

LAND FOR SALE

76± Acres, Gallatin County, Illinois
Offered at \$285,000

Highlights:

- Gallatin County Illinois is historically one of the best Whitetail counties in Illinois
- Marketable Timber
- One hour from Evansville, Indiana
- Two hours from Saint Louis, Missouri

L-2200093

Property Location: Head South out of Equality, on State Rd 7 (Shawnee Forest Rd.). Once you go over the Saline River, take your first left which is 800 N or Saltwell Rd. Go to the T and turn right. Go 2 miles to the property which is on both sides of Saltwell Rd.

Legal Description: 76 Acres Known As: SW1/4 of the NE1/4 and the SE1/4 of the NW1/4, except part lying North of the Saline River, Section 27, T9S, R8E, Equality TWP, Gallatin County, IL



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For additional information, please contact:

Mark Lyon, AFM/Agent
Greenwood, Illinois

Direct Line: (317) 506-2772

MLyon@FarmersNational.com

www.FarmersNational.com/MarkLyon



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Property Information

Property Description: Premium Whitetail Hunting Property! This is a 76 acre tract of mostly timber, sitting in Southeastern Gallatin County, Illinois. A county known for producing giant mid-western whitetail deer. The hardwoods on the east side of Salt Well Road is a beautiful stand of timber. There is a lot of white and red oak as well as hickory, elm and maple. The mixed hardwood forest had a timber stand improvement completed approximately 13 years ago enriching the hardwoods progress since the last timber harvest, which was more than 20 years ago.

A future select cut timber harvest could help off-set the cost of the property.

The acreage on the west side of the road is a good stand of early growth timber. There is overall great habitat on this tract with areas of thick bedding cover, water, and food. The neighboring crop fields are a great food source and this property benefits from them. The deer trails on this farm are heavily traveled and crisscross the property.

A managed hunting lease program was implemented on the property nine years ago. The lessees have practiced deer management and only harvested mature bucks. With thousands of acres of Shawnee National Forest to the south, you never know what

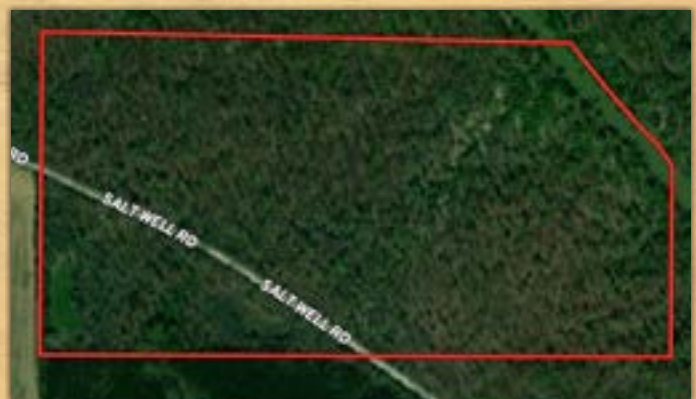
kind of buck may show up. This property definitely has the opportunity to produce the buck of a lifetime not to mention the over abundant turkey population and the waterfowl opportunities that exist with the Saline River forming the northeast property line.

There is a really nice spot on the south side of Saltwell Road to park a RV or possibly put in a hunting cabin. It is easy to envision a hunting camp and world class hunting out your front or back doors.

Don't miss out on this great opportunity to purchase your own little slice of hunting heaven

2021 Taxes: \$187

Price: \$285,000



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.