

Illinois Deer, Turkey, and Duck Hunting Property Priced to Sell

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

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PROPERTY ADDRESS:

00 Stiritz Road
Herrin, IL 62948

PRICE: \$157,950

ACRES: 81

COUNTY: Williamson

PROPERTY HIGHLIGHTS:

- 81 +/- Acres
- Main bedding area
- Deer, turkey and duck hunting opportunities
- Great price
- Food plots

PROPERTY DESCRIPTION:

This 81 +/- acres in Southern Illinois Williamson county is a great property at a great price. It would be a nice farm for a couple of friends to split because you both would get landowner deer and turkey tags because you would both own 40 acres. There are 3 spots cleared for food plots already and tons of rubs and deer trails can be seen throughout the timber.

If you like duck hunting there is a great location on the North and middle part of the property that you could build a 1-2 ft. tall levy and flood 9-10 acres. In the impoundment area, there are 100's of oak trees so you would have shallow flood oak timber. I would also clear 2-3 acres inside the impoundment and either plant corn and millet or get smartweed and wild millet growing for the waterfowl. The deer would also eat the acorns and the flooded food plot. This would create around 7-8 acres of food and the rest of the farm will be sanctuary bedding area. This is a great starter farm because of the price or to add another place to hunt to your portfolio.



PRESENTED BY:

SHANE YEARIAN

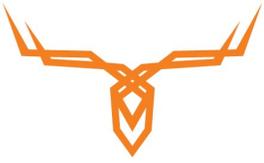
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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with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

TAXES: \$500

TAX YEAR: 2017