

The Glade - Turn Key Hunting Farm
e 450th rd
West Union, IL 6247

\$495,000
130.47± Acres
Clark County



The Glade - Turn Key Hunting Farm
West Union, IL / Clark County

SUMMARY

Address

e 450th rd

City, State Zip

West Union, IL 6247

County

Clark County

Type

Recreational Land

Latitude / Longitude

39.208276 / -87.621392

Acreage

130.47

Price

\$495,000

Property Website

<https://indianalandandlifestyle.com/property/the-glade-turn-key-hunting-farm/clark/illinois/99159/>



The Glade - Turn Key Hunting Farm West Union, IL / Clark County

PROPERTY DESCRIPTION

Prime WRP Hunting Paradise with Exceptional Buck Harvest History

Welcome to your dream hunting retreat! This exceptional 130-acre property, located in Clark County, IL, offers an unparalleled opportunity for avid hunters and outdoor enthusiasts. Nestled near the Wabash River, this meticulously managed WRP land is a haven for wildlife, boasting everything needed to harvest mature bucks, waterfowl, and turkeys to create unforgettable hunting experiences.

Property Highlights:

1. **130 Acres of WRP Land:** Immerse yourself in nature across 130 pristine acres of WRP land, meticulously maintained and optimized for hunting success.
2. **Exceptional Buck Harvest History:** With a proven track record of harvesting 160+ inch bucks annually, this property is a testament to its abundant wildlife population and superior hunting conditions.
3. **Strategic Food Plots:** Enhancing your hunting experience, the property features 6.5 acres of carefully positioned food plots, complemented by clover-covered access lanes.
4. **Water Features:** Enjoy the convenience of two ponds nestled within the property. A set of irrigation wells are also available for controlling water levels, ensuring optimal habitat conditions year-round.
5. **Ideal Location:** Situated next to the scenic Wabash River, this property offers breathtaking views and unparalleled access to additional hunting opportunities along the water's edge.
6. **Turn-Key Setup:** Say goodbye to the hassle of setting up blinds and equipment. Most hunting blinds and essential food plot equipment remain with the property, offering a turn-key solution for immediate enjoyment.
7. **Tree Plantings:** Numerous trees have been strategically planted throughout the property, enhancing wildlife habitat and providing natural cover for your hunting endeavors.

Additional Details:

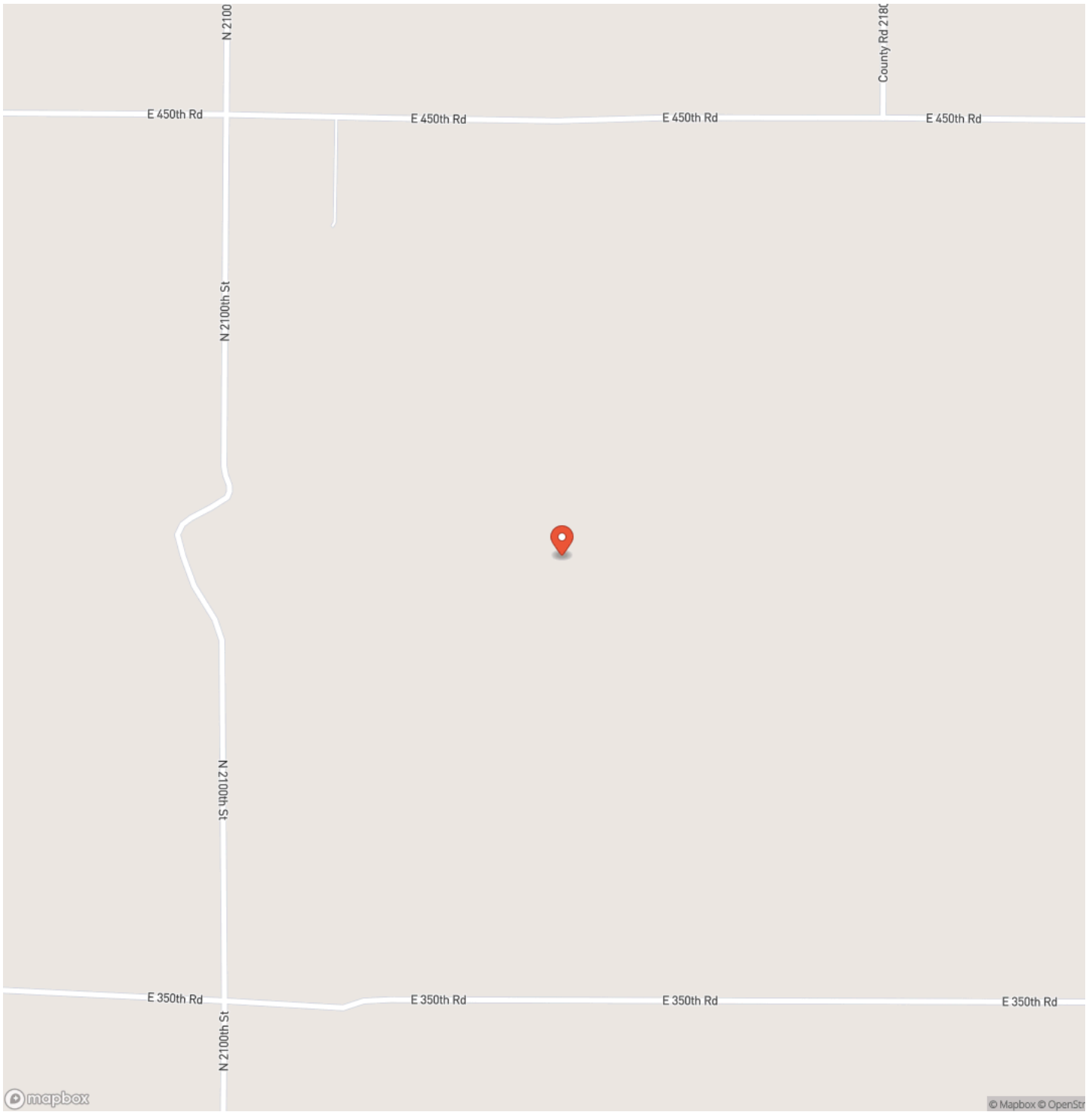
- **Location:** Clark County, IL
- **Property Type:** WRP Hunting Land
- **Acreage:** 130 Acres
- **Amenities:** Food plots, ponds, irrigation well
- **Harvest History:** Consistent 160+ inch buck harvests
- **Included:** Most hunting blinds
- **Future Potential:** Endless opportunities for hunting, conservation, and recreational development

