

For Sale Union County Illinois 248 acres
50 West Street
Wolf Lake, IL 62998

\$670,000
248 +/- acres
Union County



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SUMMARY

Address

50 West Street

City, State Zip

Wolf Lake, IL 62998

County

Union County

Type

Hunting Land, Residential Property, Timberland,
Riverfront, Undeveloped Land, Single Family

Latitude / Longitude

37.5007237 / -89.4348498

Dwelling Square Feet

1600

Bedrooms / Bathrooms

3 / 2

Acreage

248

Price

\$670,000

Property Website

<https://indianalandandlifestyle.com/property/for-sale-union-county-illinois-248-acres-union-illinois/19260/>



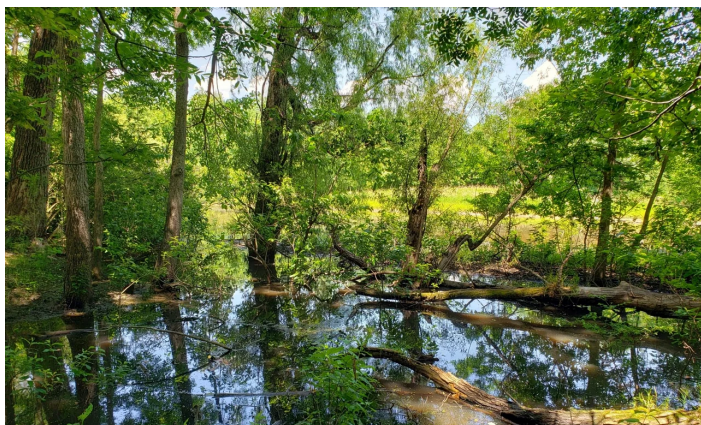
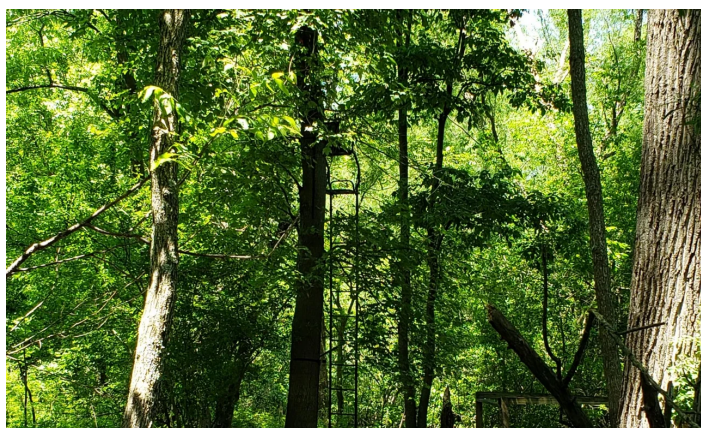
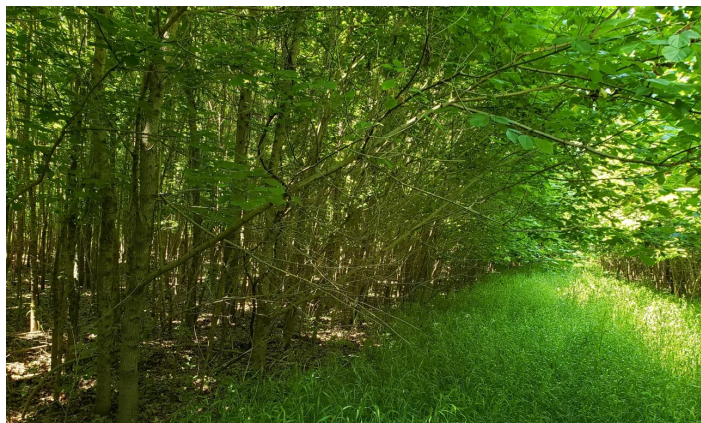
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PROPERTY DESCRIPTION

Union County Bucks and Ducks is a 248 acre property located in Union County, Illinois just south of Wolf Lake. Southern Illinois is known world-wide for its whitetail deer hunting. With both fertile tillable and miles of river bottoms, this area has a rich history for hunting and producing incredible whitetail deer. This 248 acres has all the features that you need to grow and hold deer. Areas of thick cover offers good brows and bedding. There are open areas for feeding food plots, which are currently planted in clover and are doing quite well. Internal and external access roads, trails and water crossings allow you to slip into your favorite stand, no matter what wind mother nature gives you. The Mississippi River levee provides access to much of the property and is a great vantage point to view, glass, or just watch the neighboring tillable acres for that next shooter buck. There is plenty of water with creeks, ditches, and a slough that run with the levee. These not only create some great pinch points to encounter wildlife but also provide year round water sources and habitat for the water-loving critters. This area is also well known for waterfowl hunting, with a number of duck clubs, outfitters, and land lease for just that. With this much water and the close proximity to the mighty Mississippi, this property is a waterfowl dream. With a little work, the duck hunting could go from good to great. The last but most important feature of this property is the 3 bedroom 2 bath home that goes with this property. The home is located in Wolf Lake, and the distance from the home to property it is 6.4 miles. The home also has an attached garage for your ATV, tree stands, or decoys. The sellers are including all furniture and appliances, making this a true turn key purchase. To schedule a property visit, contact Jeff Michalic at 812-230-4503 or email him at Jeffm@mossyoakproperties.com



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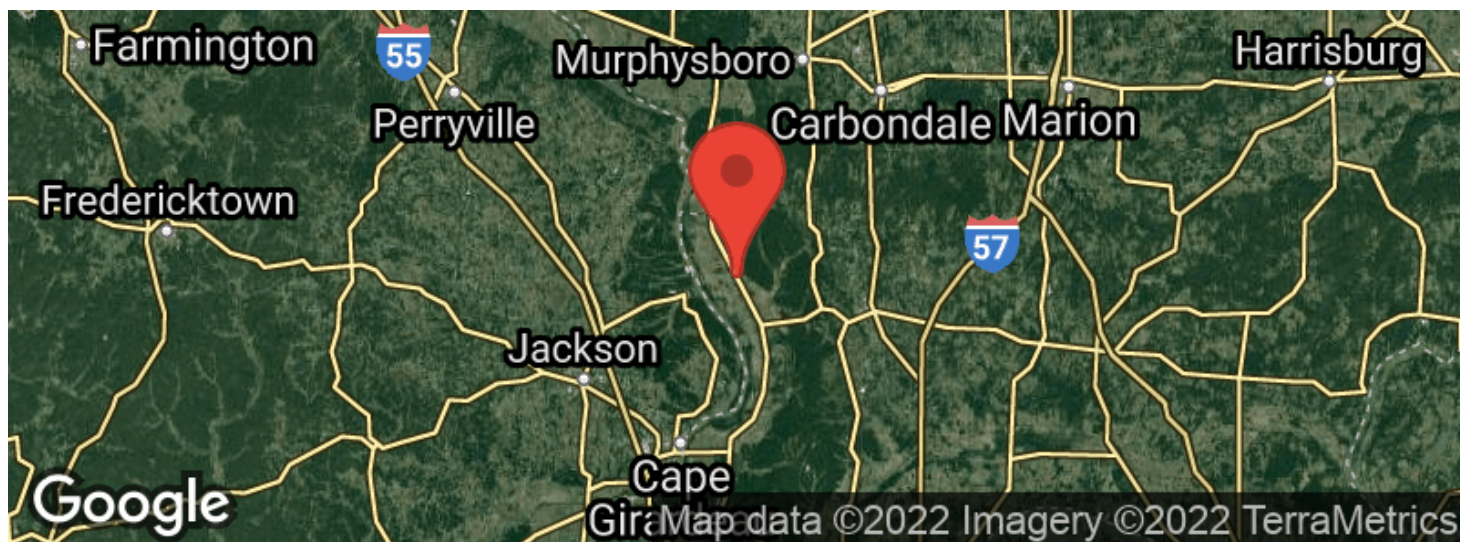




Locator Maps



Aerial Maps



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Wolf Lake, IL / Union County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

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Email

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City / State / Zip

Clinton, IN 47842

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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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