Crawford County Whitetails and Waterfowl
Levy Road
Hutsonville, IL 62433

$750,000
276± Acres
Crawford County







MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
Levy Road

City, State Zip
Hutsonville, IL 62433

County
Crawford County

Type
Hunting Land, Recreational Land, Riverfront

Latitude / Longitude
39.117799 / -87.643977

Taxes (Annually)
$1,661

Acreage
276

Price
$750,000

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

Crawford County Whitetails and Waterfowl Paradise – 276 Acres on the Wabash River

Welcome to a one-of-a-kind 276-acre outdoor haven, nestled along the picturesque Wabash River in Crawford County, Illinois. This property offers the perfect blend of recreational opportunities, natural beauty, and wildlife habitat.

Key Features

- **Wabash River Splendor**: The Wabash River flows through the property, creating a scenic and serene environment with abundant opportunities for fishing, kayaking, and hunting.
- **Expansive Slough and Boundaries**: The old river channel forms a large slough, defining the property's eastern and southern boundaries and providing excellent waterfowl habitat.
- **Waterfowl Hunting Paradise**:
    - This property is a waterfowl hunter's dream. The combination of the Wabash River, the expansive slough, and the wetlands creates a natural stopover for migrating ducks and geese.
    - Flooded areas, shallow waters, and dense vegetation provide the perfect conditions for attracting and holding waterfowl throughout the season.
    - The property offers multiple ideal locations for blinds, whether on the slough, along the riverbanks, or in the open wetlands.
    - Species such as mallards, wood ducks, Canada geese, and teal are frequently seen, making this a hotspot for serious hunters.
- **Whitetail Deer Haven**:
    - This property is a true whitetail deer magnet, with numerous signs of a thriving deer population, including well-worn trails, heavily used bedding areas, and rub lines throughout the property.
    - The diverse terrain of wetlands, timber, and open areas, coupled with food plot potential, creates an ideal environment to support and attract trophy bucks.
    - The sloughs and riverbanks offer natural funnels and pinch points, making this a prime location for hunters seeking the thrill of whitetail hunting.
- **Wetlands Reserve Program (WRP)**:
    - **Enrolled Acres**: 225.409 acres are part of the WRP program, enhancing the property's ecological value and wildlife habitat.
    - **Food Plot Opportunities**: WRP guidelines allow up to 5% (11.27 acres) of the enrolled land to be designated as food plots, creating prime hunting locations.
    - **Remaining Non-WRP Acres**: The remaining 50.59 acres, located mostly on the west side of the river, offer flexibility for other uses.
- **Access Points**:
    - **Non-WRP Acres**: Easily accessed via Mill Street.
    - **WRP Acres**: Accessible by a deeded easement from W Levy Road.
- **Hunting and Recreation**: This property is truly a sportsman's paradise, ideal for hunting whitetails, waterfowl, and other game, with diverse ecosystems to support abundant wildlife.

For more details on the Wetlands Reserve Program (WRP), visit this link.

Don't miss out on this rare opportunity to own a rural slice of Illinois' natural beauty. Contact Certified Land Specialist Jeff Michalic today to arrange a property visit:

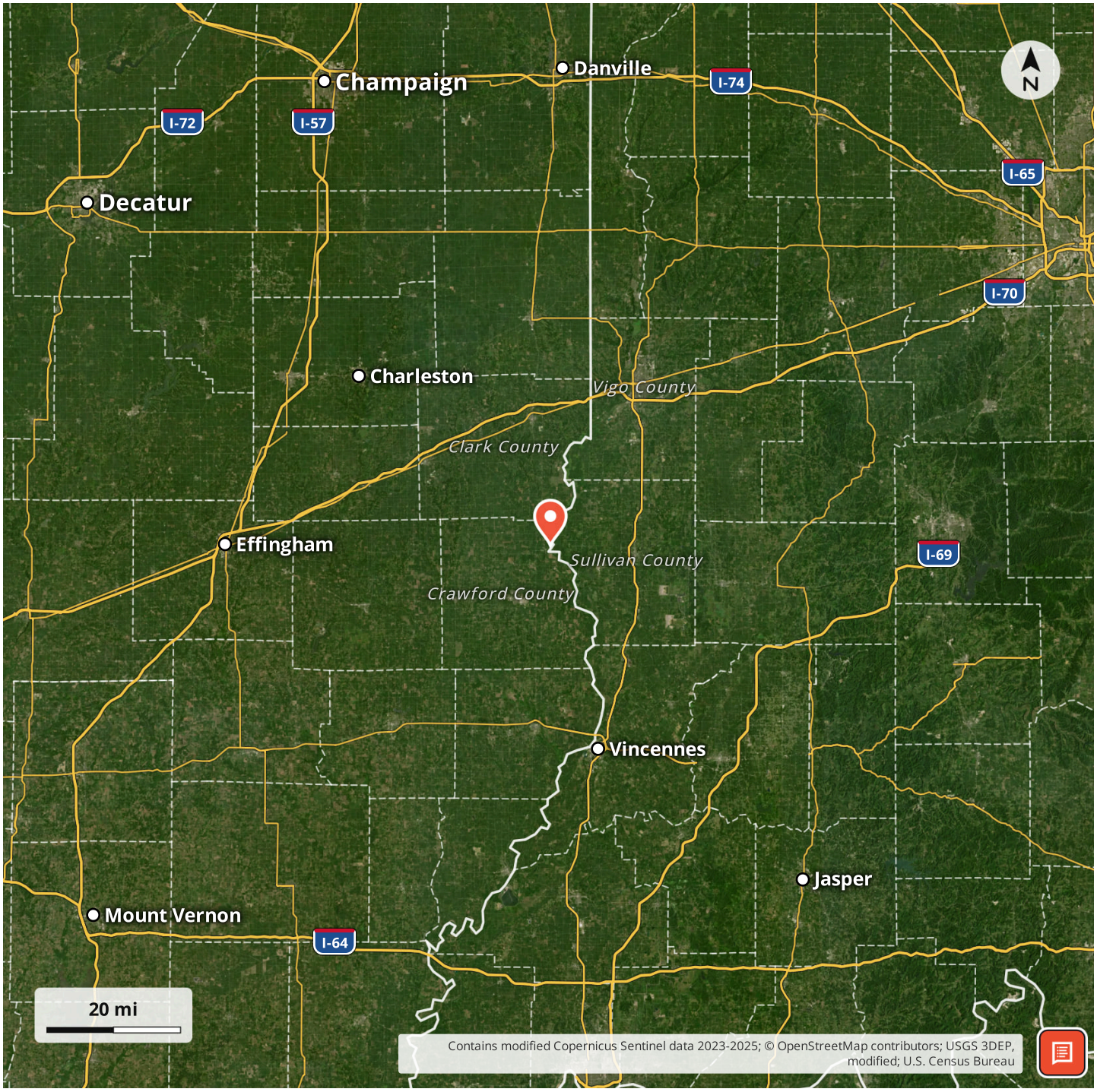
Email: Jeffm@mossyoakproperties.com
Call: 812-230-4503








Regional Map



Locator Map


N
N 1500th St
W Co Rd 325 N
E 1900th Ave
Co Rd 1225 W
Photo Point
Blind
Photo Point
Blind
Blind
Photo Point
Photo Point
Blind
W North St
N 1475th St
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Photo Point
Blind
Blind
Photo Point
Blind
Photo Point
Blind
Photo Point
Photo Point
Blind
2000 ft
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



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