



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

# Small 20± Acre All Timber Tract for Sale - Clinton County

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



**PROPERTY ADDRESS:**

00 State Rte 161  
Germantown, IL 62245

**PRICE:** \$99,000

**ACRES:** 20±

**COUNTY:** Clinton

**PROPERTY HIGHLIGHTS:**

- Plenty of wildlife
- Mature timber
- Close to good agriculture and large timber

**PROPERTY DESCRIPTION:**

Small timber tracts do not come up for sale very often in this area!! Here is an excellent opportunity to acquire a nice piece of hunting property with plenty of nearby agriculture to keep the deer coming back.

There is also a good mixture of mature timber and new growth, which could provide the new owner with potential returns. Call or text **Scott Athmer (618) 830-6192** to set up a private tour.



**PRESENTED BY:**

**SCOTT ATHMER**

**Land & Home Specialist**

M: (618) 830-6192

P: (855) 573-5263 x739

E: sathmer@trophyapa.com

**Trophy Properties and Auction**

640 Cepi Drive, Suite 100

Chesterfield, MO 630056

www.Trophyapa.com

leads@trophyapa.com

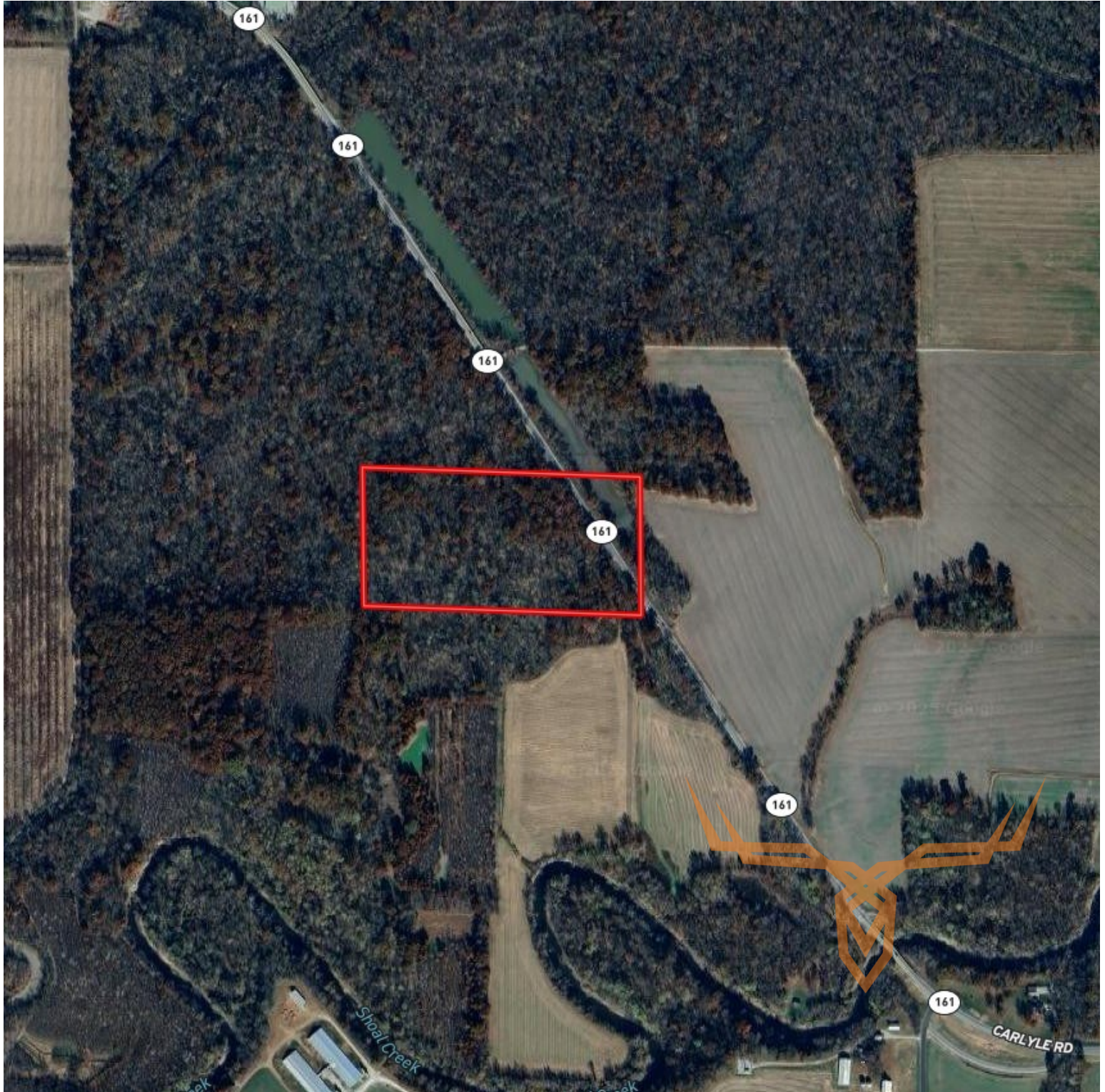




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals