

# LAND AUCTION



**100 AC± | 3 TRACTS | FAYETTE CO, IL**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 8/2/23 | AUCTION TIME: 3:00 PM**

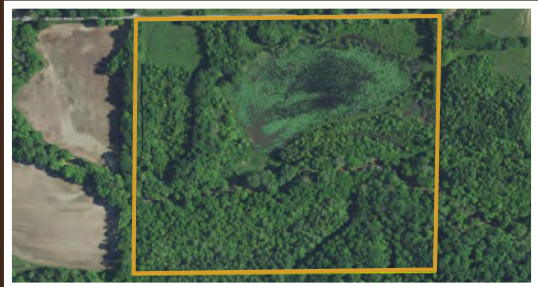
**AUCTION LOCATION: HOLIDAY INN EXPRESS  
21 MATTES AVENUE | VANDALIA, IL 62471**

Diverse hunting property with good timber, multiple ponds and creeks, and good paved road access. Great place to build and hunt or enjoy the peace and quiet

This is a property located in Fayette County, Illinois, just 60 miles East of Metro East STL and minutes away from Vandalia IL with deer, turkey and waterfowl hunting. This beautiful real estate offers diverse features including 2 ponds, 1 larger lake, 2 creeks, rolling terrain, and mature hardwood timber. The property is ideal for outdoor enthusiasts as well as somebody simply looking for a place to relax and unwind from the busy work week. There were hundreds of ducks on the 8 acre lake in January when we were there. Accessible via a paved county road, the property features a well-established trail system, thick cover, and multiple building sites. The 100 acres consists of 3 parcels, (40 acres, 40 acres, 20 acres) that can be purchased individually or together. There are multiple building sites on the 20 acre tract with paved county road access. A portion of this is in a wetlands, (WRP) program. The 3 tracts that make up this 100 acres are very diverse and offer a lot of recreational opportunities so please give us a call today for a private viewing.



**TRACT 1: 20 ± ACRES** This is a recreational property that has good deer, turkey and waterfowl hunting. There is a pond as well as a creek for year around water for the wildlife. A side by side or 4 wheeler trail winds through the property for access to and from your many hunting spots. The terrain is rolling with mature timber on it many of which are white oak. There is an area on the West end of this tract that could be used as a garden or food plot. The access is via a paved county road. There are several good building sites for a hunting cabin or your dream home in the peaceful setting in the country. Hunting, fishing, or just enjoying the outdoors is awaiting you.



**TRACT 2: 40 ± ACRES** This 40-acre property is a hunter's paradise located in the heart of Fayette County, Illinois only 60 miles East of Metro East STL. With paved county road access, this property is easy to get to and provides a secluded escape from the hustle and bustle of city life.

The property features a beautiful lake and creek that provide ample opportunities for fishing and waterfowl hunting. The surrounding timber and foliage create the perfect habitat for deer and turkey, making this property an ideal location for hunting. You'll have plenty of space to set up hunting blinds and tree stands, and with the abundance of wildlife, you'll have no shortage of hunting opportunities.

Whether you're an avid hunter or simply looking for a peaceful retreat, this 40-acre recreational hunting property in Fayette County, Illinois is the perfect place to call home. This tract has a prime location, natural beauty, and abundant wildlife. Don't miss your chance to own your own slice of paradise.



**TRACT 3: 40 ± ACRES** Nestled in the heart of Fayette County, Illinois, this 40-acre property is an outdoor lover's dream. With county road access, this property is easy to get to and offers a secluded retreat from the stresses of everyday life.

The property boasts a tranquil creek and pond, perfect for fishing and waterfowl hunting. The thick wildlife cover and timber make it a prime location for deer and turkey hunting, and there are plenty of opportunities to set up blinds and tree stands.

If you enjoy recreational activities, this property has something for everyone. The trails throughout the property are perfect for four-wheeler riding, horseback riding, or leisurely strolls through the woods. The beautiful views provide an idyllic backdrop for relaxation and enjoying the natural beauty around you.

The thick vegetation and timber make this property a haven for wildlife and there's no shortage of game to pursue. The abundance of wildlife combined with the peace and tranquility of this property makes it the perfect getaway for hunting enthusiasts.

Overall, this 40-acre recreational property in Fayette County, Illinois offers a perfect blend of relaxation and outdoor adventure. With its natural beauty, abundant wildlife, and diverse range of recreational activities, this property is a rare find. Don't miss out on the opportunity to own your own private paradise in the heart of Illinois.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

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