



Wayne Co, Illinois

±40 acres • \$257,880

This income-producing farm is half tillable and half timber. It rests on a dead-end road in a great area known for big whitetail bucks. There is water and electric available at the road. The timber had a very selective harvest five years ago to open up the canopy to allow for new undergrowth and has greened up beautifully. This tract is located approximately 10 miles northwest of downtown Fairfield. There is some marketable oak and hickory timber remaining on this parcel.

- Established food plot locations
- Income producing tillable acreage
- Excellent habitat
- Well-maintained internal trail system
- Some marketable timber
- Water and electric available
- 10 minutes from Fairfield



Josh Malone
 Broker, Land Specialist / Licensed in IL

CELL: 618.292.9183 OFFICE: 217.285.9000

josh.malone@whitetailproperties.com