



13.33 +/- Acre Hunting Property with Marketable Timber for Sale - Jasper County

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

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PROPERTY ADDRESS:

2000-2416 E 1000th Ave.
Wheeler, IL 62479

PRICE: \$42,500

ACRES: 13.33

COUNTY: Jasper

PROPERTY HIGHLIGHTS:

- 13.33 +/- Acres
- Good hunting
- Marketable Timber
- Secluded Hunting Area
- Within 10 miles of Newton Lake
- 15 miles from I-70.

PROPERTY DESCRIPTION:

This 13.33 +/- acre hunting property with marketable timber for sale in Jasper County, IL is in a good wood system making for a great hunting property! While walking the property, I saw all kinds of deer paths and multiple rubs. The property can be accessed with either a four-wheeler or side by side from the north via a township road, which is a grass/dirt road. The Big Muddy Creek cuts through the property which makes a perfect travel corridor for whitetails, funneling them right by your deer stand. I saw several travel paths (dotted white lines on aerial map) along the top of the creek bank as well as deer tracks crossing through the creek. There is currently a stand on the east side of the creek, within range of several of the paths. On the west side of the property, there is a steep hill that overlooks the entire bottom. This would be a dynamite spot for a deer stand (Red X on aerial map). This stand could overlook the entire bottom and would make for an in-range shot of any deer walking between you and the creek. This property does lay low and flood when the creek goes out, but with multiple access options, you can hunt this property anytime of the year! The property currently holds a very good stand of marketable timber. The current owner will be logging 20 trees off the property, which will not be included in the sale. After those 20 trees are logged, there is still an estimated value of \$5,000 - \$8,000 or more of softwood timber value. There is big tree after big tree on this property, making the property even more appealing with a great ROI!



PRESENTED BY:

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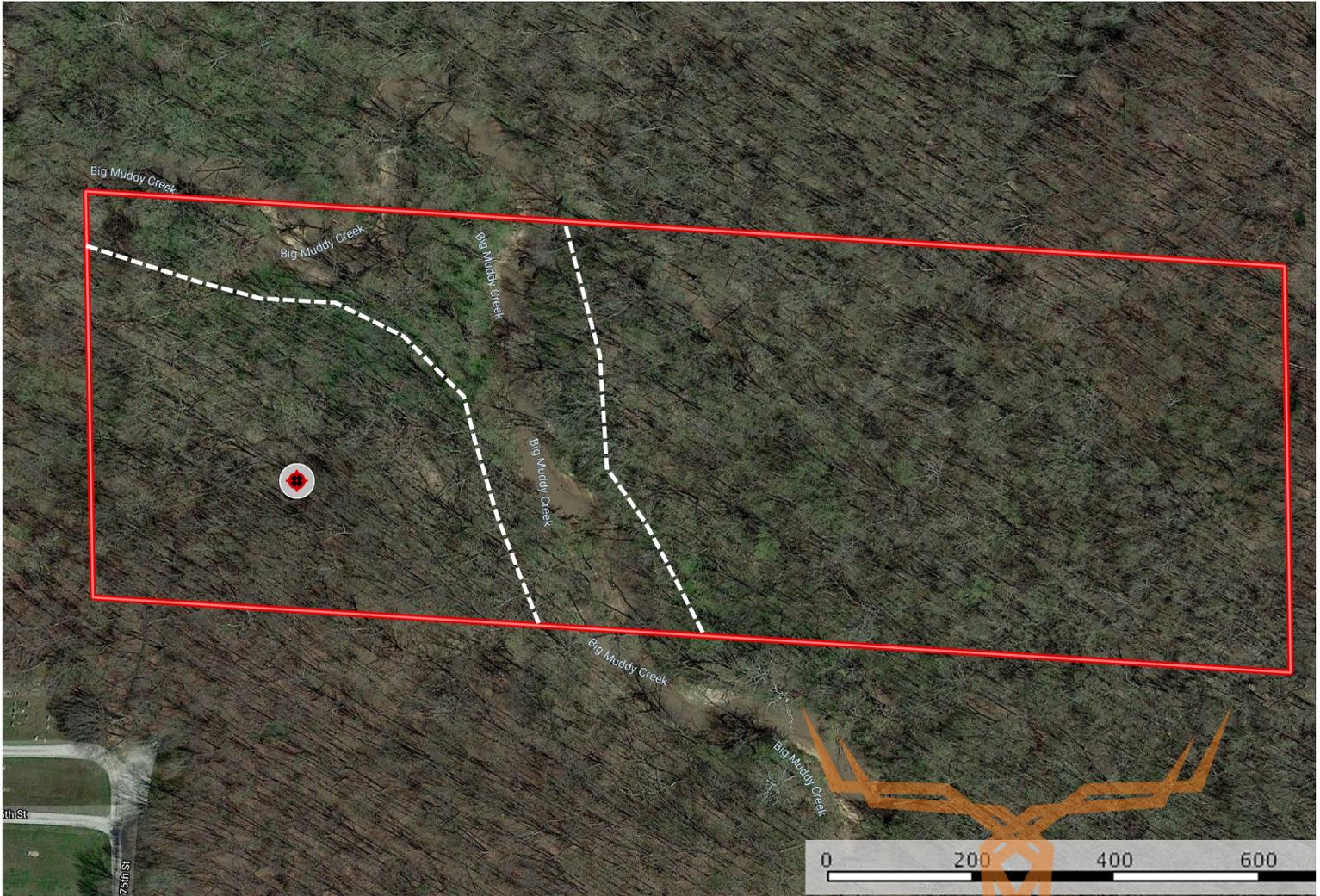
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TROPHY
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 Blind  Fence  Boundary

Cody Hinterscher

 The information contained here
sources deemed to be reliable.
MapRight Services makes no w
to the completeness or accurac

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