



79± Acres of Great Hunting w/Timber Value and Potential Home Sites for Sale—Wayne 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 County Road 2530 E
Fairfield, IL 62837

PRICE: \$394,000

ACRES: 79±

COUNTY: Wayne

PROPERTY HIGHLIGHTS:

- \$75k - \$100k in Timber Value to New Owner
- Potential Home and/or Cabin Sites
- Beautiful Views
- Great Deer & Turkey Hunting
- Hunts 79± Acres
- Electric Across the Road

PROPERTY DESCRIPTION:

If you're looking for a fantastic hunting property that can cover your 20% down payment or provide a nice return on the day of closing, this is the property for you. The seller will offer you \$75,000 at closing to cut the timber, should you choose to do so. The property hunts larger than its 79± acres, being a mile-long, and also offers lots of potential stand sites. It features hardwood ridges, allowing you to hunt from higher elevations while keeping your scent away from any approaching deer. There are multiple potential locations for a cabin or home, with electricity available across the road. Personally, I would recommend cutting the timber heavily in the valleys and more conservatively on the ridges. The land includes seven main ridges that connect to a large tract of timber, leading down to a substantial agricultural field across the road. I would set up stands on both sides of each ridge to accommodate every wind direction.



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