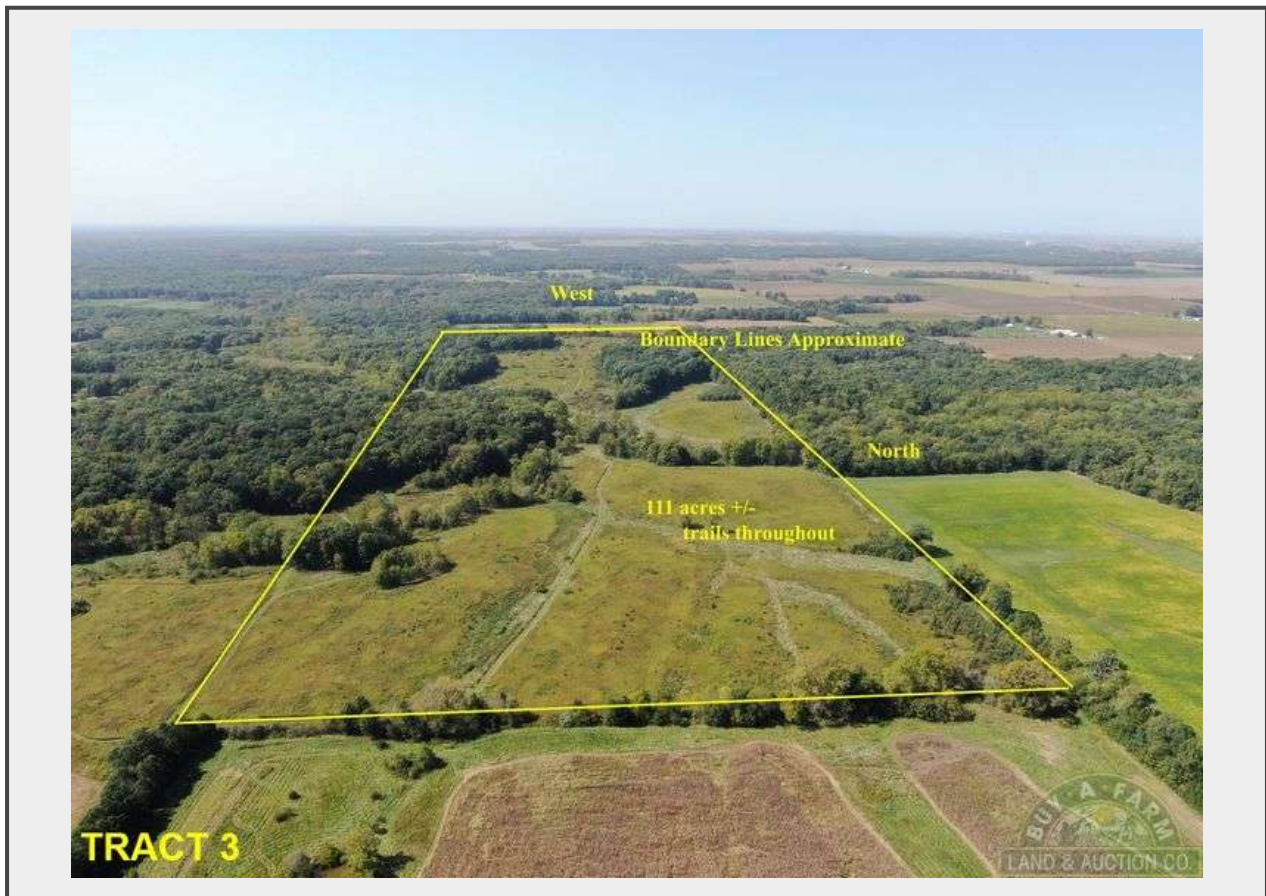


**Sale Name:** Shelby County IL 190 Acres / 3 Tracts / Home Barn / CRP Income / Hunting / 2979A

### LOT 3 - TRACT 3



### Description

#### Tract 3: 110+/- Acres

- **Location:** NW of Tracts 1 and 2. This tract is 110 +/- acres.
- **Access:** If this tract is sold separate from Tract 2, an easement would be given along the north border of Tract 2.
- **Acreage & Income:** Within these 110 acres there are 35 +/- acres of mature timber and the remainder in grassland. There are 64 +/- acres in a CRP program within this tract which provides an annual income of \$11,723.
- **Wildlife / Hunting:** Due to this tract's size providing ample cover for wildlife, water in the creeks, the neighboring crop fields, and the amount of timber, most of the deer hunting is done here. This tract is a pretty piece of land with the rolling hills of grassland flanked on all sides by timber and occasionally jets out into the open grassland. There are UTV trails throughout this tract of land.
- **Potential Uses:** This expansive hunting property can support more hunters than just the 2 or 3 hunters that have been hunting.

**Quantity:** 1



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