Don't miss your chance to own this exceptional piece of hunting paradise. Whether you're an avid hunter, conservationist, or outdoor enthusiast, this property offers the perfect blend of natural beauty, strategic design, and unparalleled hunting opportunities. For more information, contact Land Specialists Floyd Young at [217.304.4974](tel:217.304.4974) or Andrew Epperson at 812.789.6688.

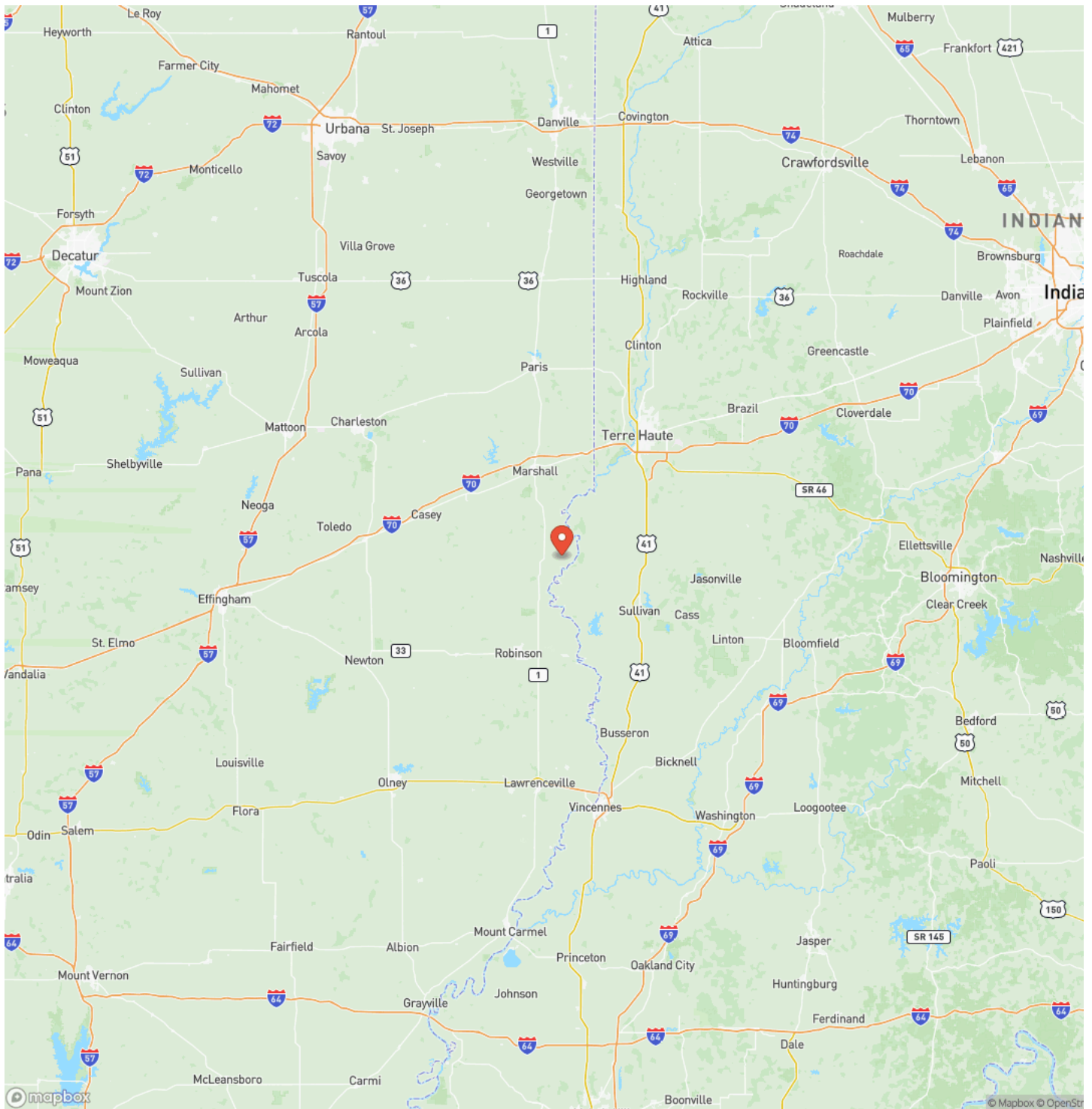
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Locator Map



Locator Map



Satellite Map



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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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