



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

196± Acre Hunting Tract with Cabin/Home for Sale—Jefferson County

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



PROPERTY ADDRESS:

3770 E Magic Road
Woodlawn, IL 62898

PRICE: \$1,210,000

ACRES: 196±

COUNTY: Jefferson

PROPERTY HIGHLIGHTS:

- Excellent deer & turkey hunting
- Mature Timber
- Established trail system
- 1,400 Sq Ft Cabin/Home
- Very secluded
- 30x40 Pole barn with lean-to
- Off grid solar power

PROPERTY DESCRIPTION:

This incredible hunting tract consists of approximately 20 tillable acres with the remainder being mature hardwood ridges and a creek that winds through the middle of the property. Step out on the back porch of the 1,400 sq ft off grid cabin/home and listen to the turkeys gobble in the spring while you enjoy your coffee overlooking the creek bottom. There are numerous potential lake sites on this farm and a 30x40 pole building with a lean-to to keep all your equipment safe and dry. The deer and turkey hunting is nothing short of fantastic! Take a short walk through the woods and it doesn't take long to find good sized tree rubs and plenty of turkey signs! Walking down the edge of the creek it is easy to find plenty of well used crossings that will make perfect ambush points for whitetails in the fall or get up on top of one of the many oak ridges to catch a great buck feasting on acorns! There is plenty of opportunity in the 20 acres of open ground to create habitat and food plots that will only improve an already great hunting tract. The possibilities are endless with this property!



PRESENTED BY:

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Trophy Properties and Auction

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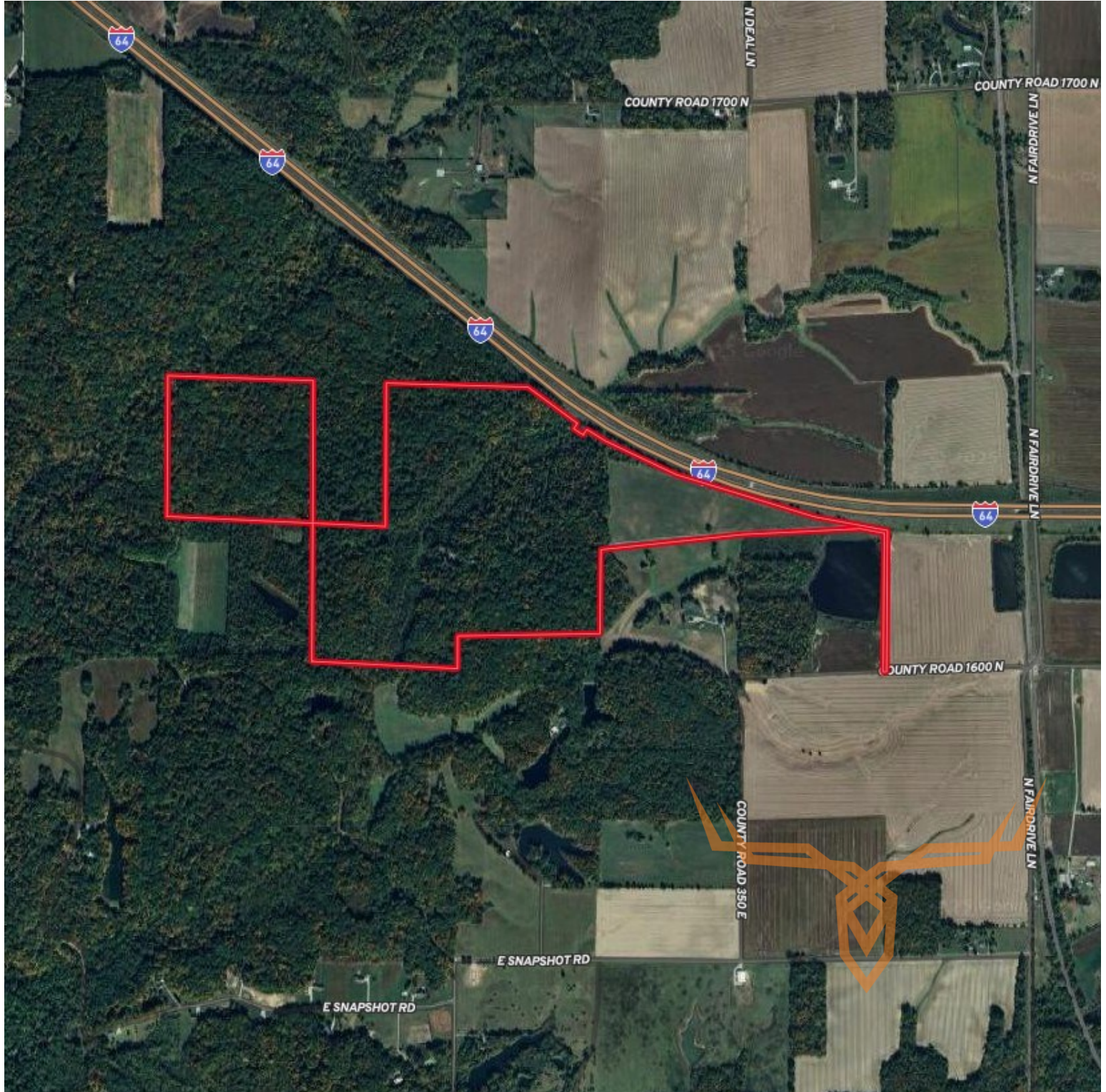
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal