

**TROPHY**  
PROPERTIES AND AUCTION  
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# Illinois Deer & Duck Hunting Property with House for Sale - Calhoun County

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com



## PROPERTY ADDRESS:

3550 Limblong Rd  
Nebo, IL 62355

**PRICE:** \$585,200

**ACRES:** 154

**COUNTY:** Calhoun

## PROPERTY HIGHLIGHTS:

- 154 +/- Acres
- Waterfowl hunting
- WRP ground
- 2 bedroom, 1 bath house
- Mississippi River frontage
- Deer hunting
- Pit blinds set in place
- Well on property for flooding

## PROPERTY DESCRIPTION:

Properties like this don't come around very often. For a true outdoor enthusiast this piece has it all. If waterfowl hunting is your desire this 154 +/- acre farm is set up with multiple pit/blind locations for every wind imaginable. There is also a well located on the property to properly flood fields of WRP every fall to hold and hunt waterfowl. If deer hunting is your thing, there is more than enough timber to hold a very good deer herd and with strict management this piece produces mature bucks every year. On top of that there is a newly remodeled 2 bedroom, 1 bath home that sits on the south side of the property that would make a very comfortable hunting camp or nice getaway home. This piece has a little something for everything an outdoor sportsman could ask for.

## PRESENTED BY:



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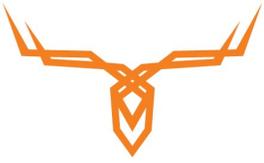
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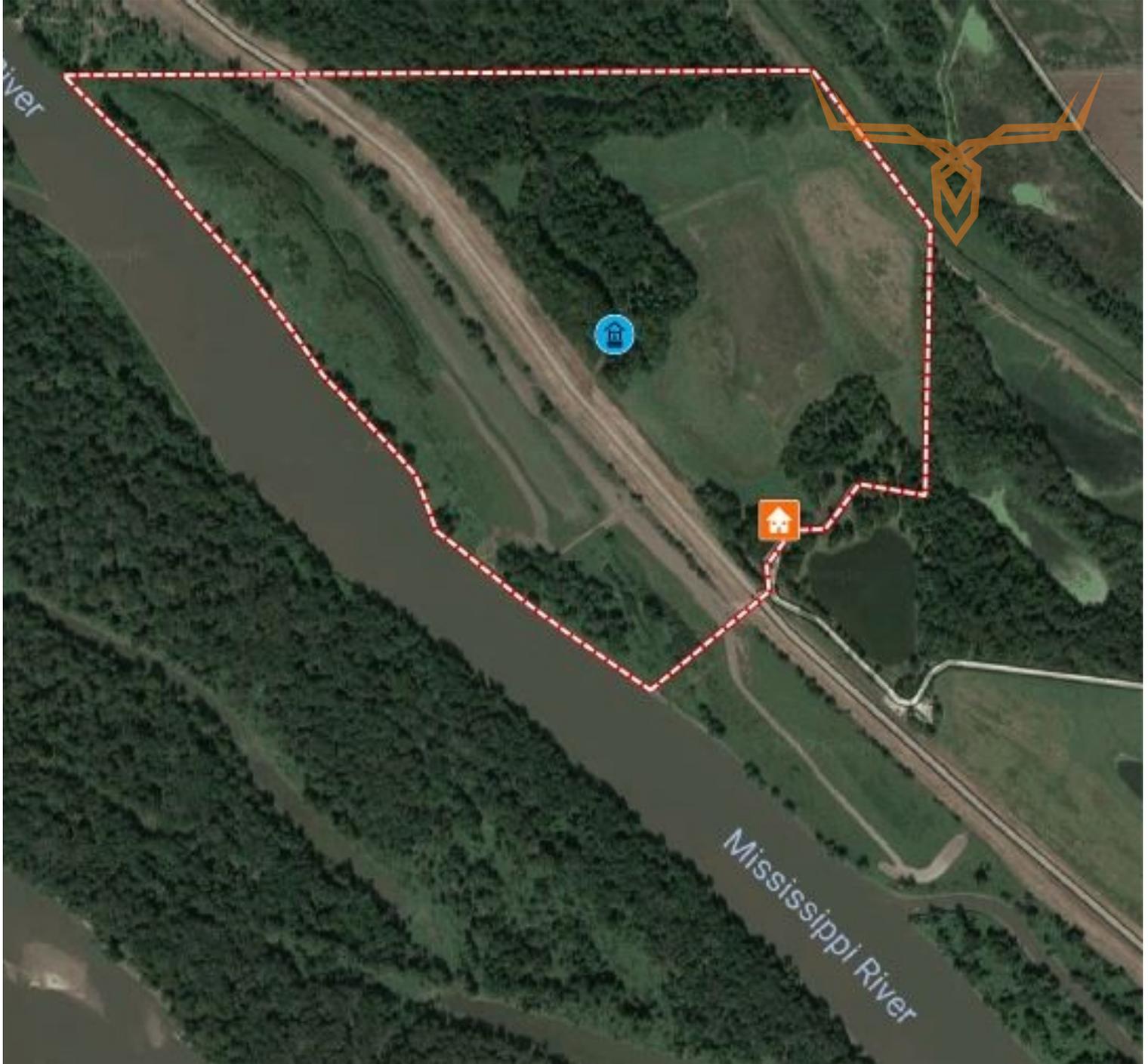
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals