

170 +/-acres Pike County IL
000 Levee Rd
Griggsville, IL 62363

\$787,000
170± Acres
Pike County



170 +/-acres Pike County IL
Griggsville, IL / Pike County

SUMMARY

Address

000 Levee Rd

City, State Zip

Griggsville, IL 62363

County

Pike County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.771114 / -90.611252

Acreage

170

Price

\$787,000

Property Website

<https://www.pioneerlandcompany.com/property/170-acres-pike-county-il-pike-illinois/85140/>



170 +/--acres Pike County IL Griggsville, IL / Pike County

PROPERTY DESCRIPTION

- Food plots
- Great Trail system
- County Road Access
- Rut Funnels and Pinch points
- Big Timber
- 40 acre Sanctuary
- Great Deer, Turkey and Duck Hunting
- Creek and River Access
- County Road Access

170 acres more less.

This exceptional farm offers a rare combination of three water ways converging at the property, big timber and outstanding hunting. Mature timber, food plots, and the Southfork of Mckee creek, Mckee creek plus the Illinois river create ideal habitat for trophy deer, turkey and waterfowl. This farm features convenient access by a gravel road entrance and by boat. There is a boat ramp a short boat ride away at Naples IL. This offers many options for stand access. Located near the small communities of Griggsville and Meredosia IL you will find this top-notch hunting farm. This farm has been under strict management for several years and is one of the top producing big buck farms in the country. This farm has 170 acres of bottom land timber with two food plots cut out in the woods. One plot on located on the South end and one on the North end. This set up provides excellent hunting as the bucks move between the two plots through one of the best funnels I have ever hunted! If you look at the map you can plainly see the Mckee creek swinging into the levee, creating an exceedingly rare and unique funnel that should produce every year! This must be one of the best spots in the country for killing a big buck in the rut. In addition to this amazing main funnel there are multiple other pinch points and funnels created by the creeks and river. These pinches and funnels during the rut absolutely create some extremely exciting hunts!

The farm has had a 40-acre sanctuary established for two years with no human intrusion during the hunting season. In addition to the sanctuary only one hunter has been on the farm the last two seasons allowing the bucks to grow. The levee system, creeks and river create an envelope of safety where it would be hard for a neighbor to hunt a fence as well the leve system being an unbelievable travel corridor! Ladders have been set for access over the creek banks to sneak into stands very quietly and effectively. The deer have no clue they are being hunted when this farm is hunted correctly. I set this farm up and have had great success filling 4 buck tags in two seasons! Let me show you the tactics and access I used to hunt this farm. More trail cam and harvest pics on request.

This area is also a well-known fly way for waterfowl and shouldnt be overlooked. It could be possible to build a duck pond on the tract as well.

Call us today to look at this top producer of giant Illinois bucks!

Outstanding trail system.

Food plots.

* Broker -owned



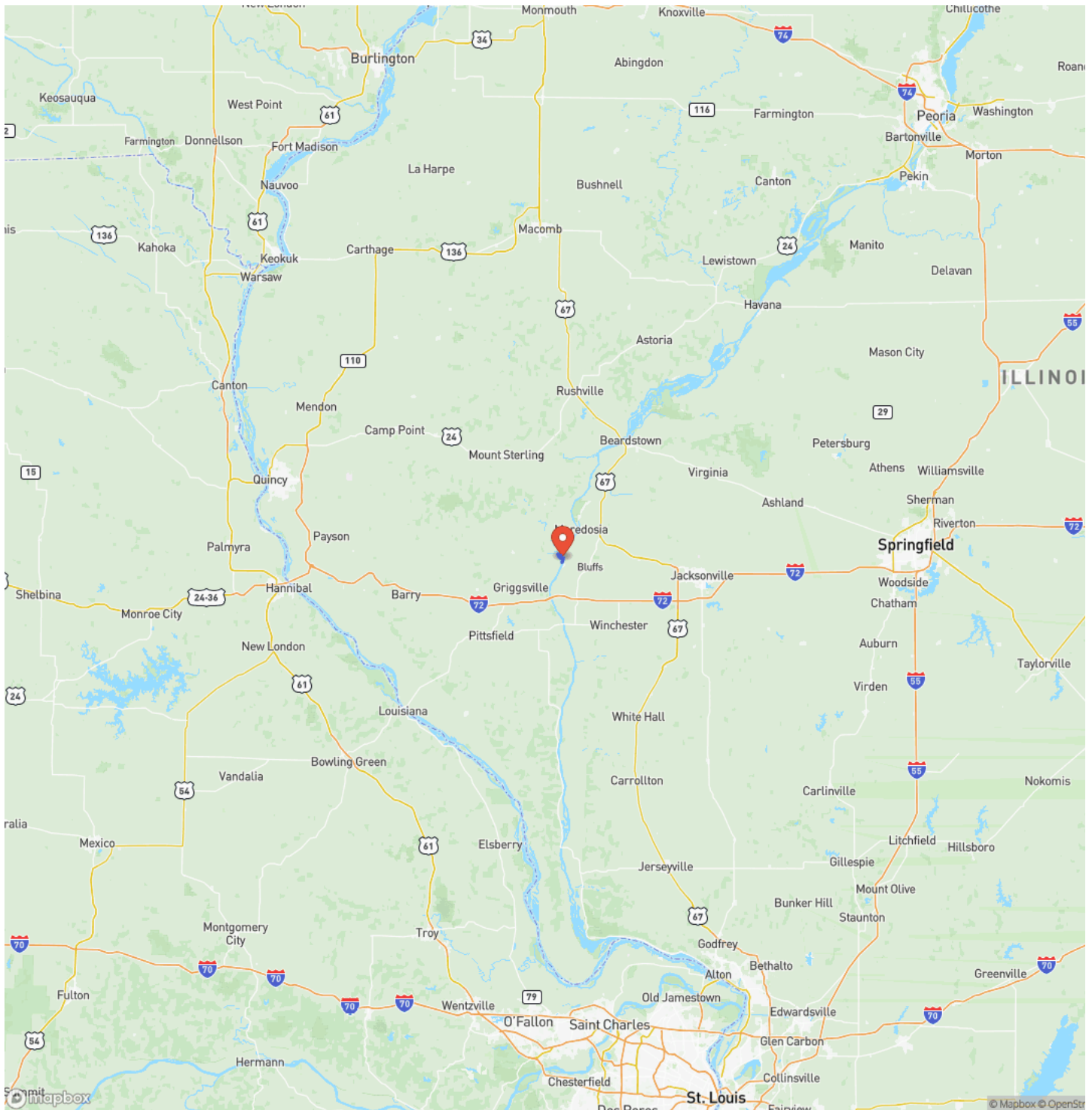
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Griggsville, IL / Pike County



Locator Map



Locator Map



Satellite Map



170 +/-acres Pike County IL
Griggsville, IL / Pike County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Comer

Mobile

(573) 248-6461

Email

chriscomerland@gmail.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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.

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