



# 40± Acre Diverse Illinois Hunting Property for Sale - Fayette County

**T R O P H Y**  
PROPERTIES AND AUCTION  
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#### PROPERTY ADDRESS:

00 County Road 1000  
Shobinier, IL 62885

**PRICE:** \$206,000

**ACRES:** 40±

**COUNTY:** Fayette

#### PROPERTY HIGHLIGHTS:

- Excellent Deer and Turkey Numbers
- Good mix of tillable & timber
- 9± acres CRP
- Income producing
- Creek
- Diverse Habitat
- Tons of Deer Sign

#### PROPERTY DESCRIPTION:

This is a dynamite 40+/- acre tract that is located south of Shobinier, just east of State Highway 51 on the Fayette County line. This gem is made up of everything a deer and turkey hunter wants in a property! There is a little over 3 acres of tillable along with about 9 acres of income producing CRP and the remainder is timber. It also has a nice creek that winds through the property.

It doesn't take long to realize from the photos and deer sign on this farm that it is one huge funnel. Check out the aerial photo and you will quickly notice that this 40 is the hub of the wheel.

If you're looking for a diverse 40 acre tract that has a built in return, an excellent trail system and plenty of wildlife do not pass this one up!



**PRESENTED BY:**

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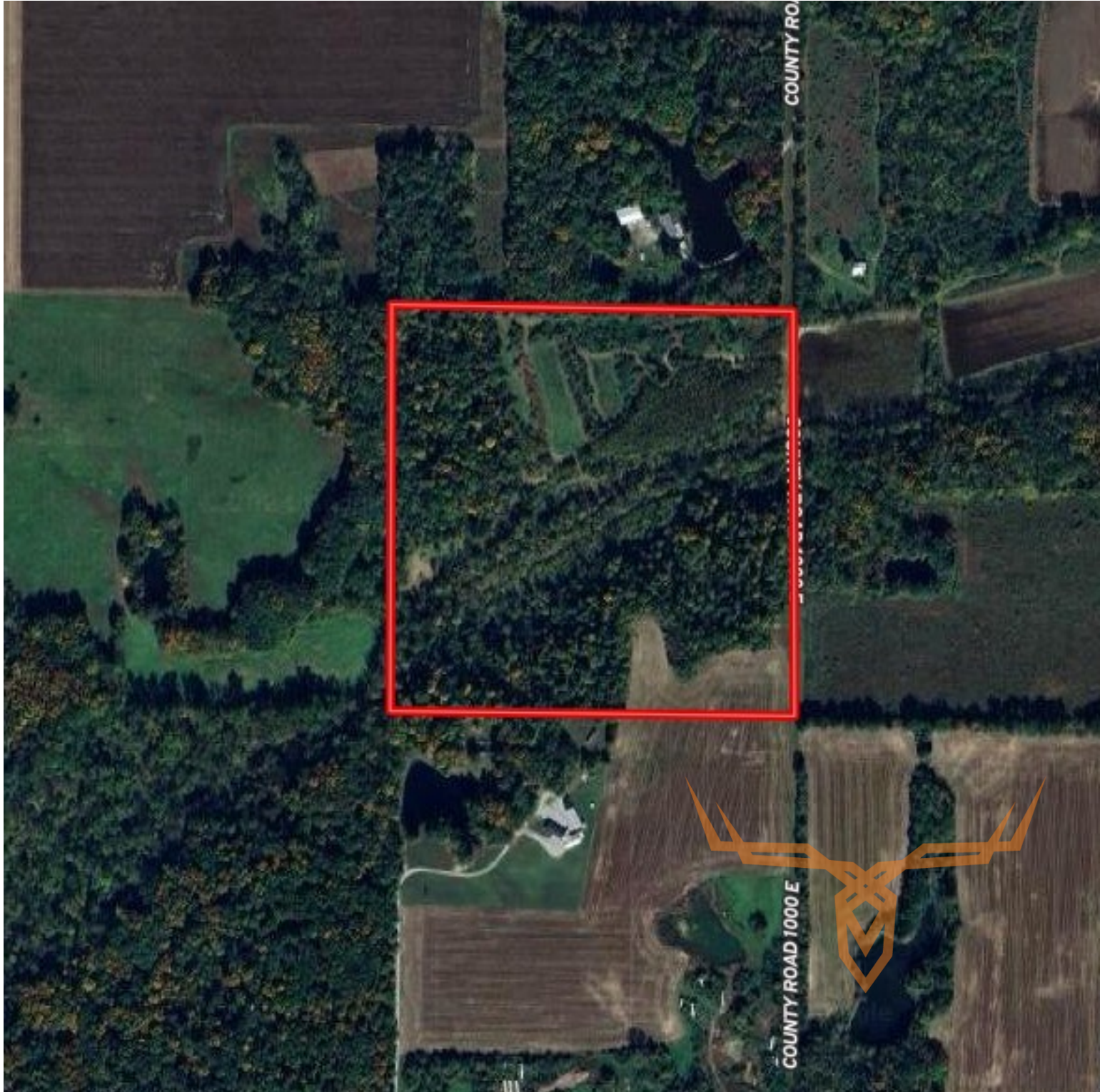




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals