



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

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

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

**NEW PRICE!**



**PROPERTY ADDRESS:**

00 Road Runner Hollow Road  
Olive Branch, IL 62990

**PRICE:** \$375,000

**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:**

**SHANE YEARIAN**

**Land Specialist**

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophyhpa.com

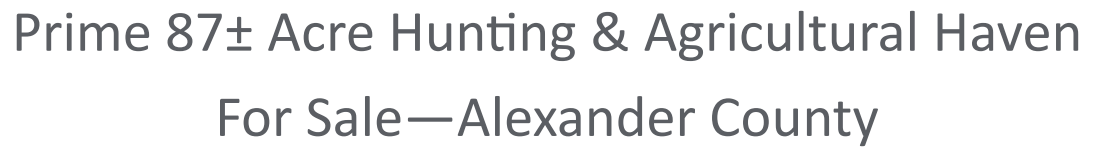
**Trophy Properties and Auction**

205 W Main Street

Hardin, IL 62047

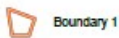
www.Trophyhpa.com

leads@trophyhpa.com



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

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



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