



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

# 40 +/- Acre Hunting Tract for Sale in Washington County Illinois



www.TrophyPA.com • 855.573.5263 • leads@trophyhpa.com



## PROPERTY ADDRESS:

00 Eisenhower Road  
Oakdale, IL 62268

**PRICE:** \$144,000

**ACRES:** 40

**COUNTY:** Washington

## PROPERTY DESCRIPTION:

This 40 +/- acres for sale in Washington County Illinois is in a high demand area being under an hour from St. Louis and only 45 min from Belleville IL and other large towns. The property is centrally located in the middle of a large block of timber and offers some great hunting.

Access to the property is by deeded easement which is very secluded but the road is solid. Electric is available at the North end of the property and would be easy to access through the local electric company. There is a great spot for a possible 2-3 acre lake on the northwest corner of the property as well as some great building spots for a home or cabin.

The seller just put the property into a Forestry Management Plan and is select cutting the timber to improve it. The property also has a nice creek that runs through the middle that the deer run during the rut and offers year round water. There is an awesome oak flat on the southwest corner that would be perfect for a large food plot.

## PROPERTY HIGHLIGHTS:

- 40 +/- acres
- Secluded location
- Electric available
- Close to St. Louis
- Possible home/cabin sites
- Possible 2-3 acre lake site
- Good deer hunting
- Forestry Management Plan in place



**PRESENTED BY:**

**SHANE YEARIAN**

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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

**TAXES: \$80**

**TAX YEAR: 2016**

