

Crawford County Whitetails and Waterfowl
Levy Road
Hutsonville, IL 62433

\$750,000
276± Acres
Crawford County



Crawford County Whitetails and Waterfowl Hutsonville, IL / Crawford County

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)

1661

Acreage

276

Price

\$750,000

Property Website

<https://indianalandandlifestyle.com/property/crawford-county-whitetails-and-waterfowl-crawford-illinois/68868/>



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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](tel:812-230-4503)

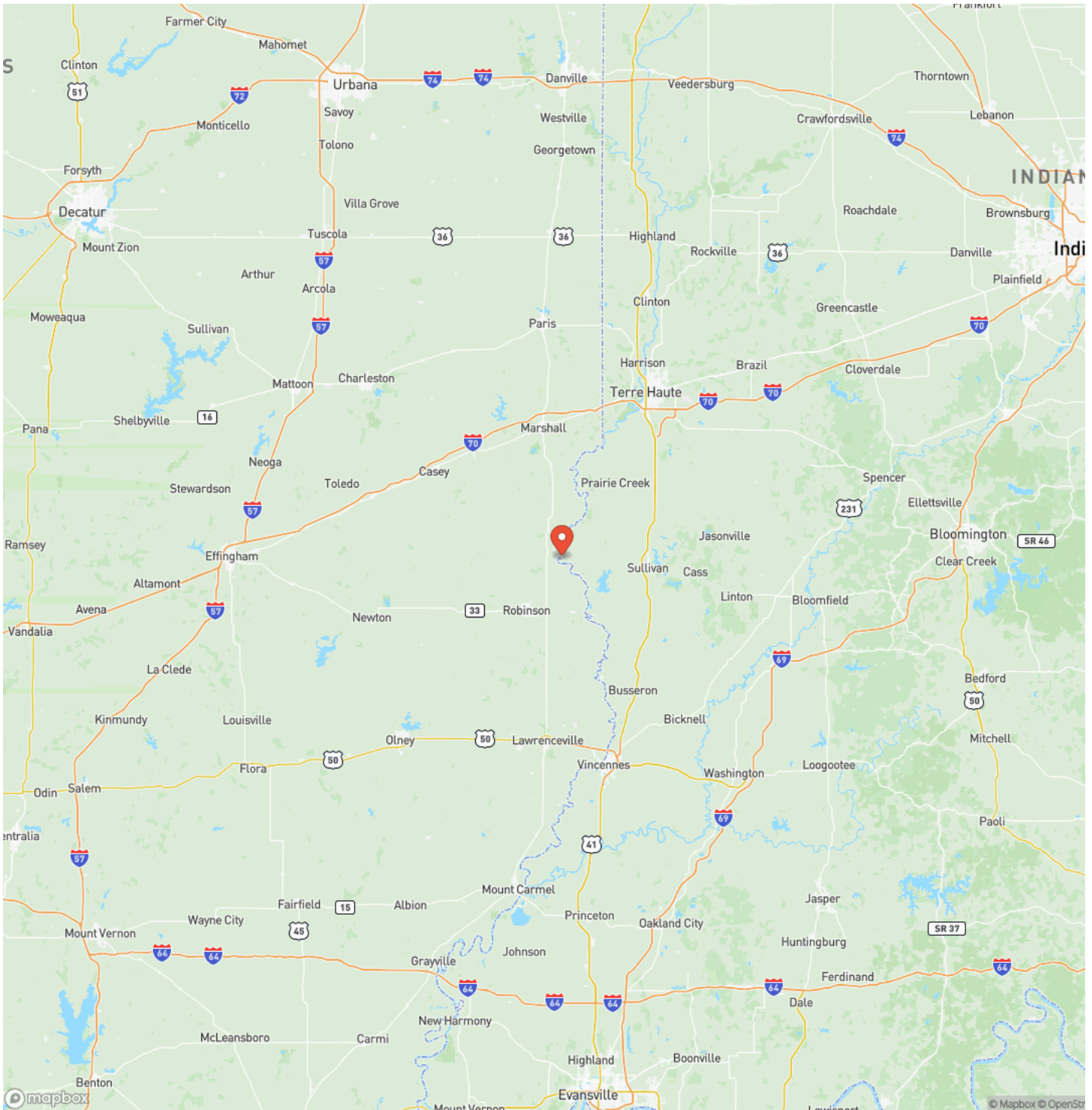
Crawford County Whitetails and Waterfowl
Hutsonville, IL / Crawford County



Locator Map



Locator Map



Satellite Map



Crawford County Whitetails and Waterfowl Hutsonville, IL / Crawford County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. 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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