

Wayne Co. IL, Land For Sale 79.5+/- Ac., Near All Wooded



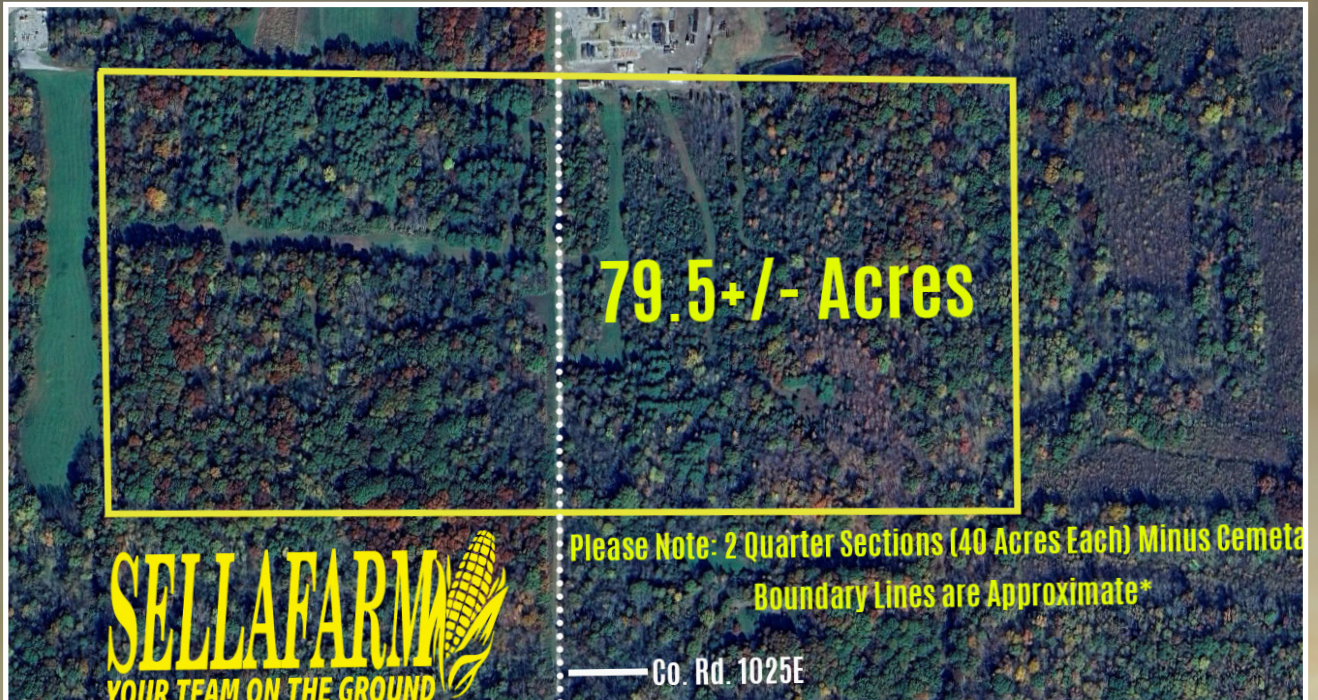
Wayne County, Illinois Land For Sale
79.5+/- Acres, Near All Wooded Recreational
High Quality Recreational Hunting
Offered For Sale at \$397,500 (\$5,000 / Acre)

Buy Paradise & Endless Hunting Opportunities w/ Yearly Oil Income!

Location: Near Intersection of Co. Rd. 1025E & Co. Rd. 1600N
Indian Prairie Township, Wayne County, IL

See www.sellafarm.com for complete listing!

SATELLITE AERIAL



TRACT 1

79.5+/- Acres
High Quality Recreational Land

79.5+/- Acres consisting of Conveniently located land in Wayne County, IL, this all-timber hunting tract offers a prime location for hunting enthusiasts.

The property features diverse mix of young timber (hard and softwood) throughout the property with many areas of bedding/cover in the form of dense prairie grasses in various patches and paths on the property.

Another essential for holding a game is the multiple food plot locations that can be easily established on the farm. The young-growth timber allows for easy clearing to make small food plots.

Nearby agricultural fields provide food sources while nearby creeks provide additional water sources for wildlife.

An established trail system (from the overhead power lines) ensures easy access into and throughout the tract.

2 - near 40-acre tracts (one on each side of the County road) make this farm a unique hunting property.

1 Hunter on each side of the road is possible because Each tract features direct access to Co. Rd. 1025E which provides the with multiple entry points available for convenience.

Signs of wildlife are all around!

Guided Side by Side Tours Are Available! Call to Schedule your private tour today to explore this exceptional property!

Call Listing Broker and Land Specialist Zane Parrott at 812-890-542 -or- our office at 618-943-4905 before this property gets away!

Out-of-State Buyers: Please Note: this property is in a Well-reknown Whitetail and Turkey Hunting County in Southeastern Illinois with MULTIPLE other recreational opportunities within a short driving distance.

Horseback riding at the Garden of the Gods and bass Fishing at Carlyle Lake or Rend Lake are just a few of the opportunities nearby!

Distance to Area Towns (Plus or Minus)

6 Miles to Cisne, IL
33 Miles to Salem, IL
15 Miles to Fairfield, IL
14 Miles to Flora, IL
54 Miles to Rend Lake
56 Miles to Carlyle Lake
74 Miles to Garden Of the Gods National Park

Topography: Rolling

Mineral Rights: Buyers are to receive all mineral rights owned by the seller(s). This provides year after year income!

Possession: Date of closing.

Brief Legal: SE1/4 NE1/4 Section 34 & SW1/4 NW1/4Section 35, Indian Township, Wayne County, IL. T1N-R6E.
Located near "Johnsonville"

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