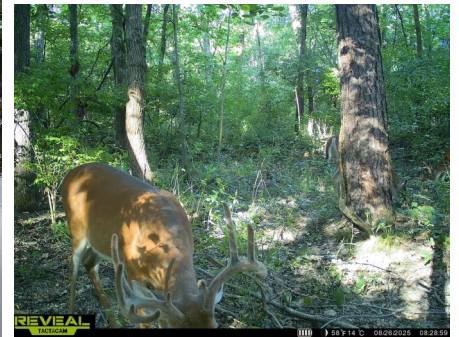


T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Hunting Farm with Great Income Potential For Sale—Marion County

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



PROPERTY ADDRESS:

00 Edgewood Road
Salem, IL 62881

PRICE: \$475,000

ACRES: 90±

COUNTY: Marion

PROPERTY HIGHLIGHTS:

- 90± Acres
- Potential Annual Income of \$10,000 from CRP & Trailer Rental
- 2-Acre Lake
- 2-Acre Food plot
- Potential Timber Value of \$25,000 - \$35,000
- Great Home Sites
- Near Salem, IL

PROPERTY DESCRIPTION:

This hunting farm presents a potential income opportunity, offering a rare return of 3% to 3.5% in today's market. The property includes an older trailer that generates an annual rental income of \$6,000, which could also be utilized as a hunting cabin (sold as is). Additionally, the property features a large lake, ideal for fishing, watering food plots during dry months, and providing water for deer and turkey. The farm features 22.5± acres of CRP, yielding approximately \$4,000 in annual income. The seller has also mowed a 2-acre area designated for a food plot, perfectly situated to accommodate a stand for south winds along the lake, where deer tend to move from north to south. The seller's friend has successfully harvested bucks from the farm ranging from 150" to 180", and there are known instances of 200" bucks killed around the farm.



PRESENTED BY:

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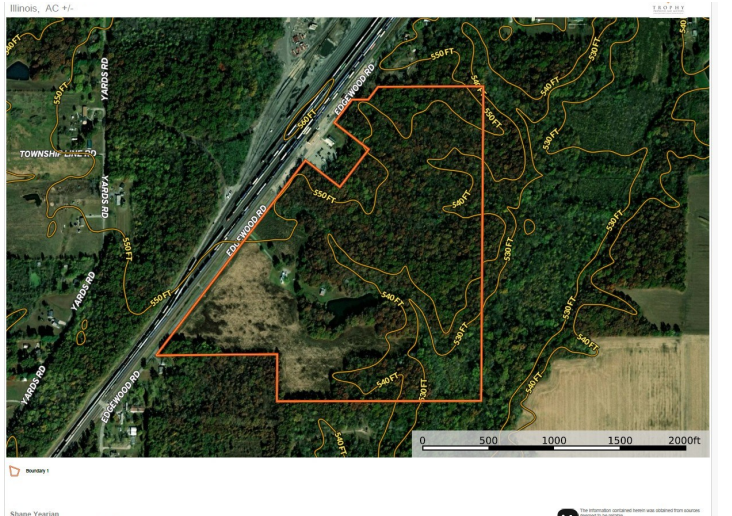
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals