WHITETAIL PROPERTIES
HUNTING & FARMLAND SPECIALISTS

300 Acre Turn Key Coles County Illinois Hunting Farm with Home

Acreage
300

State
Illinois

County
Coles

Price
$2,600,000

This is one of those special areas of Illinois that may not be as well known as some others, but the habitat and age structure on this property and in this area are as good as anywhere. This property has an added bonus with an absolutely beautiful custom built home that sits back off the road offering some of the best country living one could find. This home personally built by the seller had no corners cut with great craftsmanship throughout. The farm itself has been laid out with the deer hunting as top priority. With nearly 250 acres of hardwood timber that has been recently harvested the security cover and bedding habitat that has been produced by the tops and undergrowth from the increased sunlight to the forest floor is incredible. Logging roads created from the timber harvest have been graded and maintained and provide access to literally the entire farm. The nearly 60 acres of tillable ground provides not only welcomed income but also ability to leave standing crops for a late season food source. This property has unbelievable potential from the work that has been done and the next 3-5 years are only going to get better, add to this being located within a very low pressure area with good management in place and you have the perfect big buck mecca. Gravel road access from both the North and South sides of the farm offer flexibility to hunt either side of the farm depending on the wind directions. The location of this property is convenient being within 2 hours of Chicago, St. Louis, and Indianapolis, as well as being approximately 1 mile from the historic Abraham Lincoln Log Home State Park and Fox Ridge State Park. Call Agent Joe Gizdic at 217-299-0332 for more information about this fine property or to schedule a showing because this one will definitely have to been seen to be appreciated.

» Custom home with 60 acres tillable, balance in timber, brush, foodplots, creek, and pond

» Property is located 5 miles S of Charleston, IL; 1 hour 45 minutes from both St. Louis and Indianapolis, IN; and 2 hours S of Chicago.

» Custom home built in 2009 that has approximately 7000 sq ft under roof. Living space is approximately 4200 sq ft, along with a nearly 1,500 sq ft garage and covered front porch.

» Home features 4 bedrooms and 2 1/2 baths including a walkin stone shower in master bath

» Custom kitchen with granite countertops and beautiful dark wood amish built cabinets

» Beautifully finished home complete with textured walls, arched doorways, oversized doors, and huge antler chandelier.

» Vaulted ceilings in the living room with 2 balconies and a real wood burning stone fireplace. Oversized windows in the great room look out into the wooded back yard.

» Home features an aerated septic system, geothermal heating and cooling, and rural electric

» Oversized 3 1/2 car garage is approximately 1500 sq ft providing plenty of room for storage.

» Home features all electric appliances

» House is on a drilled well providing water

» Floor throughout first floor of home is all stamped and grooved concrete floor providing a beautiful marble look.

» Seller is willing to sell home fully furnished with the exception of mounts and personal effects. Ask Joe for details.

» 60 acres tillable on the property that is currently being customed farmed providing approximately $25,000/year income for the owner

» Small pond near the house

» 3 wooden box blinds on the property positioned over portions of the tillable fields left with standing crops for the deer.

» The nearly 250 acres of timber has been recently logged creating unbelievable underbrush providing the security cover and habitat desired by older age class animals.

» Logging roads throughout the property has been maintained to make nearly every inch of the property very accessible

» Road frontage on the north side of the property as well as a dead end road along the south side offer good access depending on the wind direction.

» This property offers some outstanding all around habitat with bedding, cover, food, and water. Literally everything a whitetail needs.