



# Affordable 39.5 +/- Acre Illinois Hunting Property for Sale - Clinton County

**T R O P H Y**  
PROPERTIES AND AUCTION  
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www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



## PROPERTY ADDRESS:

00 Emerald Rd.  
Carlyle, IL 62231

**PRICE:** \$92,825

**ACRES:** 39.5

**COUNTY:** Clinton

## PROPERTY HIGHLIGHTS:

- 39.5 +/- Acres
- Deer & Turkey Hunting
- Mature Timber
- Good Road Frontage
- Timber Value

## PROPERTY DESCRIPTION:

If you are looking for an affordable piece of ground that offers deer and turkey hunting in Clinton County do not miss this!!

This property consists of 39.5 +/- acres of timber with Beaver Creek meandering through it. The timber stand on the property has not been harvested in recent memory and that is evident when you walk through it. I am sure there would be an opportunity to harvest some of the timber to gain a return on the investment.

There are solid numbers of deer in the area and the turkey hunting is as good as anywhere in Clinton County. If you are in the market for a solid hunting farm with mature timber give me a call today!



**PRESENTED BY:**

**SCOTT ATHMER**

**Land Specialist - IL**

M: (618) 830-6192

P: (855) 573-5263 x739

E: sathmer@trophyapa.com

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com

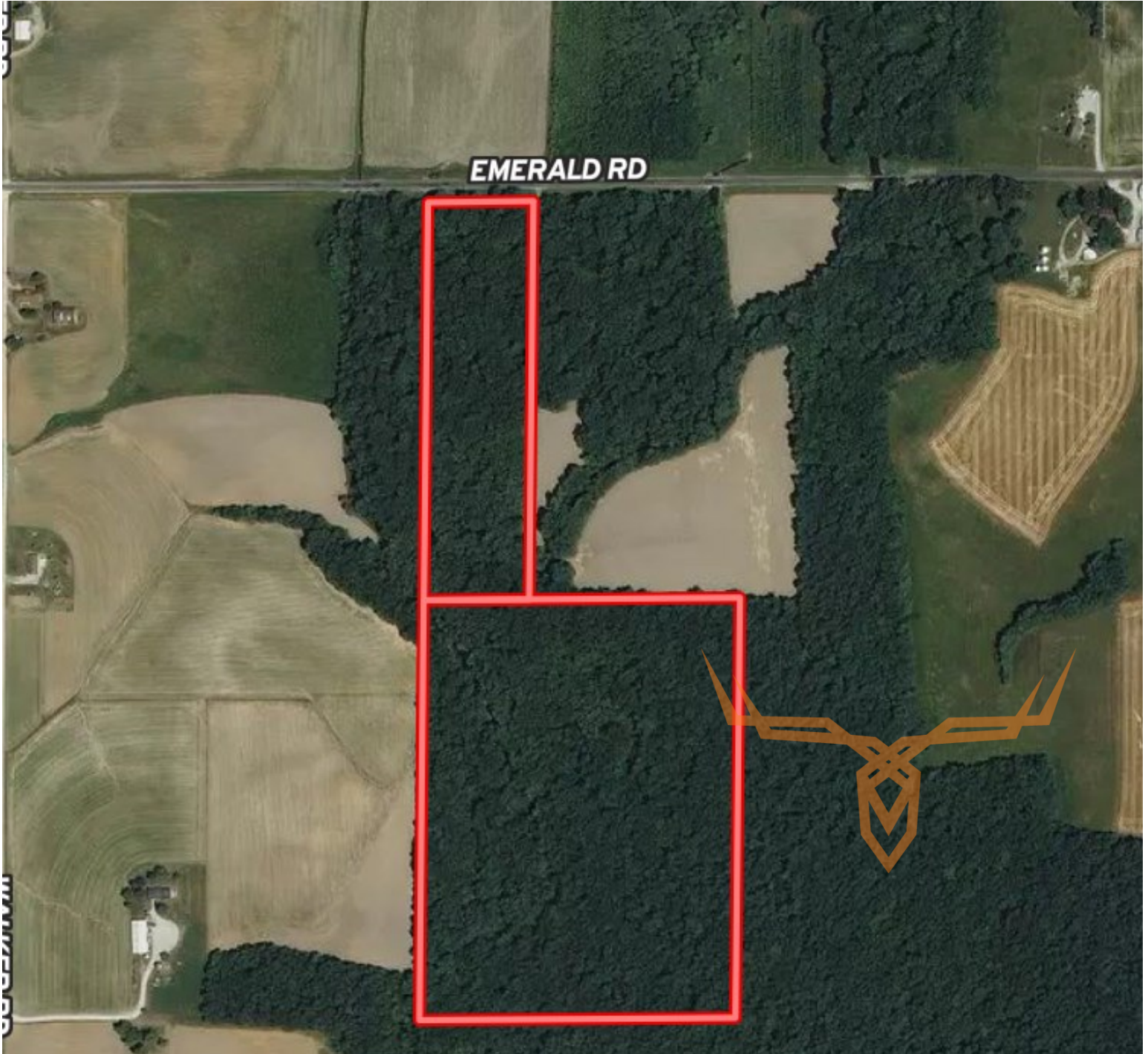




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals