farm has been designed for wildlife and is located 1/4 mile from the Mississippi River and only around 2 miles North of Kidd Lake.

4 duck impoundments are designed to plant corn, millet and more in the spring then flood in the late summer. The impoundments are set up with a water control gate system that flows from one impoundment to the next so you can shut the last gate and fill with natural rains or use the existing diesel pump to flood the 40-50 leveed acres.

The remaining acreage was planted with trees and warm season grasses for the best whitetail habitat you could ask for. Deer trails, scrapes, and rubs are present everywhere. This property is full of deer! The 40x40 pole barn is perfect for storing equipment and also has a bedroom and living room.

PROPERTY HIGHLIGHTS:

- 167 +/- acres
- 30 min from St. Louis area
- 4 duck impoundments
- Levees
- Gate systems
- Diesel pump
- 40x40 pole barn for storage and living area
- Great habitat for both duck and deer hunting



PRESENTED BY:

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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: \$2,236

TAX YEAR: 2017