



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

111± Acre Income Producing Recreational Property for Sale - Shelby County

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PRICE IMPROVED



PROPERTY ADDRESS:

00 County Road 1000N
Shelbyville, IL 62565

PRICE: \$754,800

ACRES: 111

COUNTY: Shelby

PROPERTY HIGHLIGHTS:

- 33.5± acres tillable ground
- 14± acres CRP
- \$10,000/yr income
- 27± acres in established 7' tall switch grass could be farmed for extra income (yellow on aerial map)
- Possible 6-7 acre lake site (blue on aerial map)
- Possible home or cabin sites overlooking possible lake site (pink on aerial map)
- Established food plots (green on aerial map)
- Box blind will convey with sale
- Creek

PROPERTY DESCRIPTION:

This 111± acre property in Shelby County Illinois is in one of the most under rated counties in the state I believe. I know hunters that hunt this area and have regularly taken 180"-200" deer every year. This farm is 100% set up with multiple established food plots, 27 acres of Established 7' tall switch grass for some of the best bedding you can ask for and \$10,000 a year income from CRP and tillable. There is a great spot for a possible 6-7 acre lake with a great spot for home or cabin overlooking the lake spot with electric and water not far away. The property has road frontage on the south and an easement on the north for access on any wind direction and as you can see from the trail camera photos the farm is full of big deer.



PRESENTED BY:

SHANE YEARIAN

Land Specialist

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100

Chesterfield, MO 630056

www.Trophyapa.com

leads@trophyapa.com

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