

47 +/- Acres of Great Deer and Waterfowl Hunting Clark
County IL
N Iron Bridge Rd
Marshall, IL 62441

\$159,000
47.060± Acres
Clark County



**47 +/- Acres of Great Deer and Waterfowl Hunting Clark County IL
Marshall, IL / Clark County**

SUMMARY

Address

N Iron Bridge Rd

City, State Zip

Marshall, IL 62441

County

Clark County

Type

Recreational Land

Latitude / Longitude

39.365143 / -87.551065

Taxes (Annually)

290

Acreage

47.060

Price

\$159,000

Property Website

<https://indianalandandlifestyle.com/property/47-acres-of-great-deer-and-waterfowl-hunting-clark-county-il-clark-illinois/68859/>



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PROPERTY DESCRIPTION

If you're serious about hunting and the outdoors, this 47+/-acre WRP property west of the Wabash River is built for you. Packed with wildlife and perfectly laid out for the dedicated sportsman, it's a prime slice of Illinois wilderness that's ready to perform.

Features Built for Hunting:

- **Deer Hotspot:** Heavy deer sign all over the property. The pond, levy, and thickets naturally create perfect funnels for stand placement, giving you the edge on your hunt.
- **Waterfowl Central:** With the Wabash River nearby, the central pond draws in ducks and geese, making this a good spot for waterfowl action.
- **Strategic Access:** Three-sided access lets you approach your stands from any angle, ensuring stealthy entry and exit for a better hunt.

Why It Stands Out:

This isn't just land—it's your ticket to quality hunting and outdoor adventures. The WRP designation ensures thriving wildlife habitat, and the layout is perfect for setting up the hunt of a lifetime. Whether it's trophy bucks or fast-flying ducks, this ground delivers.

For the sportsman who wants it all, this is the property you've been waiting for. Below is the link for information about the WRP.

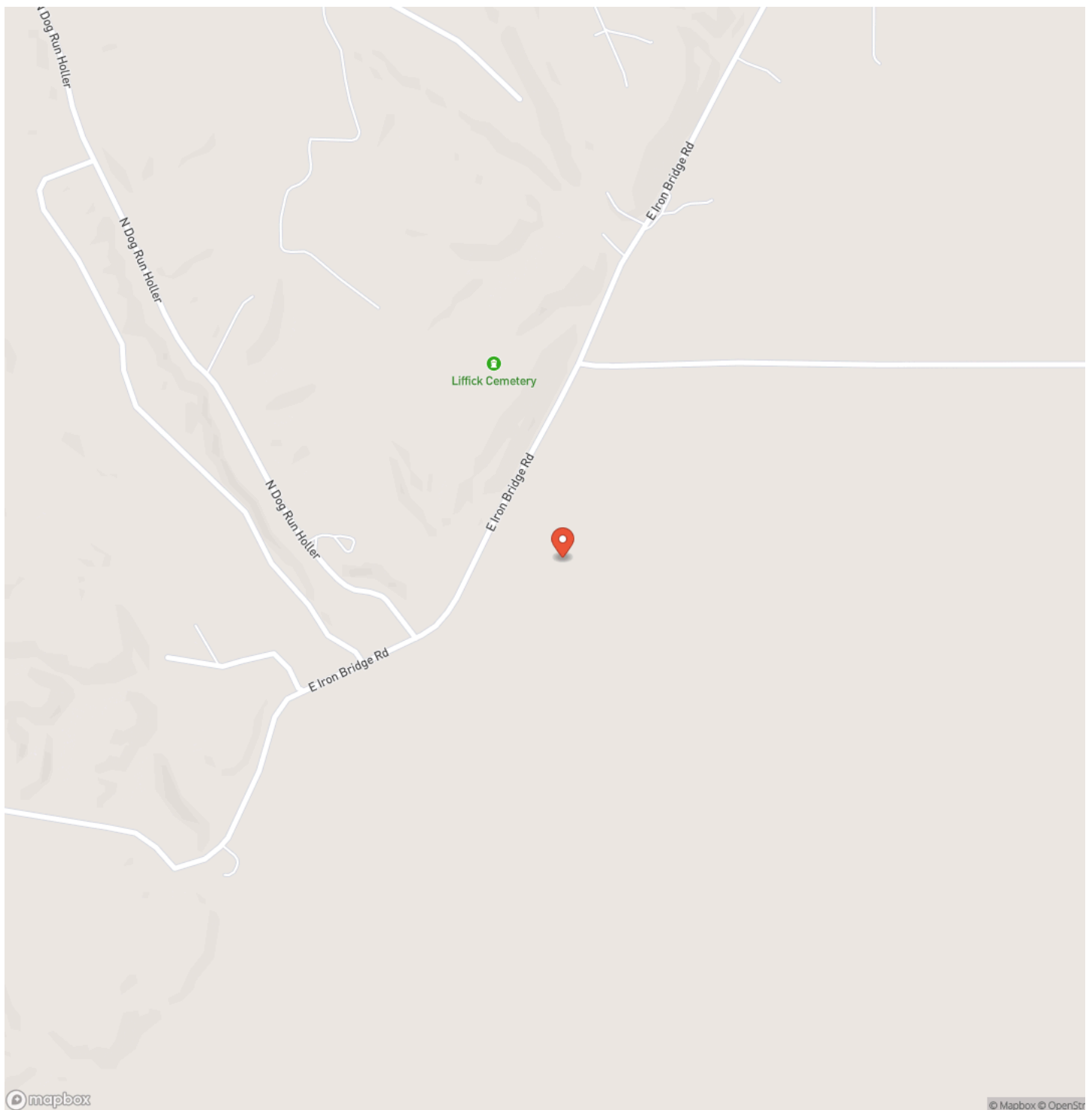
<https://www.fsa.usda.gov/sites/default/files/documents/wetland-reserve-program-final-programmatic-environmental-assessment-january-2009.pdf>

