

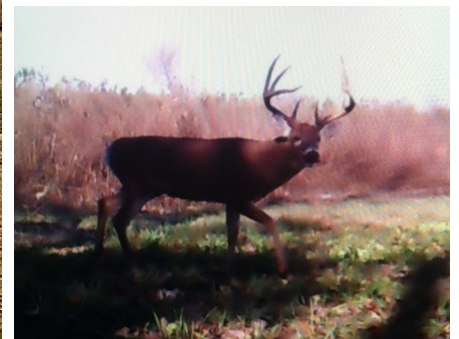


Alexander County Illinois Bucks and Ducks - Positively Sells to Highest Bidder

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



BIDDING ENDS TUESDAY, DEC. 22ND AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Miller City Road
Miller, City, IL 62962

ACRES: 80

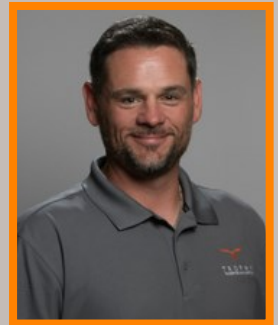
COUNTY: Alexander

PROPERTY DESCRIPTION:

Due to limited use over the past few years, we have decided to sell our 80± acres at an Internet-Only Auction. Seller: Sunshine Hunt Club

Bidding ends Tuesday, December 22nd at 10 AM.

These 80± acres of land located just south of Horseshoe Lake Conservation Area represent some excellent recreation and deer and waterfowl hunting. The farm consists of 79± acres of Wetlands Reserve Program (WRP). The purpose of the easement is to restore, protect, manage, maintain and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife habitat, water quality improvement, floodwater retention, groundwater recharge, open space, aesthetic values, and environmental education. The owners did withhold 1± acre of land from the WRP easement with the purpose of building a lodge in the future. This is ideal for anyone looking to build a structure for storage or overnight stays.



PRESENTED BY:

JASON WALLINGFORD

President - Auction Division

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Trophy Properties and Auction

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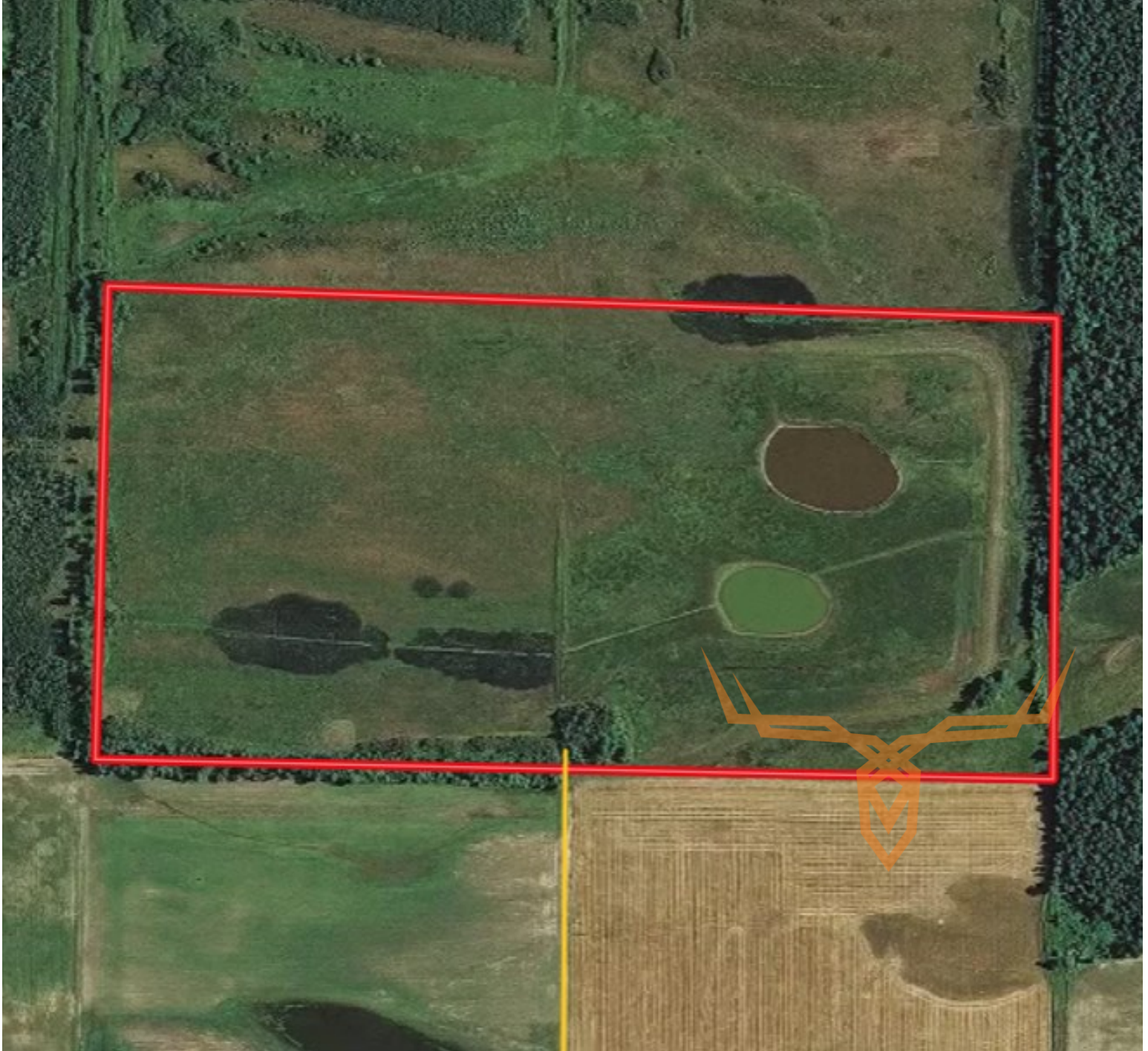
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T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.