

Small Illinois Hunting Tract for Sale - Jefferson County

Trophy Properties and Auction • 855.573.5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 N. Tolle Rd.
 Mt. Vernon, IL 62864

PRICE: \$156,000

ACRES: 40

COUNTY: Jefferson

PROPERTY HIGHLIGHTS:

- Mix of food plots; bedding; and timber
- CRP for income
- Excellent access in and out
- Great cabin/camper sites
- Additional 80 acres available for purchase to the West.

PROPERTY DESCRIPTION:

If you are looking for a small hunting tract this is the one!! This 40 +/- acres has everything you would want to deer and turkey hunt. This farm has road frontage on both the North and East sides with good cabin sites. With the 6 acres of food plots and the roughly 8 acres of CRP the farm also could generate a little income. The CRP expires in 2021 so the buyer has the option of re-enrolling or putting in more food to hold the deer.

The proven big buck history combined with the food; bedding; income; and access makes this 40 acres an excellent set up for the serious deer hunter!

Pictures are from the full 160 +/- acre listing

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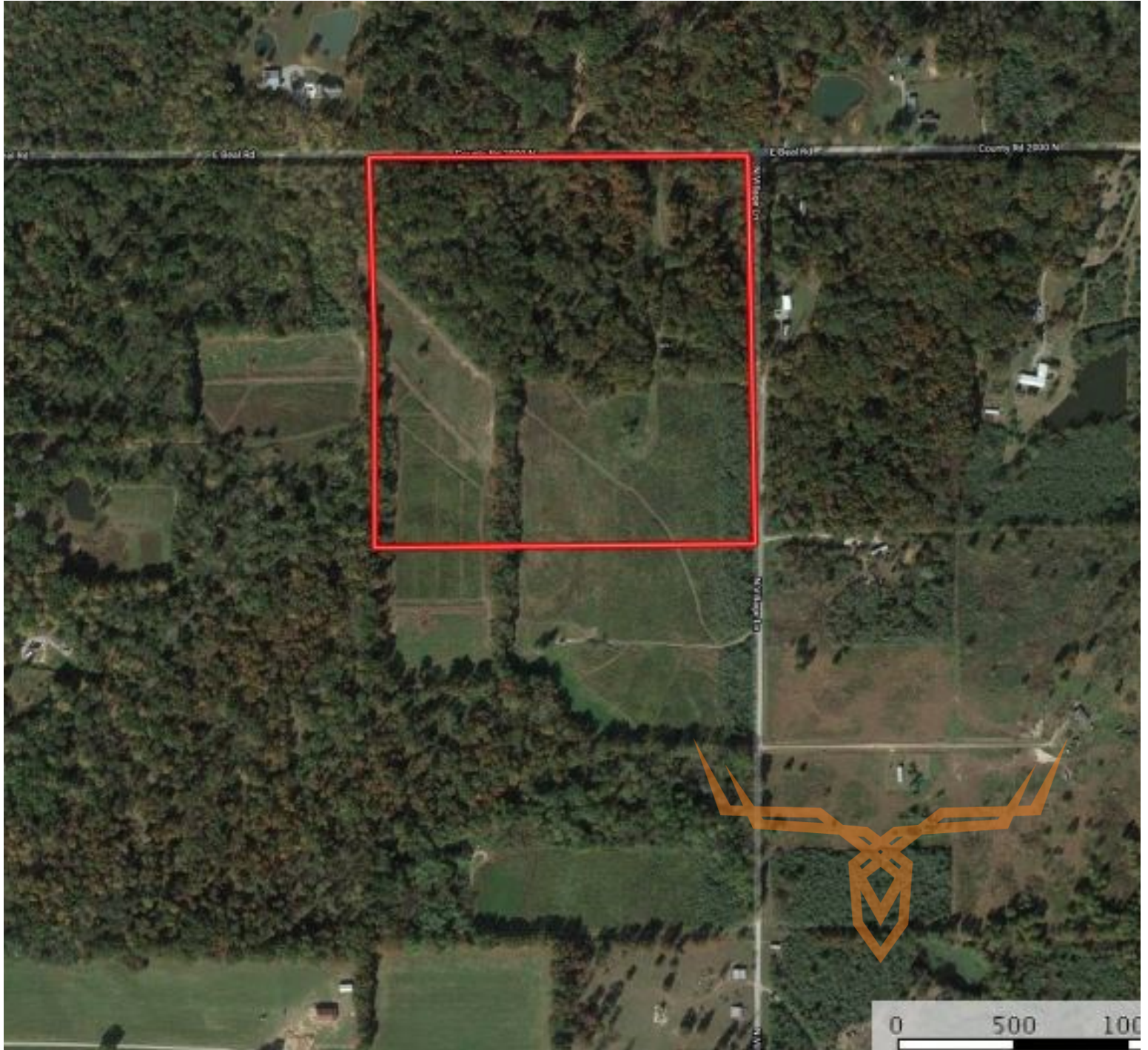
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals