

# Turnkey Illinois Deer Hunting farm for Sale - Jefferson County

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## PROPERTY ADDRESS:

19804 N. Tolle Rd.  
 Mt. Vernon, IL 62864

**PRICE:** \$294,000

**ACRES:** 80

**COUNTY:** Jefferson

## PROPERTY HIGHLIGHTS:

- 80 +/- Acres (East tract)
- Loaded with Deer and Turkey
- Close to 40 acres of CRP producing nearly \$4,000/yr in income
- Large food plots
- Sellers had to fence off food plots to prevent over browsing
- Great Buck history
- 1.5 hrs from St. Louis
- Under 2 hrs from Paducah
- Additional 80 +/- acres available for purchase

## PROPERTY DESCRIPTION:

This farm is all set up for the serious deer hunter! Sellers have spent the last 5 years improving the habitat to hold and produce quality deer! This year they put in close to 10 acres of switchgrass to improve bedding and create better routes to and from their stands! The nearly 8 acres of food plots had to be fenced to prevent the deer from completely destroying them prior to the season!

This is the East 80 +/- acres of a larger 160 +/- acre listing. It also has about 40 +/- acres of CRP that creates close to \$4,000/yr. in income. The contract is set to expire in 2021. With quality road access on the North and East sides you can get in and out of your stands on any wind direction. If you are looking for a turnkey farm to hunt deer and turkey do not miss this opportunity!

*Pictures are from the full 160 +/- acre listing*

## 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*