

Bonpas Bottoms 116
N 2320 BLVD
Parkersburg, IL 62452

\$449,000
116± Acres
Wabash County



Bonpas Bottoms 116
Parkersburg, IL / Wabash County

SUMMARY

Address

N 2320 BLVD

City, State Zip

Parkersburg, IL 62452

County

Wabash County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

38.563018 / -87.953035

Acreage

116

Price

\$449,000

Property Website

<https://indianalandandlifestyle.com/property/bonpas-bottoms-116-wabash-illinois/44503/>



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PROPERTY DESCRIPTION

116-Acre Hunting Property With Income in Bonpas Bottoms, Wabash County, Illinois

Investment & Lifestyle! This property offers:

- Premier hunting opportunities on 116 acres.
- \$11,700 of CRP Income in 2024
- \$16,500+ of income in 2025-2054. That's \$495,000.00+ over the 30 year CRP contract, which is more than the asking price.
- \$4,000-\$5000 in potential annual leasing income from hunters.
- Potential for Land value appreciation.

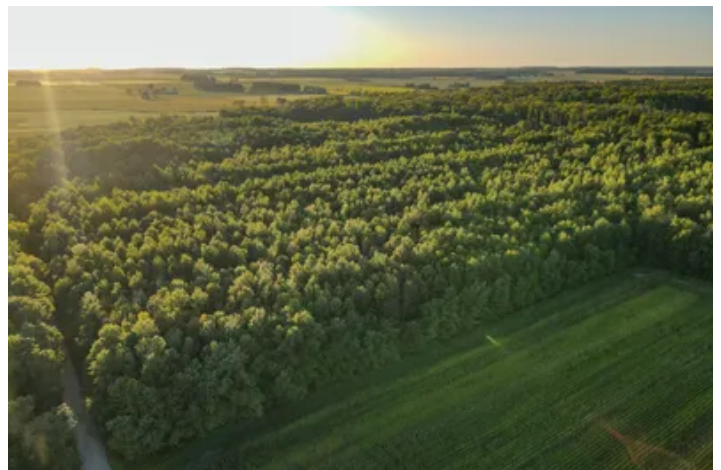
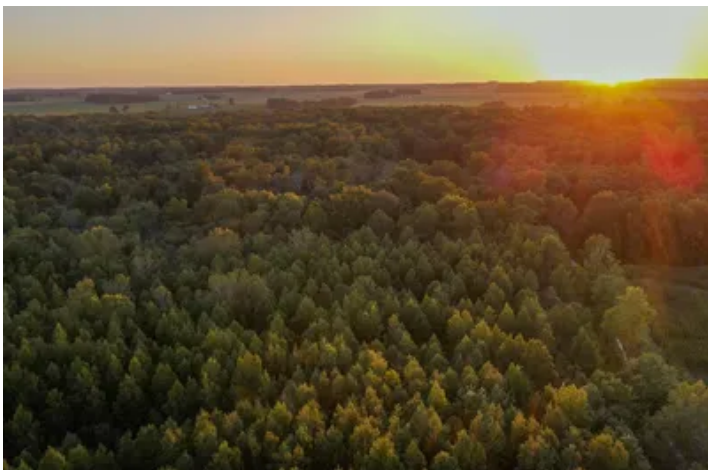
Premier Hunting Terrain: Experience top-notch southern Illinois hunting with an abundance of deer & other wildlife within your reach. Creek and river bottoms are well known for great hunting, and this property is no exception! With an excellent mix of thick cover, open timber, and winding waterways, this will undoubtedly be home to big bucks. There is a ton of potential for development as a hunting property. Enjoy 63 acres of CRP that can serve as permanent cover and over 53 acres that are not enrolled in the program where you have room to work on food plots & other habitat projects.

Now you won't have to choose between a good investment property and a good hunting property; with the Bonpas Bottoms 116, you can have both!

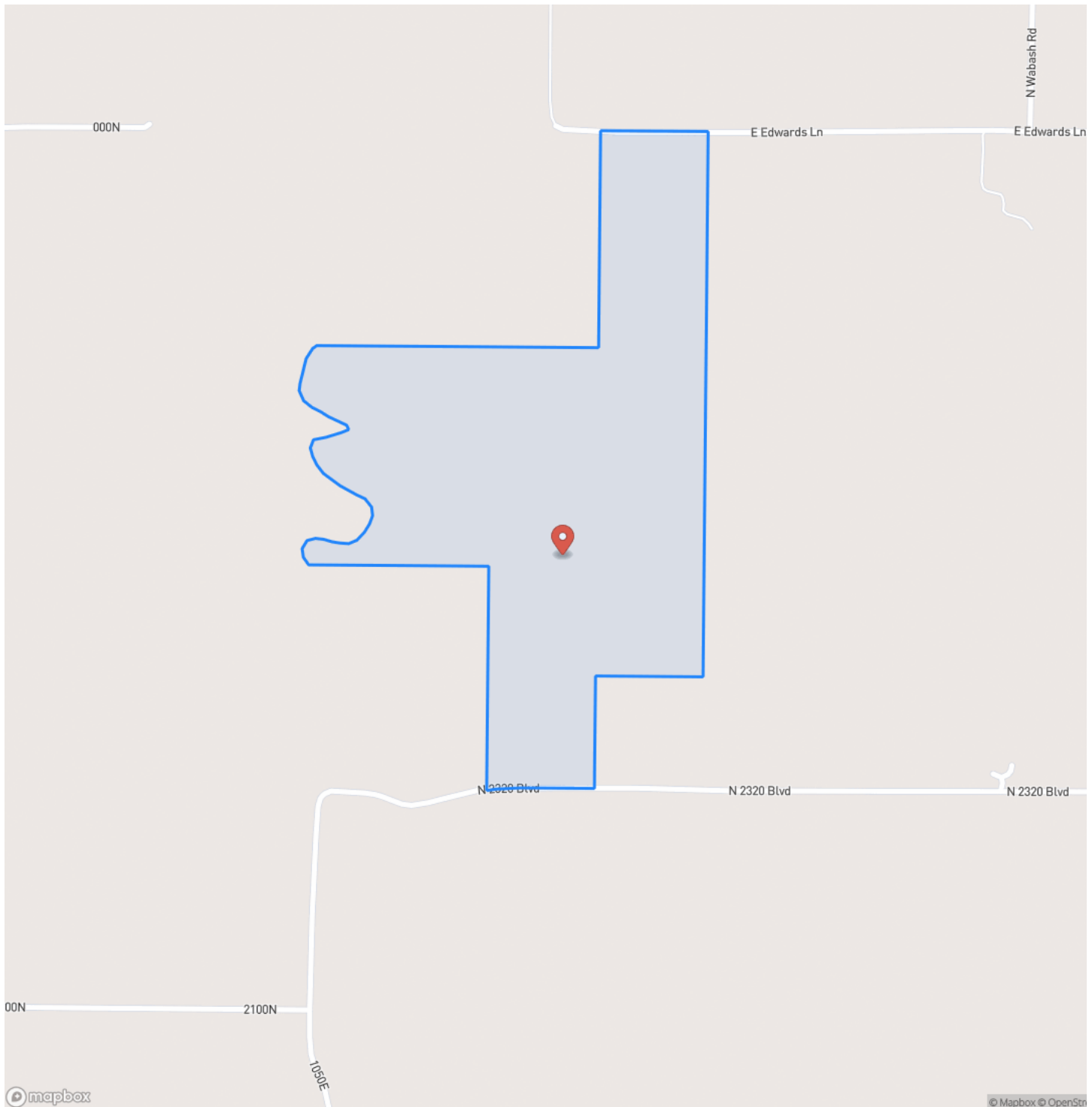
Contact Andrew Epperson at [812-789-6688](tel:812-789-6688) to seize this great opportunity today!



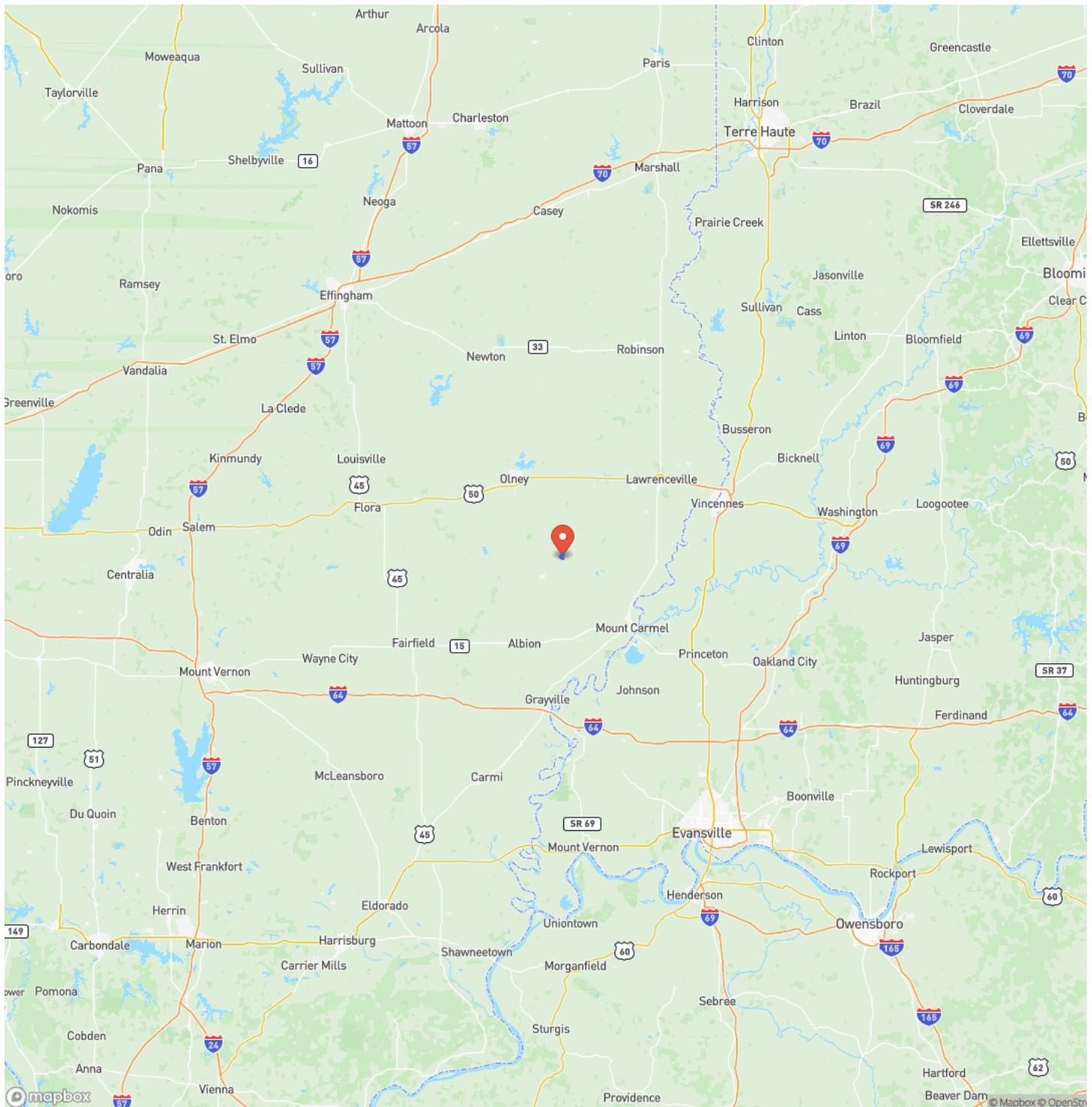
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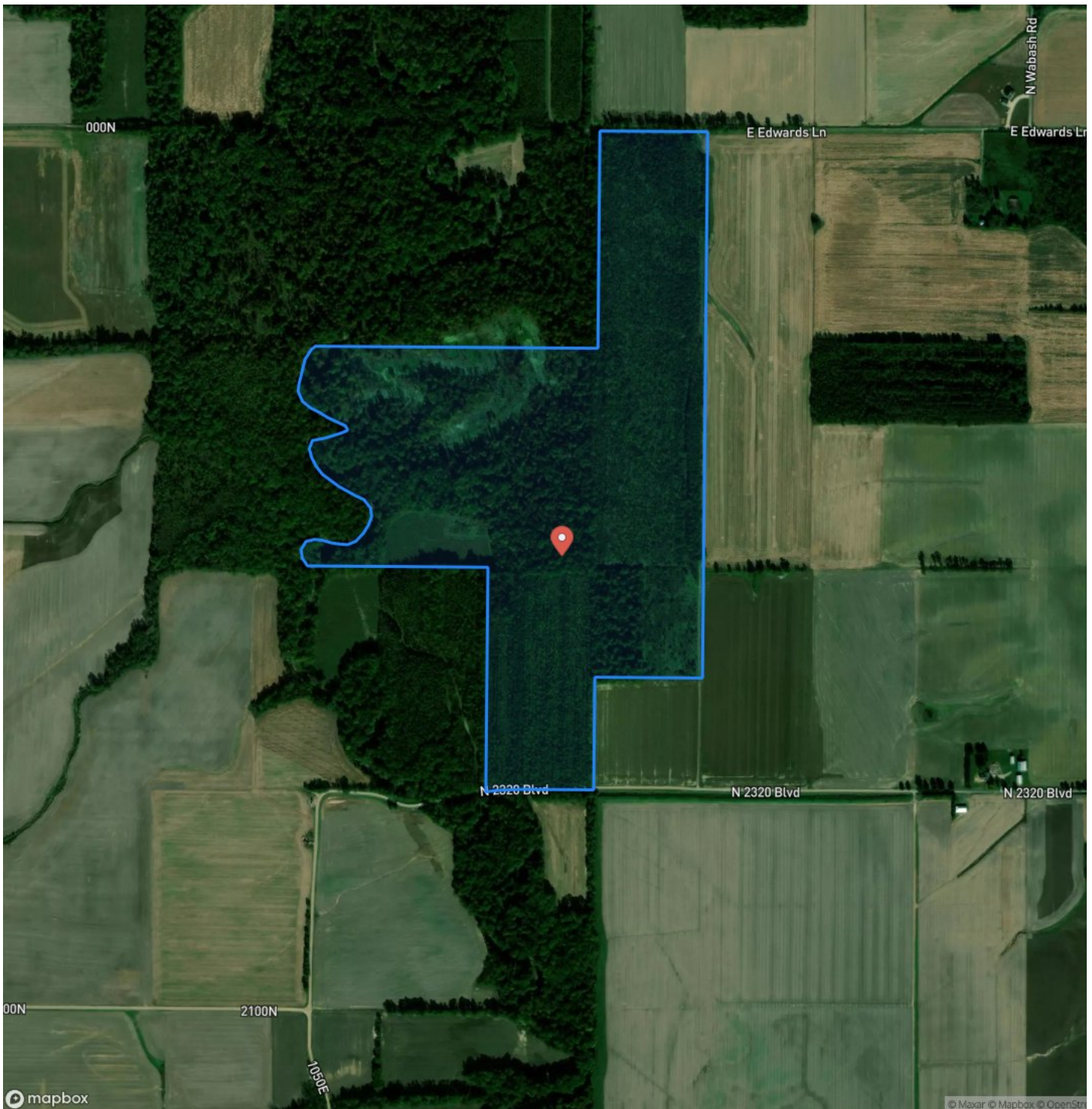
Locator Map



Locator Map



Satellite Map



Bonpas Bottoms 116
Parkersburg, IL / Wabash County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Vincennes, IN 47591

NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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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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<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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