Call today to lock it down before someone else beats you to it. Floyd Young [217.304.4974](tel:217.304.4974) or Andrew Epperson [812-789-6688](tel:812-789-6688)

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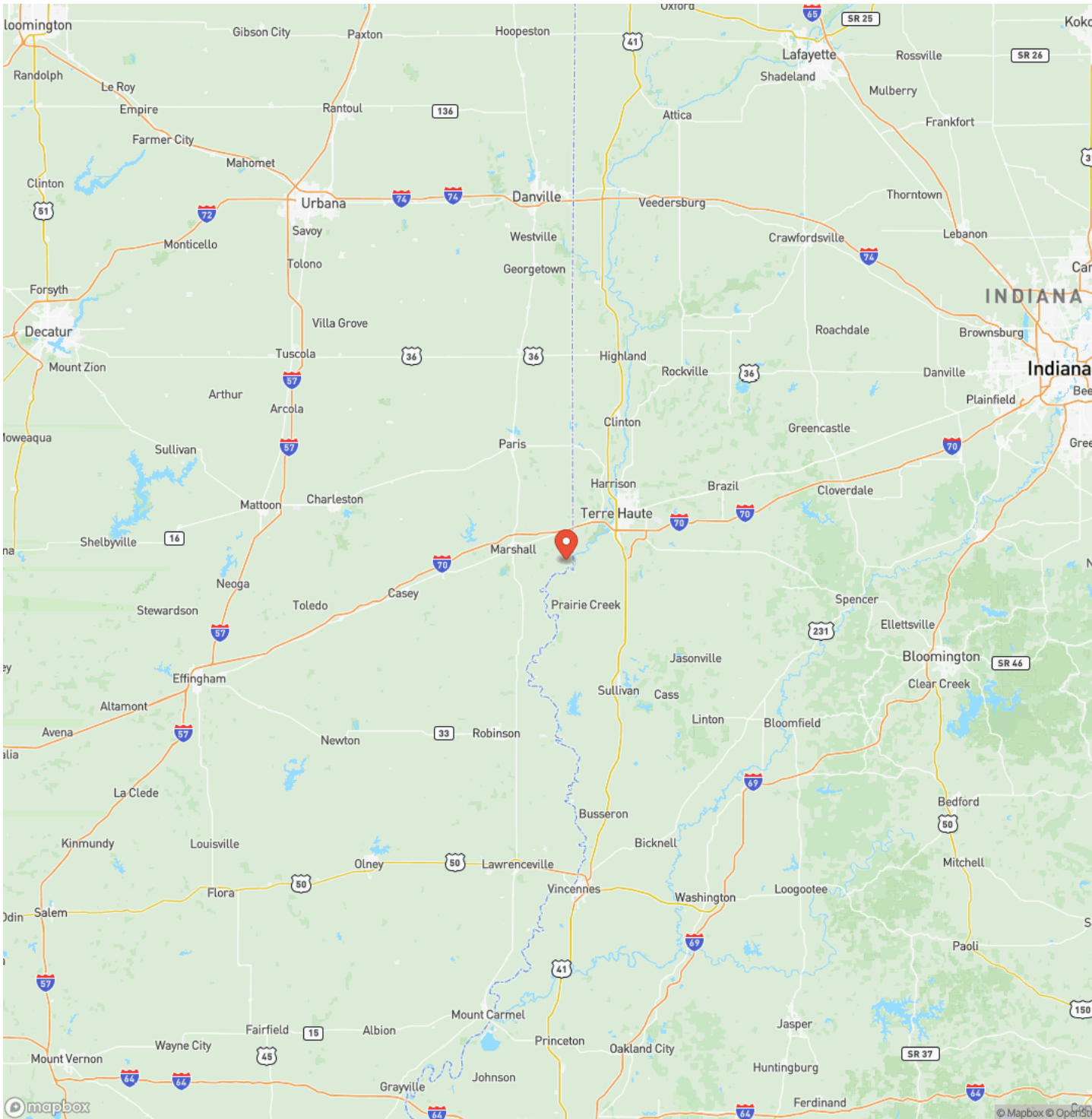


Locator Map



Marshall, IL / Clark County

Locator Map



Satellite Map



47 +/- Acres of Great Deer and Waterfowl Hunting Clark County IL Marshall, IL / Clark County

LISTING REPRESENTATIVE

For more information contact:



Representative

Floyd Young

Mobile

(217) 304-4974

Email

fyoung@mossyoakproperties.com

Address

17023 E 1800th Rd

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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