



Illinois Income Producing Waterfowl Hunting Land for Sale - Fayette County

TROPHY
PROPERTIES AND AUCTION
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PRICE IMPROVED



PROPERTY ADDRESS:

00 Co Rd 900 N
Vandalia, IL 62471

PRICE: \$865,000

ACRES: 150

COUNTY: Fayette

PROPERTY HIGHLIGHTS:

- Established levies and water controls that is above flood plain
- \$17,500 yearly income
- Great waterfowl and deer hunting
- Pump station on Kaskaskia River which has plenty of water year around
- Build site with aeration and electric on site
- Provides hunting opportunities from Teal season through Snow goose migration

PROPERTY DESCRIPTION:

This property is set up to hunt!! It consists of 112 +/- acres of good tillable land that has several levies and an excellent drainage system. Several water controls to keep the water level at the correct depth depending on the weather. It also contains 37 +/- acres of bottom timber that provides excellent opportunity to hunt potholes and an old river bed that holds water nearly year around.

There is no shortage of quality deer hunting for those big river bottom bucks either. There are several homemade box blinds that are very well constructed that will transfer with the property.

The seller currently leases 100 acres for farming at \$175/acre creating \$17,500 in yearly income!

There is a building site on the property right at the entrance that is not in the flood zone and already has a septic system and electric on site.

Located 1 hour 15 min from St. Louis; 3 1/2 hours from Chicago



PRESENTED BY:

SCOTT ATHMER

Land 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

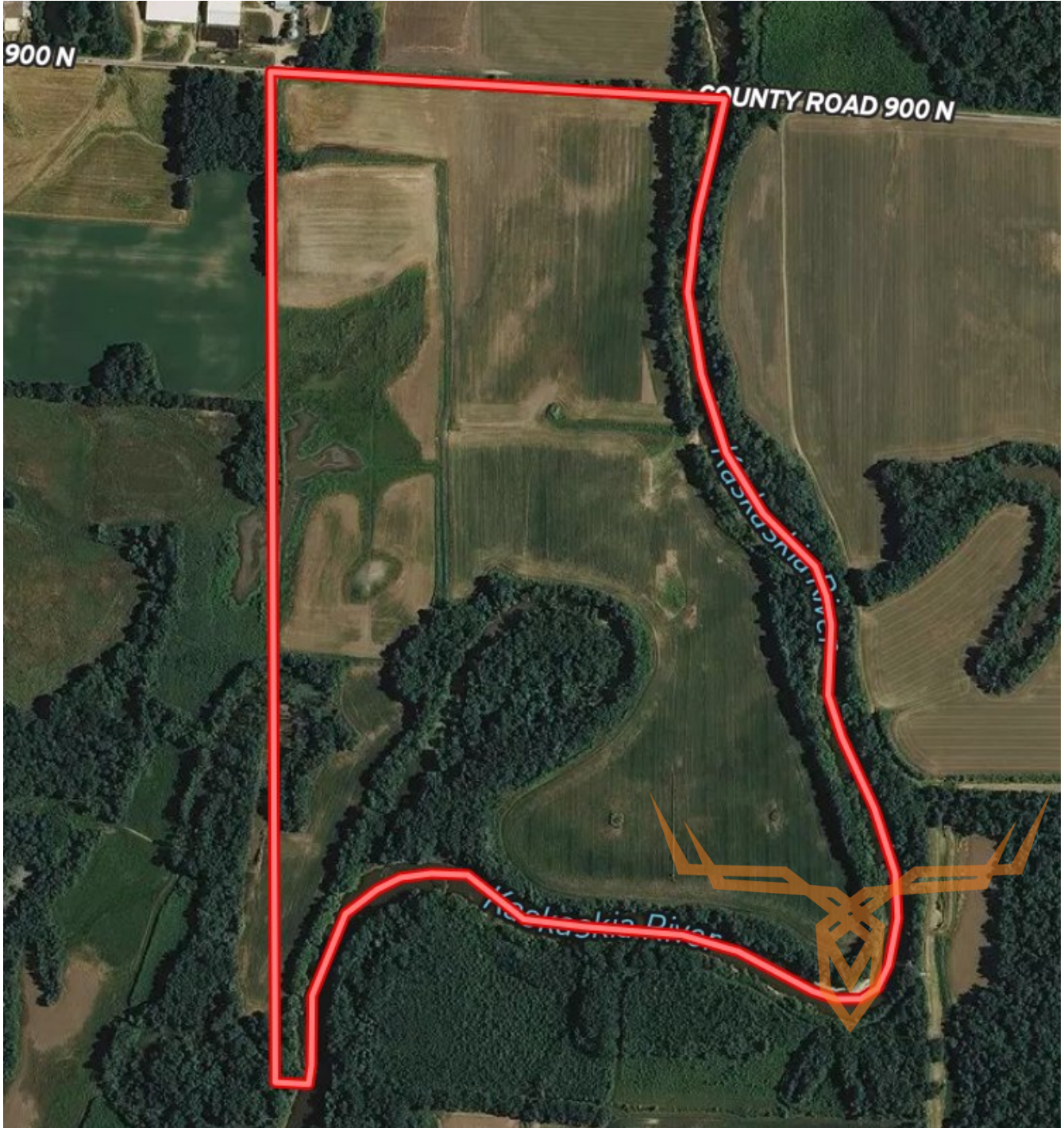
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$2,072

TAX YEAR: 2017