

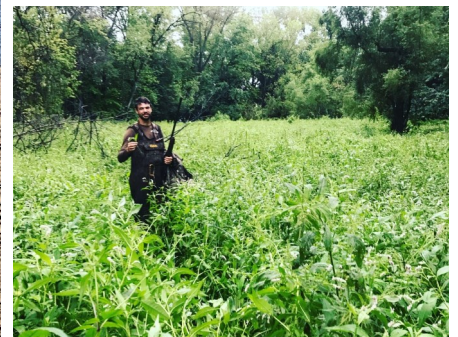


Calhoun County Illinois Land iAuction - Positively Sells to the Highest Bidder!

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BIDDING ENDS WEDNESDAY, FEB. 10TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

Mississippi River Island #476
Hamburg, IL 62045

ACRES: 27

COUNTY: Calhoun

PROPERTY DESCRIPTION:

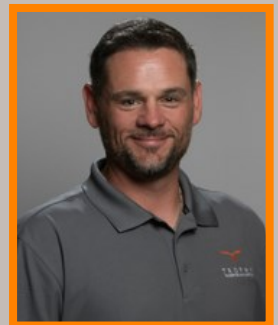
Positively Sells to the Highest Bidder! Opening bid \$28,000.00

Bidding ends Wednesday, February 10, 2020 at 10AM

Mississippi River Island 476 in Calhoun County, IL located north of the Mozier Landing and directly east of the Clarence Cannon National Wildlife Refuge (CCNWR) will be selling to the highest bidder with an opening bid of \$28k. The island is approximately 27 acres and has mature woods throughout. There's a 4± acre duck hole with annuals millet and smartweed that the owner floods for waterfowl hunting. The location is ideal as the CCNWR covers 3,750 acres of Mississippi River floodplain. It was established to provide a feeding and resting area for migratory birds and it's not uncommon for the refuge to be holding 100k+ at a time during the peak of hunting season. Seeing birds will not be a problem.

The closest boat ramps appear to be the Mozier Landing (1.2 miles) on the Illinois side and the Hamburg access (3 miles) on the Missouri side. Whether you're a waterfowl enthusiast or a deer hunter be sure to give Island 476 a look. These river islands are normally overlooked due to the access but often loaded with wildlife because of it.

Real estate taxes - \$108.00



PRESENTED BY:

JASON WALLINGFORD

President - Auction Division

M: (314) 882-6971

P: (855) 573-5263 x702

E: jasonw@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

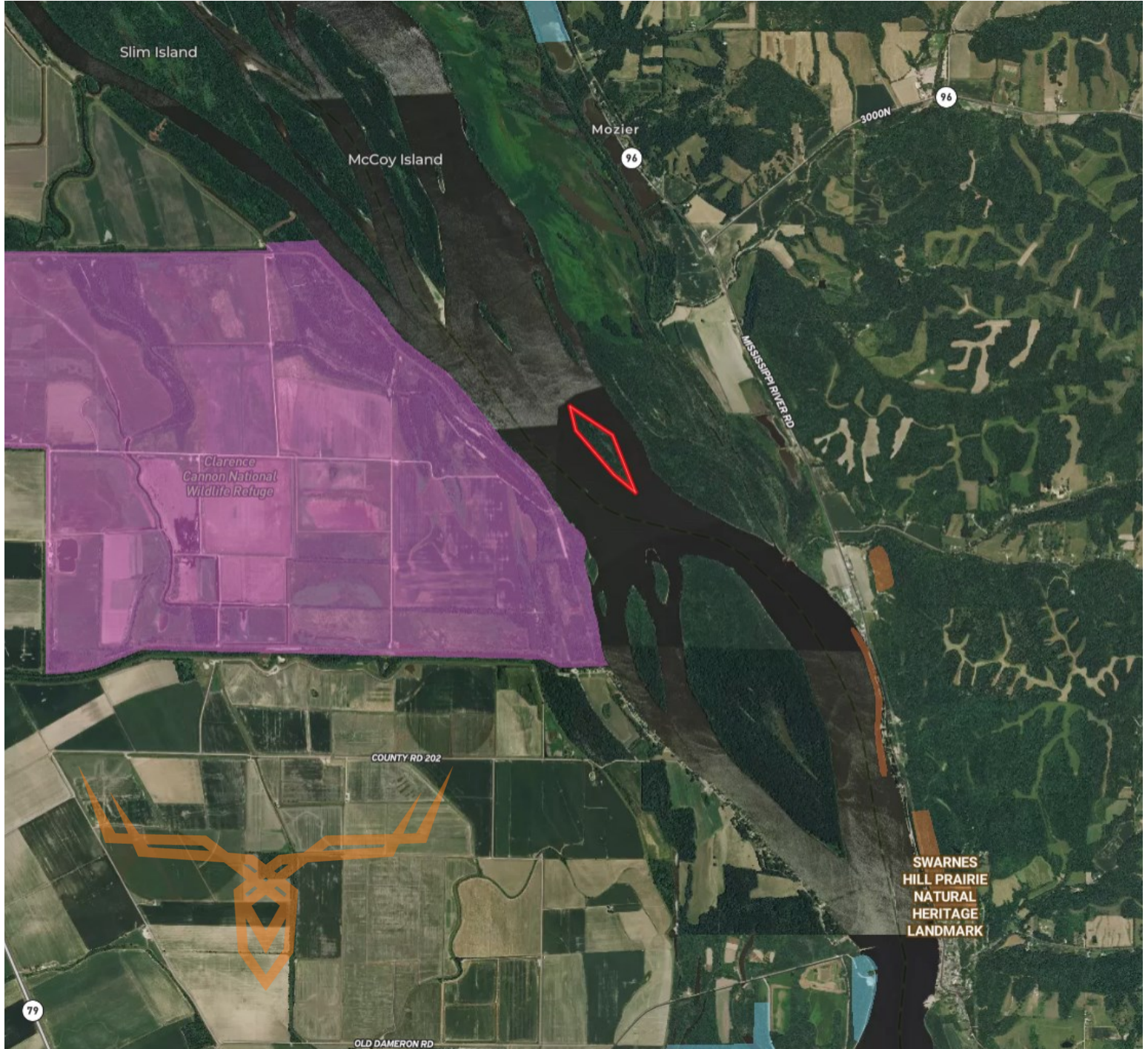
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are 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.