



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

# Illinois Hunting Farm with Tillable and Mature Timber for Sale

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



## PROPERTY ADDRESS:

00 Flitz Trail  
Litchfield, IL 62056

**PRICE:** \$760,000

**ACRES:** 200

**COUNTY:** Montgomery

## PROPERTY DESCRIPTION:

This 200 +/- acres in Montgomery County Illinois is a great all around farm and is located only 50 min from Downtown St. Louis and 25 min from Edwardsville. There is 65 +/- acres of productive tillable for great income, food plots or to turn into pasture. The remainder of the farm is mature timber, white oak, walnut and red oak with good timber value.

There is a beautiful spot for a possible home or cabin on the North end of the farm that sits up on a ridge overlooking a big bottom field, you can see a long way. This property is very secluded and already has 3-4 hidden food plots and could have many more with the big oak ridges, timber flats with rock bottom creeks and ravines.

There is a great trail system to get around the entire farm. The property has been managed for the last 5-6 years for mature whitetails and numerous bucks have been harvested in the area from 160"-200". The listing agent personally harvested a 186" buck only 1 mile from this farm so the deer hunting is 2nd to none!

If you're looking for a great farm to live on just outside of St. Louis with some awesome deer and turkey hunting or you're just looking for a place to ride horses, 4 wheelers or look for mushrooms this farm is a must see.

## PROPERTY HIGHLIGHTS:

- 65 +/- acres tillable
- 123 +/- acres very mature timber
- Awesome views
- Rock bottom creek
- Secluded location
- Possible home or cabin site
- Close to St. Louis
- Excellent deer and turkey hunting



**PRESENTED BY:**

**SHANE YEARIAN**

**Land Specialist - IL**

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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:** \$990

**TAX YEAR:** 2017