



20± Acre Illinois Recreational Land for Sale - Clinton County

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

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



PROPERTY ADDRESS:

00 Old Carlyle Road
Germantown, IL 62245

PRICE: \$72,250

ACRES: 20

COUNTY: Clinton

PROPERTY HIGHLIGHTS:

- 20± Acres
- Mature Timber
- Deer and Turkey Hunting
- Select Timber Harvest could return \$15,000 or more

PROPERTY DESCRIPTION:

If you are looking for a small tract of mature timber in Clinton County do not pass this up. This 20± acre tract has some of the largest trees on it I have seen in a long time! There is also plenty of deer and turkey sign throughout to let you know that both are regulars through there.

The Seller has indicated a select timber harvest would return around \$15,000 or possibly more to the Buyer.

Small tracts of mature timber like this one do not come available all that often in this area.



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