



# 120 +/- Acre Hunting Land for Sale in Marion County Illinois

**TROPHY**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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**PROPERTY ADDRESS:**  
00 Bee Branch Road  
Iuka, IL 62849

**PRICE:** \$462,000  
**ACRES:** 120  
**COUNTY:** Marion

**PROPERTY HIGHLIGHTS:**

- Located at the end of dead end road
- 38.5 acres CRP w/ \$9,588/yr. income
- 15 acres tillable
- Mature timber
- Hunting cabin
- Electric and water on property
- Secluded location
- Possible 11 acre lake site
- Multiple creeks
- Surrounded by a neighbor that does not allow hunting

**PROPERTY DESCRIPTION:**

This 120 +/- acre piece of land for sale in Marion County, Illinois is located at the end of a dead end county road for great seclusion. Behind the private gate is a small, 1 bed, 1 bath hunting cabin perfect for hunting alone or with a few friends. There are 38.5 acres of CRP that makes over \$9,588 a year income for the next 9 years. That's over \$86,000 to help pay for the farm. There are also 15 +/- acres of tillable ground that could be cash rented for another \$1,500-\$2,000 a year income; creating a possible income of over \$11,000 a year. The Seller uses the tillable for grasses for bedding and about 6 acres of food plots. There are 4 really nice box blinds that will convey with the property that are set up and ready to go in proven locations. The rest of the farm is a mix of very mature timber and thick cover.

There is a great spot for a possible large lake anywhere from 5-11 acres in size for a private secluded lake with some great home or cabin sites sitting right on the lake. County water and electric have already been run on the property.

The Sellers have managed this farm for over 10 years for mature whitetails. One of the biggest bonuses is there is a neighbor surrounding the property who owns over 300 acres and does not allow hunting creating a refuge for the deer. There is an established trail system around the entire property for great access to each food plot and every stand.

The CRP is 20'-30' tall trees and brush which makes unreal bedding and the Sellers never walk into this 38.5 acres. In the last 2 years, the Seller knows of a 178" buck and a 213" buck that have been killed in the area and they have taken multiple 150-160 class bucks off the property over the years and they have seen much bigger bucks on the farm.



**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: \$399**

**TAX YEAR: 2017**