



Illinois Land for Sale with Excellent Income - Bond County

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

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

PRICE IMPROVED



PROPERTY ADDRESS:

00 Old US 40
Pocahontas, IL 62275

PRICE: \$1,148,400

ACRES: 319

COUNTY: Bond

PROPERTY DESCRIPTION:

This farm consists of 319 +/- acres of everything you could want for deer hunting, turkey hunting and recreation. Plus over \$47,500.00 in guaranteed income until 2030!! It is 152 acres of CRP, 19 acres of tillable, and the remainder in timber. Over a mile of creek frontage and numerous tree lines and funnels to narrow down the bucks!! The 19 acres of tillable land is right in the center of the farm and is currently rented for additional income putting it over \$50,000.00 in total return. This could be turned into amazing food plots to hold deer in the center of the farm!! There are turkeys all over the farm also!! This is a rare chance to buy a recreational farm that has a return of 4% guaranteed and if you add the tillable rent and lease the hunting rights you could easily get to \$55,000-\$60,000.00 per year pushing the return up to near 5%.

PROPERTY HIGHLIGHTS:

- \$47,644.00 in guaranteed income until 2030
- 19 acres of tillable in center of farm currently rented for additional income or could be food plotted
- Good deer sign
- Good mix of tree lines and small blocks of timber to narrow down bucks!
- Plenty of room to ride ATV's or Horses
- Over a mile of creek frontage
- Rare chance to own excellent income producing recreational farm
- Only 35 - 45 minutes from St. Louis



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: \$4,974

TAX YEAR: 2017