



# Turnkey 435 +/- Acre Johnson County Illinois Deer Farm for Sale

**TROPHY**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



### PROPERTY ADDRESS:

4475 Hwy 45 South  
Vienna, IL 62995

**PRICE:** \$1,413,750

**ACRES:** 435

**COUNTY:** Johnson

### PROPERTY HIGHLIGHTS:

- Excellent cabin/lodge with 5 bedrooms 2 full baths
- 40 x48 outbuilding with concrete floor and game processing room
- Excellent deer and turkey hunting
- Perfect set up to grow an outfitting business
- Located on a State Highway
- \$13,000/yr. CRP income
- Excellent timber value
- 35 minutes from Paducah, KY
- 2 hours from St. Louis, MO
- 2.5 hours from Nashville, TN

### PROPERTY DESCRIPTION:

If you are looking for a location to grow an outfitting business or just to spend some time with your family and friends be sure to check this Illinois deer farm for sale out!!

These 435 +/- acres are the most turnkey deer hunting farm I have ever listed! It is set up with a house/ lodge with 5 bedrooms, 2 full baths, all the amenities of home including a backup generator! There is a 40 x 48 outbuilding with a 12ft lean-to that has a concrete floor and fully completed 15 x15 game processing room with 2 electric wenchers, hot water, and an additional bathroom. The property has an amazing trail system throughout, and 5 Redneck blinds elevated on platforms. There are also an additional 3 elevated shoot houses; that makes 8 shoot houses that will convey with the farm.

The 138 +/- acres of tillable land is currently in a CRP program creating \$13,000 income for the farm that could be removed if the Buyer wishes and placed back into row crop and food plots. The 297 +/- acres of timber on this farm also has an excellent value that could be used to help offset the cost. The farm also has 2 nice ponds located near the cabin. This property is a great set up as is, but the possibilities for what it could become are endless!! The logistics are all in place now to do some hinge cutting, sell some of the timber in the center of the farm, create a 50-75 acre sanctuary, and wait in the comfort of the shoot houses for those big deer to come to the fields to feed or check for does!!



**PRESENTED BY:**

**SCOTT ATHMER**

**Land & Home Specialist—IL**

M: (618) 830-6192

P: (855) 573-5263 x739

E: sathmer@trophy.com

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophy.com

leads@trophy.com



# Turnkey 435 +/- Acre Johnson County Illinois Deer Farm for Sale

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

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophy.com](mailto:leads@trophy.com)



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: \$4,425**

**TAX YEAR: 2018**