

LAND AUCTION



304 AC± | 1 TRACT | MACOUPIN CO, IL

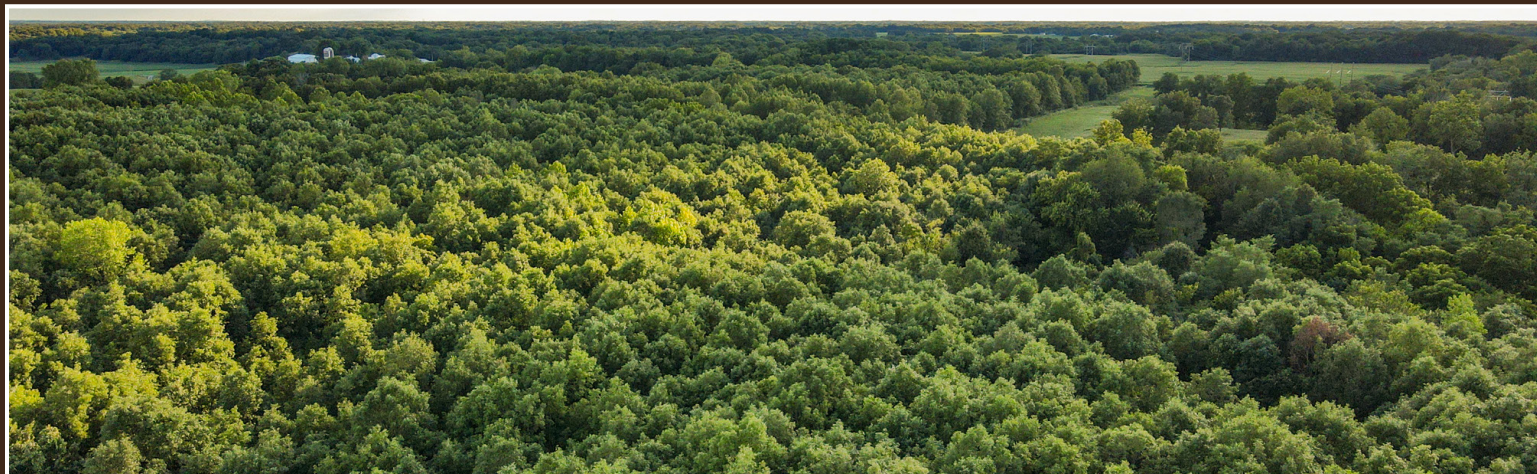
AUCTION: LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 9/26/24 | **AUCTION TIME:** 4 PM CT

LOCATION: VFW POST 1241, 120 E HENRY ST, STAUNTON, IL 62088

OPEN HOUSE: 8/26 | 5PM, 9/16 | 5PM, 9/22 | ALL DAY
STAUNTON BUNKER HILL RD, STAUNTON, IL 62088

This exceptional hunting property, meticulously managed for trophy bucks over the past 32 years, is a true hunter's paradise. The current owner has taken great pride in maintaining and managing this farm for giant whitetail, a thriving turkey population and a history of world-class dove hunting. Several deer over 170 have been taken on this farm. We have personally been on this farm several times and each time witnessed bucks that will score 170 and above and jumped countless deer on each visit. This property predominantly consists of planted hardwood including white oak and red oak. Pockets of dense understory create excellent cover and security for holding those big bucks year-round. Boasting over 4.5 miles of manicured trails and access from both the north and the south, the land offers seamless access to its diverse terrain, cover and strategically selected ambush points. With 93.67 acres enrolled in a CP22 CRP program, the property generates over \$20,000 annually providing a reliable income stream for years to come. Established food plot locations enhance its appeal to the local wildlife as well as increase the likelihood of a successful harvest. Utilities, including water and electricity, are readily available at the road for anyone looking to build. This land represents a truly unique opportunity for serious hunters and investors. Do not miss your opportunity at this one. Please contact local land specialist Josh Malone or Joe Cebuhar for any additional information. Showings will be on the scheduled open house dates.



Deeded acres:	304± acres
CRP Acres/payment:	93.67 paying/\$224.26 per acre
Taxes:	\$4,400.04
Lease Status:	Subject to CRP contract thru 9/2023
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	Pt S25 and pt S24 T7N R7W Macoupin Co IL
Lat/Lon:	39.02639, -89.82243
Zip Code:	62088

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

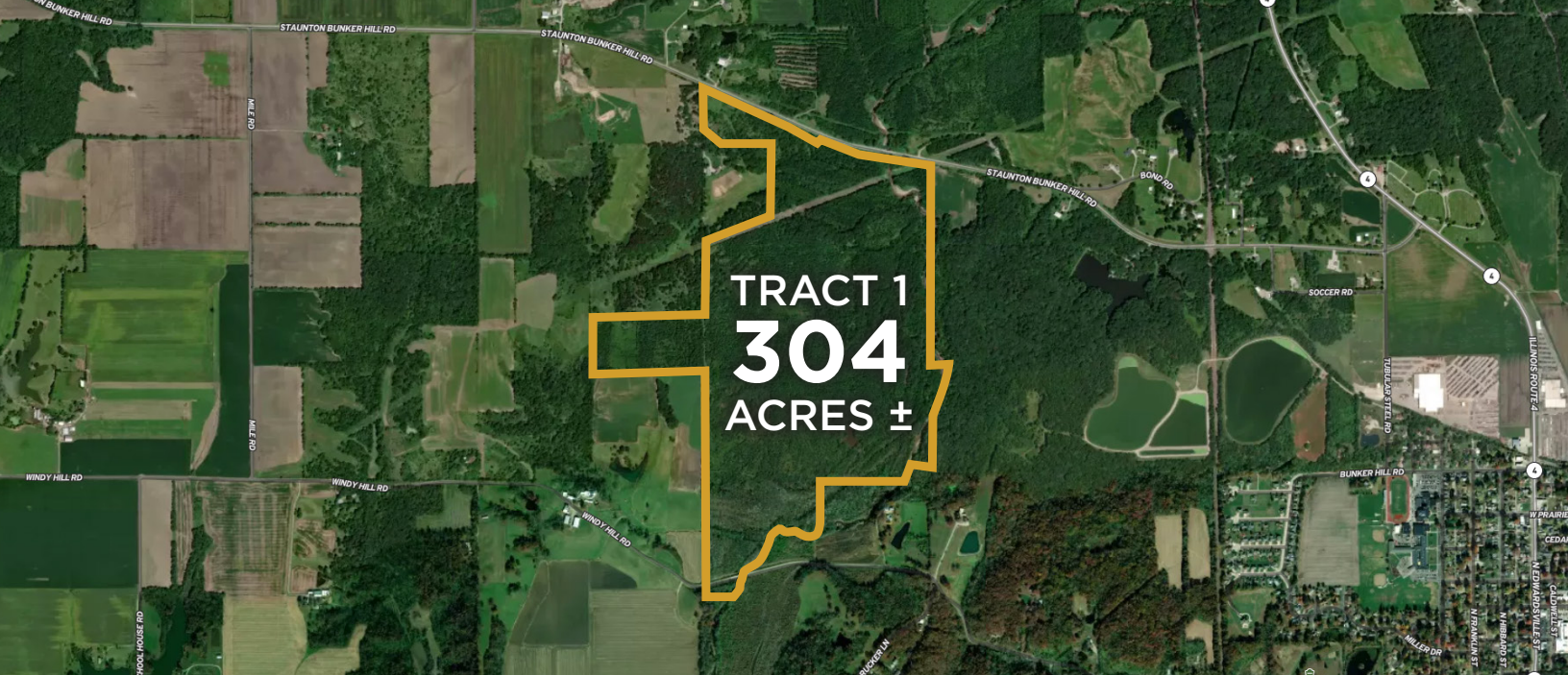
JOSH MALONE, AGENT: 618.292.9183 | josh.malone@whitetailproperties.com

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RANCHANDFARMAUCTIONS.COM

GO TO [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Josh Malone, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 618.292.9183 | Joe Cebuhar, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 309.333.5133 | Cody Lowderman, IL Auctioneer, 441.001255



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