

SOLD



Two Rivers Tillable & Ducking Hunting

48.7 +/- Acres | Calhoun County, IL



ADDRESS

11678 ILLINOIS RIVER RD
Meppen, IL 62013

LOCATION

From St. Charles:
Take Golden Eagle Ferry across river
GPS to Meppen
Property is located on east side of
HWY down private drive

PROPERTY SUMMARY

Tillable income + waterfowl hunting less than one hour from St. Louis/St. Charles. This farm represents a wonderful opportunity to get the best of both worlds: Investment & recreation. The farm is 48.70 +/- acres. Of this, about 45.5 acres are in tillable production. Approximately 5 acres on the north east corner have been converted into a floodable duck impoundment. This impoundment has produced results for years and features an effective levee system, water control structure, well, and a four person pit blind. Two Rivers National Wildlife Refuge borders the property directly to the east!

The farm is accessible via private road off of Meppen Lane. Upon entering the property, there is a two-bed/one-bath home that is ideal for a weekend stay, or a potential rental. The land also has a covered barn and small shed. Electric, water and septic are on site. Whether you are looking to add some tillable acres, or if you're wanting your very own duck hole, this property is ready to go!

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