



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

# 40 +/- Acre Illinois Income Producing & Hunting Property for Sale - Clinton County

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

**PRICE IMPROVED**



## PROPERTY ADDRESS:

28602 Felton Road  
Centralia, IL 62801

**PRICE:** \$185,000

**ACRES:** 40

**COUNTY:** Clinton

## PROPERTY HIGHLIGHTS:

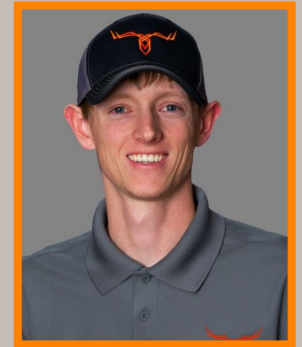
- Income producing with 16 +/- tillable acres
- 24 +/- acres of timber
- Deer sign all over the property
- Multiple building site locations
- Minutes away from Centralia, IL
- Less than 10 miles away from Carlyle Lake

## PROPERTY DESCRIPTION:

This 40 +/- acre income producing and hunting property for sale located in Clinton County is a gem! Located far enough in the country for a peaceful and fantastic piece of hunting ground, yet close enough to town if you have to grab something last minute. This property sets up ideal for nearly any hunter or someone looking to build a house and hunt in their backyard! Composed of 16 +/- tillable acres with good soils, this is a great start on getting a return on your investment. The other 24 +/- acres are all wooded, and ABSOLUTELY covered in deer sign. While walking the property there were tracks and trails everywhere, and the trails were just pounded heavy with traffic. Whitetail sign is everywhere and I'm sure turkeys call this place home as well. This property was logged several years ago, which has since grown up in thick undergrowth PERFECT for whitetails.

There is also a beautiful water feature running through the property, called Prairie Creek. I walked both sides of this creek and deer are using this natural feature as a travel corridor across the property.

Perhaps the best feature of this property is that it has multiple possible building site locations! On either side of Prairie Creek, there is a nice spot to build and call home, while electric and water are along the county road. Located just a few minutes away from Centralia, less than 10 miles away from Lake Carlyle, and only 15 miles from I-57, this property is an absolute dream for anyone wanting to hunt, build, or farm their own piece of ground.



**PRESENTED BY:**

**CODY HINTERSCHER**

**Land Specialist - IL**

M: (217) 663-2708

P: (855) 573-5263 x713

E: chinterscher@trophyapa.com

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.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