



220 Acres of Deer and Duck Hunting for Sale - Fayette County

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

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PRICE REDUCED



PROPERTY ADDRESS:

00 N County Rd 900
Vandalia, IL 62471

PRICE: \$583,000

ACRES: 220

COUNTY: Fayette

PROPERTY HIGHLIGHTS:

- Excellent trail system
- Loaded with deer and turkeys
- Tons of food plot locations for deer
- Excellent waterfowl location just North of Carlyle SFWA
- 10+ acres could be flooded for waterfowl hunting
- Close to \$5,000/yr. in CRP income

PROPERTY DESCRIPTION:

If you are looking for a place off the beaten path to get on big river bottom bucks or want to flood your own private duck hole that is just over the border from the refuge, you can do both on these 220 acres for less than \$3,000/acre!

Add the fact that this farm creates almost \$5,000/year in CRP income as well as an excellent trail system it just sweetens the deal! There is approximately 17 acres that is not in CRP in the heart of the farm that the buyer is free to put into whatever food plots they wanted or flood a portion of it for waterfowl.

This farm lays just north of the Carlyle Lake SFWA. While walking the property we bumped several deer and the snow geese and speckle bellies were flying over us the whole time we were there. There are a lot of turkeys in this area as well.



PRESENTED BY:

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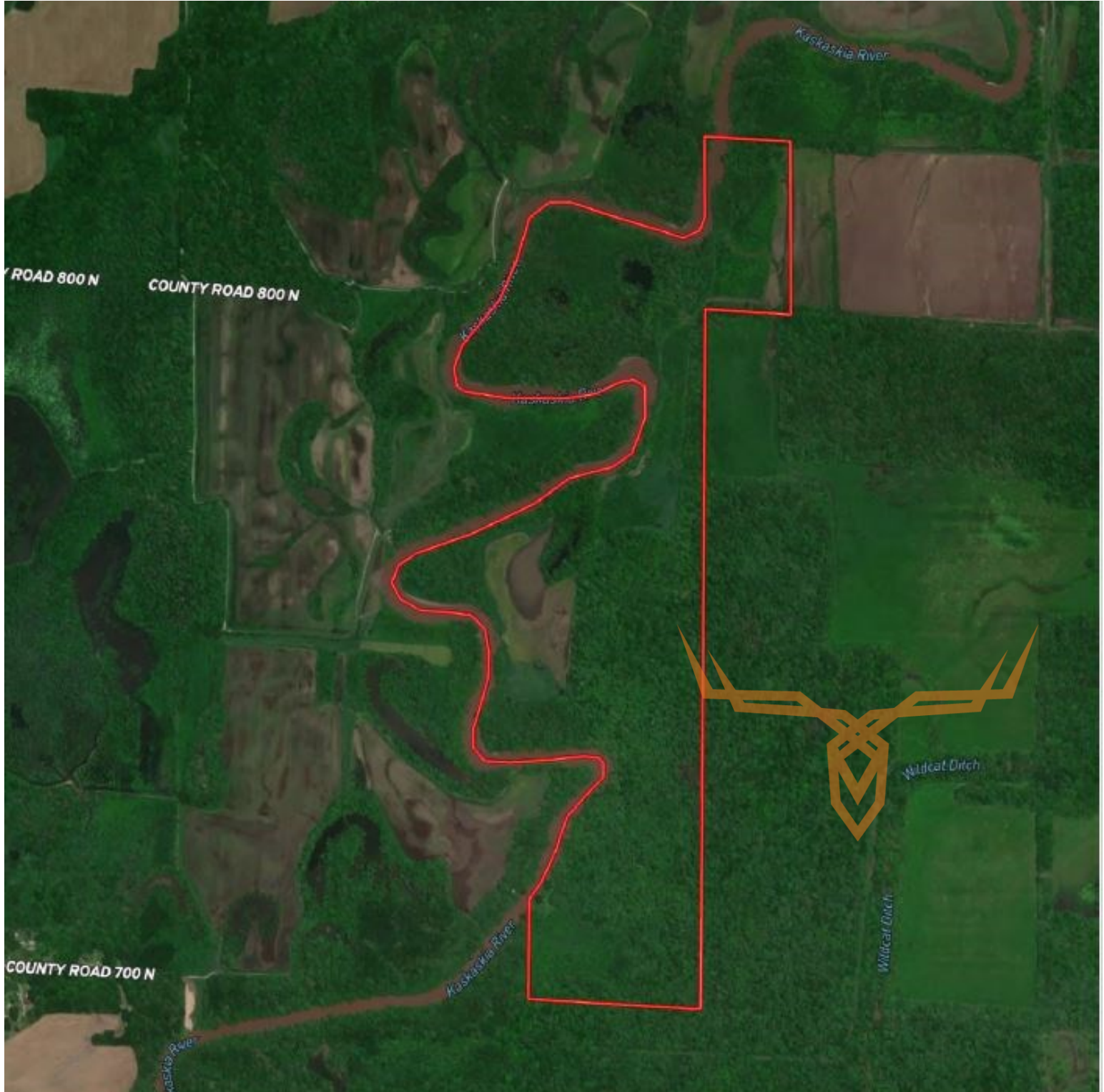
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals