



100± Acre Illinois Hunting Property with Tillable and River Access for Sale - Monroe County

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PRICE IMPROVED



PROPERTY ADDRESS:

00 Levee Rd.
Fults, IL 62244

PRICE: \$399,000

ACRES: 100±

COUNTY: Monroe

PROPERTY HIGHLIGHTS:

- 27± acres tillable ground
- Deer, waterfowl, and turkey hunting
- 25 min from Waterloo IL
- Mississippi River access

PROPERTY DESCRIPTION:

It is hard to find good deer, waterfowl and turkey hunting on the same property and this 100± acre property offers all that. The Seller leaves around 10-11± acres of standing corn and beans for the wildlife and said the property is full of deer and turkeys or it could be cash rented for around \$5,000-\$6,000/yr. The Seller is able to hunt waterfowl when it's dry along parts of the river that is only accessible by his property and few others, and when its wet he hunts his flooded standing corn and beans and timber. The property also allows access to your own sand bar for great UTV riding and bonfires and access to your own island by driving across the sand bar. The Seller said he hardly every sees anyone deer hunting and a few neighbors waterfowl hunt. If you're looking for a great place close to Waterloo, Columbia, Redbud and St. Louis that has tons of options this is the property.



PRESENTED BY:

SHANE YEARIAN

Land Specialist

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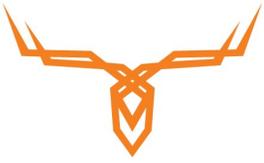
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal