



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

Jackson County Illinois iAuction- Fountain Bluff Fish Farm

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



PROPERTY ADDRESS:

00 Neunert Rd.
Gorham, IL 62940

ACRES: 189
COUNTY: Jackson

PROPERTY DESCRIPTION:

Open House Saturday, January 15th 9 AM to 11 AM.

Easily accessible property just outside of Gorham, IL. Property is a mix of tillable, timber, and ponds and is being divided into 5 tracts ranging from 14± to 70± acres. All of the tracts have good access and are located approximately 20 miles from Carbondale, IL, 40 miles from Cape Girardeau, MO, and 90 miles from St. Louis, MO.

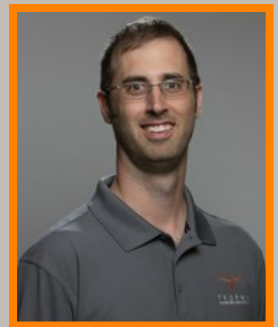
Tract 1 – 15± acres . All tillable tract comprised of Darwin silty clay loam and Gorham silty clay loam soils with a Productivity index average of 119. Easily accessible off of White Lane (900'± of road frontage).

Tract 2 – 48± acres. 16 ponds ranging from 0.75 to 3± acres in size with 3± acres of timber. Two metal buildings that are 75'x45' and 100'x30' in size. Water levels can be controlled at each pond and it would be possible to drain some (or all) of the ponds and return it to highly productive cropland. Nearly a ½ mile of road frontage along Gorham Road and White Lane.

Tract 3 – 42± acres. Tillable portion of the tract (8± acres) is comprised of Darwin silty clay loam and Gorham silty clay loam soils with a Productivity index average of 117. Remaining portion (34± acres) consists of mature bottomland hardwoods. With some management, this would make an excellent hunting tract that would attract deer and turkey from the nearby Shawnee National Forest.

Tract 4 – 70± acres. Over 10± acres of tillable (Booker silty clay and Darwin silty clay with a Productivity index average of 103. 19 ponds ranging from 1 to 2.25± acres in size. Water levels can be controlled at each pond and it would be possible to drain some (or all) of the ponds and return it to highly productive cropland. Nearly a ¼ mile of road frontage along Nuenert Road.

Tract 5 – 14± acres. Mix of timber and five ponds on this small tract. Ponds range from 0.5 to 1.25± acres in size. Property also has a 450 ft± cabin with a 400 ft2 covered porch. Cabin needs some work, but it does have utilities (water and electric), and would be a great base camp for waterfowl or deer hunting. The tract is less than 0.75 of a mile from the Shawnee National Forest for more hunting opportunities.



PRESENTED BY:

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