

SOLD



Horseshoe Lake Waterfowl 120

119.69 +/- Acres | Alexander County, IL



ADDRESS

001 IL Route 3
Olive Branch, IL 62969

LOCATION

Contact agent for directions.

PROPERTY SUMMARY

This property offers 120 +/- acres of floodable, tillable acres that also boasts some of the areas best waterfowl hunting. The property is split into three 40 acre tracts that are setup to be flooded individually. Each 40 acre tract feature a 1/10 easterly grade with 2 waterfowl pits apiece. Horseshoe Lake has always been known as one of the best waterfowl locations in Southern Illinois. The guys currently hunting the property have been killing ducks already, and when talking to many hunters from the area this property has a solid harvest history. With that being said, this listing offers substantial farm and hunting lease income. This property offers the best of both worlds, substantial income with the hardest to find recreational opportunity in the area. Properties like this hardly ever hit the market!

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