

# FOR SALE: 80+- Acres Alexander County IL

## Located at Olive Branch just South of Horseshoe Lake



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### PROPERTY DETAILS (2378L)

Address: Promised Land Road, Miller City IL 62962

Reduced Price: \$3,999 / ~~List Price: \$5,800~~ Per Acre

80 acres of Whitetail and Waterfowl!

This secluded 80 acres is located at Olive Branch IL just South of Horseshoe Lake and off Promised Land Road. Traditionally a strong area for waterfowl and some excellent whitetail habitat also. The East 40 adjoins Horseshoe Lake-Alexander State Conservation Area on the north and east sides. The West 40 adjoins similar hunting properties on the north, west and south sides.

The Mississippi River is 1.7 miles west and 2.1 miles SE of the property. The south end of Horseshoe Lake is just  $\frac{3}{4}$  mile north of the property. Location, location, location!

Cropland is located at the NW corner of the property and  $\frac{1}{4}$  mile south of the property. The 80 acres is in the WRP program and has multiple impoundments for the waterfowl and plenty of wooded and open areas for the white-tail. Access via a deeded easement off Promised Land Road.

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