



# 39± Acres of Prime Hunting Ground w/Income Potential For Sale—Williamson County

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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**PROPERTY ADDRESS:**  
00 Route 166  
Creal Springs, IL 62922

**PRICE:** \$189,000  
**ACRES:** 39±  
**COUNTY:** Williamson

## PROPERTY HIGHLIGHTS:

- 11± Acres of CRP Generating Approx. \$2700 Annually
- Potentially \$30k Plus in Timber Value
- Prime Waterfowl, Deer, and Turkey Hunting
- 11± Acres Waterfowl Impoundment w/Gate System

## PROPERTY DESCRIPTION:

Finding a small tract of land that offers great hunting for waterfowl, deer, and turkey can be quite challenging, but this property has it all. According to the seller, you can expect to hunt around 100 ducks each year, and the deer and turkey populations in this area provide outstanding hunting opportunities. The Conservation Reserve Program (CRP) contributes to covering property taxes and allows for the planting of food plots, which can further enhance the habitat. Additionally, there is an estimated timber value of around \$30,000. Harvesting some of this timber could help improve the bedding area for the deer, making it an even more attractive hunting spot. If you're looking to enjoy a diverse hunting experience this fall, don't hesitate to reach out for more details.



**PRESENTED BY:**

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Illinois, AC +/-



 Pond / Tank  Boundary 1

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