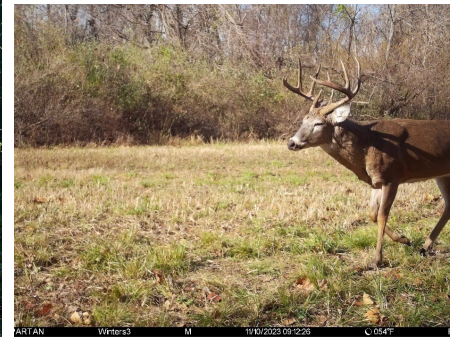




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

30± Acres of Prime Deer Hunting Land For Sale—Williamson County

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



PROPERTY ADDRESS:

00 Nixville Road
Carrier Mills, IL 62917

PRICE: \$175,000

ACRES: 30±

COUNTY: Williamson

Property Highlights:

- Borders 4000-5000 acres, with one land owner to the West
- Borders 1000-2000 acres, with two land owners to the East
- Natural Funnel for Deer Hunting
- List of Bucks the seller has harvested in the last 6-7 years
173" 12 pt, 167" 11 pt, 167" 10 pt, 163" 12 pt, 161" 9 pt, 158" 10 pt, 157" 10pt,
151" 9pt, & 149" 9 pt

PROPERTY DESCRIPTION:

Over the years, many people have asked me for the perfect little property nestled between two large farms that serves as a funnel for deer hunting. After 20 years of selling land, I finally found one. To the West, there is a landowner with approximately 5,000 acres, and to the East, there are two landowners who collectively own between 1,000 - 2,000 acres. As a result, the deer primarily travel through this property.

An old mine road runs through the center of the farm; although it is closed and gated, it can be used to provide excellent access to deer stand sites. The list of bucks that the seller has harvested over the years is quite impressive. The only reason he is selling is that he has grown tired of hunting big deer and has shifted his focus to coyote hunting.

There are multiple locations available for food plots, and the seller has provided me with a map of his stand sites along with instructions on how to access them for the next owner. Additionally, there are great options for home or cabin sites. Marion and Harrisburg, Illinois, are both only about 10 minutes away, offering hotels, restaurants, and more.



PRESENTED BY:

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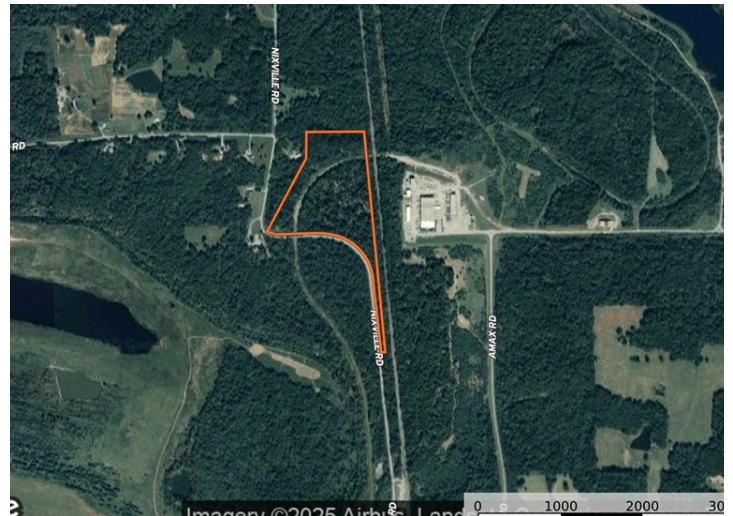
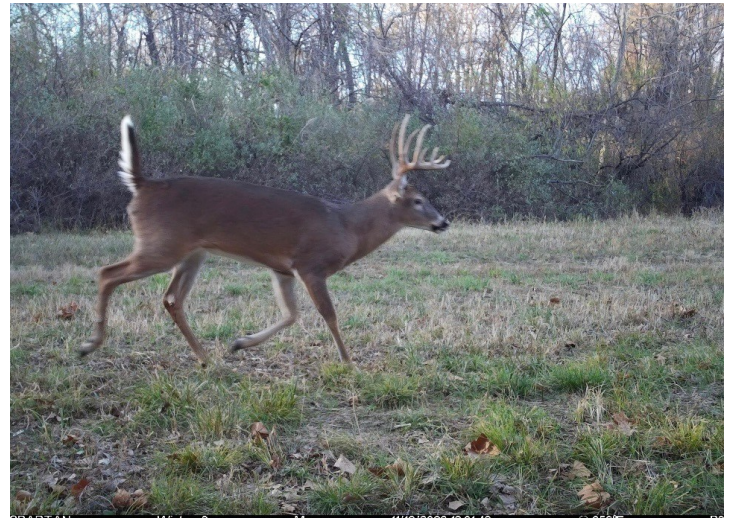
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals