



178 +/- Acre Illinois Whitetail Heaven for Sale—Fayette County

TROPHY
PROPERTIES AND AUCTION
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PROPERTY ADDRESS:

00 County Road 700
Ramsey, IL 62080

PRICE: \$595,000

ACRES: 178

COUNTY: Fayette

PROPERTY HIGHLIGHTS:

- 2 large food plots cleared
- Possible lake site
- 6 miles of internal trail system
- Sanctuary created in center of farm
- Spectacular views
- Seller willing to subdivide*

PROPERTY DESCRIPTION:

Sellers of this property have spent over 1 year and almost \$100,000 developing these 178 +/- acres to create a Whitetail Heaven. The plan was designed by Don Higgins, Ready to Hunt Properties and Shane Yearian, Hunter's Heaven Designs. The Sellers put in over 6 miles of trail system for easy access to different stand sites throughout the property or if you don't hunt, for great 4-wheeler riding (see the white trail lines on the aerial map). Two different food plots were cleared for 6-7 acres of food (green on the aerial map). Multiple cabin sites have been cleared (purple on the aerial map) and the middle of the property has been strategically cut over to thicken the timber for better bedding areas to hold more deer! There is a possible 3-4 acre lake site on the north end of the property that sits right next to the best cabin site with some awesome views (blue on the aerial map).

Over the years there have been multiple 180'-200" deer harvested on this property and neighboring farms! The sellers found a 96" shed on the property in 2018! This property has been set up with harvesting giant whitetails in mind for many years to come for its next owner. The only thing I would add is I would clear cut 10-15 acres in the center on the three main ridges and plant warm season grasses and cedar trees for a little more diversity and cover in the center of the farm. (yellow and green triangles on map). A few different possible stand locations have been mapped as well (red circles on the aerial map)

*The Seller is willing to subdivide the property but only if there are simultaneous closings of both tracts.



PRESENTED BY:

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