

# buyafarm.com

Specializing in Rural Real Estate  
Sales and Auctions!  
**SOLD!**



## FOR SALE: RICHLAND COUNTY 220+- ACRES

### PROPERTY DETAILS

Address: Clay Road, Wynoose IL

List Price: \$2,000 Per Acre

FOR SALE: Wooded Hunting Tract. Where else can you find 220 acres in one tract with the quality of hunting this parcel has located in Central Illinois for \$2,000 an acre?? Here is an opportunity here to own a large wooded tract in central Illinois with great deer and turkey hunting. Yes, it had been timber 7 or 8 years ago; and yes, it is in the river bottom but then again its not \$2500 per acre either. Give us a call and let's talk. Get a buddy or two to join forces with you and secure a place to hunt for you and your kids for years to come. The property is a large block of timber with adjoining timber and crop fields. There is public road along the entire west side. For a few thousand bucks, you could get a dozer in there and make a couple of food plots in strategic places. Bottom land timber grows good and fast and in no time you will also have timber worth some money. The property is available in a 40-acre tract, an 80-acre tract and a 100-acre tract. However, if you have a different idea, let us know. Not to mention all the minerals owned to transfer. For the waterfowl hunters, enhancing one of the sloughs in these woods could be pretty awesome duck hunting at times. DIRECTIONS: Located in section 1 and 12 of Decker Twp. From Olney travel south on Rt. 130 for about 5 miles to Elbow Lane (500N). Travel west on Elbow Lane about 10 miles and you will come to a "T". Turn south at the "T" on Bottoms Road (150E) then take an immediate right onto Wilcox Bridge Lane (475N). Go about 1/2 a mile and turn south onto Clay Road (100). Travel 6/10ths of a mile. Tract 2 is on the left. Travel on and you will go past tracts 3 and 4 also on the left.

Listing 1934L

### CONTACT:

Managing Broker

Don Bailey

Cell: 618-919-1031

Email:

dbailey@buyafarm.com



BUY A FARM LAND AND AUCTION COMPANY LLC — 800-443-1998