



80 +/- Acre Illinois Hunting Sanctuary - Calhoun County

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

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PRICE IMPROVED



PROPERTY ADDRESS:
00 Blue Ridge Road
Hardin, IL 62047

PRICE: \$236,000
ACRES: 80
COUNTY: Calhoun

PROPERTY HIGHLIGHTS:

- Extensive development of property totaling aprox. \$40k
- 3 established food plots (5 +/- Ac)
- Extensive trail system throughout the farm
- Massive sanctuary bedding area
- Possible 4-5 acre lake site
- Great home or cabin sites with great views
- Very Secluded

PROPERTY DESCRIPTION:

These 80 +/- acres for sale in Calhoun County Illinois were developed by one of the best in the business, Ready to Hunt Properties (RTH Properties). They hired Kevin Boyer to put together the extensive plan to hold and harvest giant whitetails. RTH spent approximately \$40,000 developing the property putting in 3 different food plots that total around 5 acres in size and allowing for multiple stand locations for different stand sites. The food plots are planted in late beans and will be planted in fall food plots for new landowner. They also pushed up the trees they cleared to block and push the deer right past the stand sites! They also created an extensive trail system throughout the entire farm for easy access to all sides of the farm. There is a massive bedding area created in the center and edges of the farm on the sides of all the ridges to hold more deer. There is a possible 4-5 acre lake site on the NE side of the farm and a great home or cabin site sitting on a big ridge with great views of the valley and the possible lake. This farm is full of big deer while taking picture in 2020 I saw 2 velvet bucks from 150-160 in the neighboring bean field and I hung the trail cameras in 2019 and captured the bucks that are posted on the listing! More pictures from 2020 coming soon! If you stay out of the sanctuary and just use the trail systems to the food plots you will have some great hunts.



PRESENTED BY:

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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