



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

345 +/- Acre Illinois Hunting Property for Sale Bordering Nature Preserve

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

PRICE IMPROVED



PROPERTY ADDRESS:

00 Ballowe Church Rd.
Vienna, IL 62995

PRICE: \$995,000

ACRES: 345

COUNTY: Johnson

PROPERTY HIGHLIGHTS:

- 345 +/- acres
- Borders 8,000+ acres of Nature Preserve w/ no hunting
- Very secluded
- 15 +/- acres of food plots
- Very mature timber
- 4-5 ponds
- 4-5 box blinds
- Large pole barn

PROPERTY DESCRIPTION:

If you are looking for the best whitetail hunting property in Southern Illinois, look no further. No other property can compete because this one borders an 8,000+ acre Nature Preserve where there is no hunting allowed! The property is very secluded, and there is road frontage on the East and West side of the farm allowing easy access for different winds. On the East side, it has a private lane behind a locked gate and blocked by a fence row. On the west side, the entire road is blocked by a big overgrown thicket and another locked gate, so you have total seclusion. There is a large older barn on the east side that has been covered in metal that is perfect to store tractors or other equipment. The 345 +/- acres offers 4-5 different hidden fields that total around 15 acres perfect for food plots, they have clover and will be planted in corn for this coming season. There are also 4-5 ponds scattered around the property that offer great water sources for wildlife, especially in the hot summer days. The deer numbers are strong so plenty of food is essential. There are some great areas that could be cleared for additional food plots if desired. 4-5 nice box blinds are currently on the property and will convey with the sale along with multiple stands. The North part of the farm has a big valley and is full of very mature timber and the south side is thick and flat and borders Wild Cat Bluff!



PRESENTED BY:

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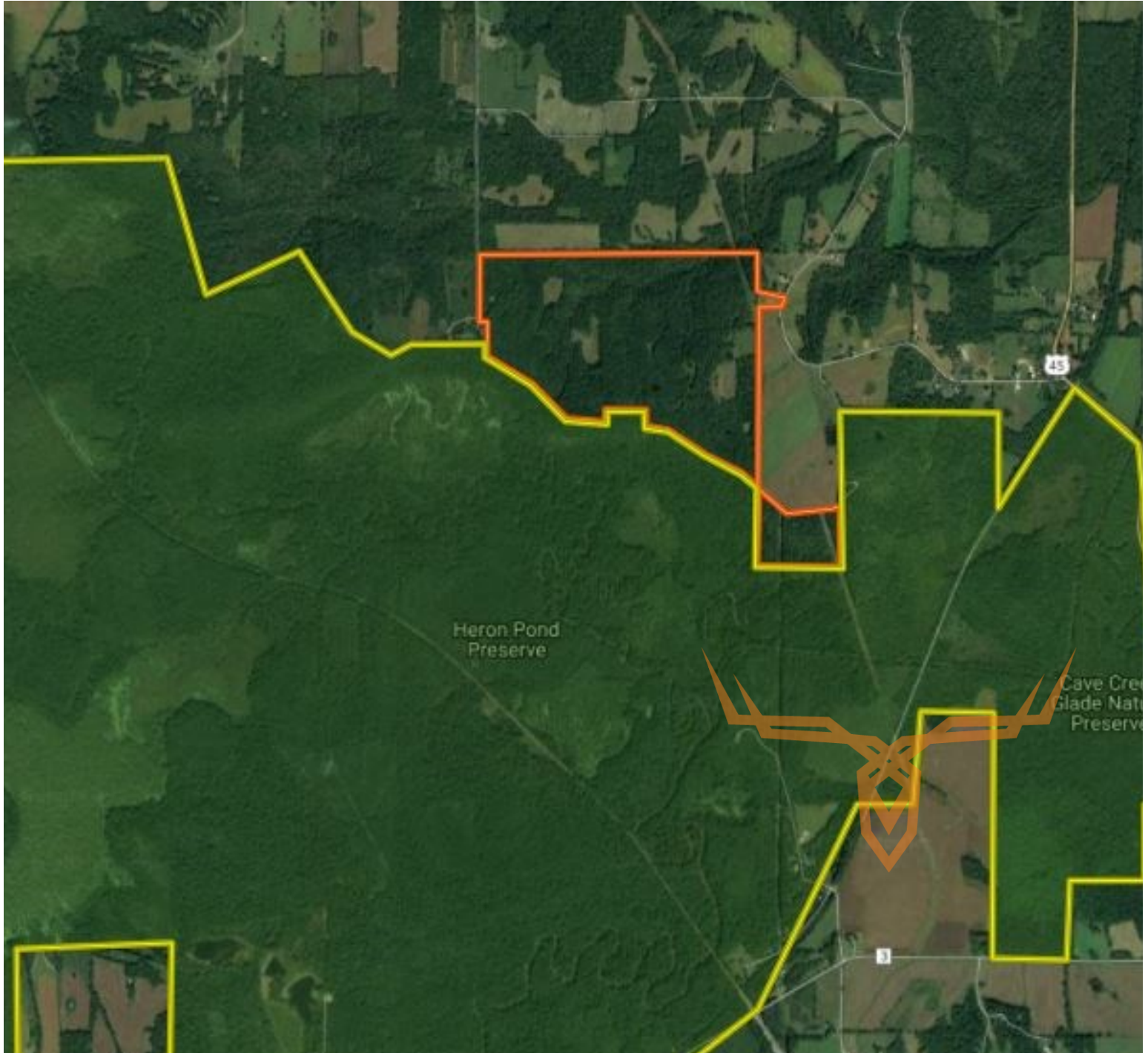
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals