

Prime 87± Acre Hunting & Agricultural Haven For Sale—Alexander County

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

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PRICE IMPROVED



PROPERTY ADDRESS:

00 Road Runner Hollow Road
Olive Branch, IL 62990

PRICE: \$395,000

ACRES: 87±

COUNTY: Alexander

PROPERTY HIGHLIGHTS:

- 65± Acres of Class A Soils
- Potential Home or Cabin Site
- Tillable Income was \$10k in 2024
- With View of Entire Property
- Hunting Lease could potentially net \$3k plus
- Prime Hunting & Farm Land
- Abundant Wildlife

PROPERTY DESCRIPTION:

This property encompasses approximately 65 acres of Class A soils, offering significant agricultural potential. In 2024, the tillable land generated an income of \$10,000, and there's the opportunity to establish a hunting lease that could net an additional \$3,000 or more. Additionally, the land features a potential home or cabin site with stunning views of the entire property. Finding a farm in Illinois with Class A soils that provides a 3% return for under \$5,000 per acre is quite rare, and this property meets that criterion. Imagine constructing a charming cabin on the hillside overlooking the farm; if listed on Airbnb, it could enhance the property's overall return to between 4% and 5%. Personally, I have hunted in this region since I was eight years old and can attest to the exceptional game quality; our family has harvested bucks ranging from 150 to 199 inches, with sightings of even larger ones. This property is ideal for setting up a prime hunting farm, featuring CRP warm-season grasses and multiple food plots. It also connects to a farm managed for mature deer and is adjacent to thousands of acres of national forest that are largely inaccessible to the public, offering an exclusive hunting experience.



PRESENTED BY:

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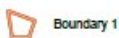
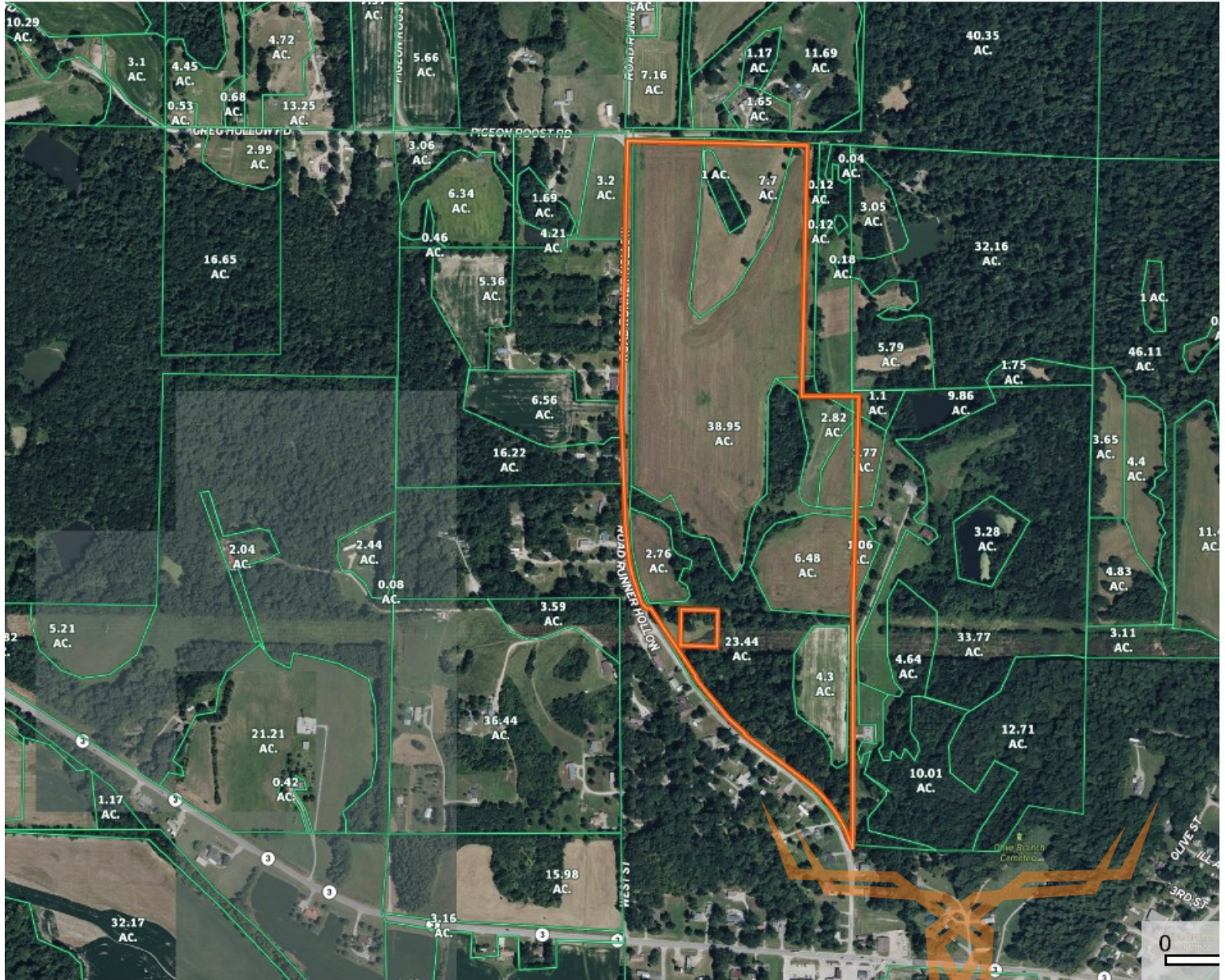
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TROPHY
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87 Alexander

Alexander County, Alexander County, Illinois, 87 AC +/-



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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