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FOR SALE: WHITE COUNTY IL 400+- ACRES

PROPERTY DETAILS

Address: RR, Maunie IL

List Price: \$798,000 / \$1,975 Per Acre

Welcome to "Booner" Country! Genetics and location! 400 acres in White County IL. This farm is unlike a lot of WRP ground; it is a good balance of 200 acres of timber and 200 acres of bottomland grass fields and offers up your necessities for those Southern Illinois giants; food, water and bedding. The largest field in the back **is treated as a sanctuary, naturally it's also a bedding area.** This property is set up with 4 food plots; the first being a 5 acres destination plot the other 3 being smaller "kill plots". **Plenty of water is available** being this is river frontage property. The Wabash River lays to the North, East and South. And West of the property is **1000's of acres of cropland** – the perfect setting for Whitetail!

In the ten years of ownership it has been under strict harvest management with a five year old buck minimum, keeping the buck to doe ratio at 2:1 the past 6 years has required 10 to 15 does to be harvested per season. For the entire ownerships the two people hunt this property under low pressure, hunting only 14 days per year. This strategy for this farm has a proven track record and all that has been needed to fill tags. The following stats back this statement up: 6 Boone & Crocket bucks have been harvested the highest scoring buck being 196 gross that netted 184, the remaining 5 bucks range from 171 to 178. Also added to the list are 8 bucks that score 150+, and 4 management bucks that range in age from 5 to 7 years old.

An added bonus of this property is it can offer some of Southern Illinois's finest waterfowl hunting when the time is right and the water is up. Current owners are willing to share any and all knowledge of the property they have obtained with the buyer of this ground.

Listing 2225L

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