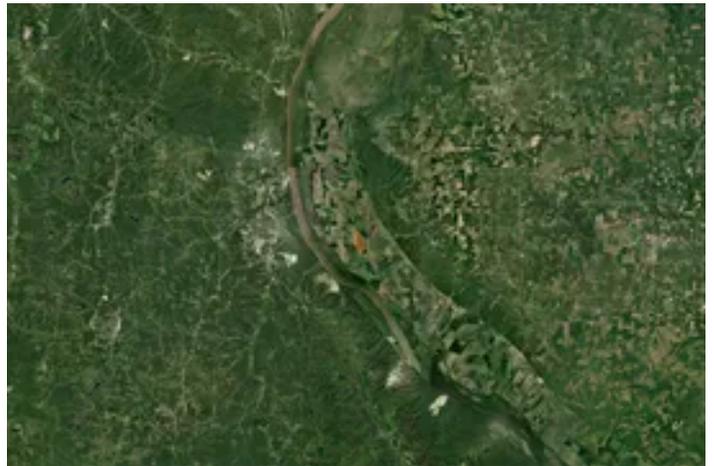


Monroe County, Illinois 139.75 Acres of Land for Sale
00 Outlet Rd
Valmeyer, IL 62295

\$978,250
139.75± Acres
Monroe County



**Monroe County, Illinois 139.75 Acres of Land for Sale
Valmeyer, IL / Monroe County**

SUMMARY

Address

00 Outlet Rd

City, State Zip

Valmeyer, IL 62295

County

Monroe County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.21152 / -90.299853

Acreage

139.75

Price

\$978,250

Property Website

<https://landguys.com/property/monroe-county-illinois-139-75-acres-of-land-for-sale/monroe/illinois/99607/>



Monroe County, Illinois 139.75 Acres of Land for Sale Valmeyer, IL / Monroe County

PROPERTY DESCRIPTION

139.75± Acres of Illinois Waterfowl & Trophy Whitetail Hunting Land | Monroe County, Illinois

This 139.75± acre hunting property is located in Monroe County, Illinois, in the Mississippi River bottoms of Southern Illinois and within an hour of St. Louis, MO. Known for world-class deer genetics and strong waterfowl migration, this farm offers serious buyers a rare opportunity for both trophy whitetail hunting and professionally developed duck habitat.

The levee-protected tract sits in proven big buck country where habitat and limited pressure allow deer to live on the property rather than simply pass through. Established food plots, secure bedding cover, and sanctuary areas create ideal conditions for holding mature bucks throughout the season—from early archery through late firearm.

For waterfowlers, the property features three leveed duck impoundments constructed to government specifications, underground water-control piping, adjustable water structures, and a 4-man concrete pit blind. An irrigation well with power unit and 500-gallon fuel tank allows dependable flooding regardless of rainfall, making this a true turn-key waterfowl setup.

A maintained trail system provides quiet access throughout the farm, and a 30x40 pole barn with partial concrete floor and electrical service offers secure storage for equipment. This is a complete recreational property designed for hunters who want both consistency and quality in one farm.

Property details

- Acreage: 139.75± acres
- County and state: Monroe County, Illinois
- Nearest major city: St. Louis, Missouri (under 1 hour)
- Location note: Mississippi River bottoms of Southern Illinois
- Improvements: 30x40 pole barn with partial concrete floor and electrical service
- Waterfowl improvements: Three leveed impoundments, irrigation well, underground piping, water-control structures, 4-man concrete pit blind
- Program enrollment: Wetland Reserve Program (WRP)

Key features

- 139.75± acres in proven big buck region
- Located in the Mississippi River bottoms
- Levee-protected hunting farm
- World-class whitetail genetics
- Three leveed duck impoundments
- Underground water piping with control valves
- Adjustable water-control structures
- Irrigation well with power unit and 500-gallon fuel tank
- 4-man concrete pit blind
- Established food plots
- Secure bedding and sanctuary cover
- Maintained internal trail system
- 30x40 pole barn with electric
- Enrolled in the WRP program
- Full-season hunting opportunities

Frequently asked questions

Is this property good for trophy whitetail hunting in Monroe County, Illinois?

Yes, this farm is located in a proven trophy whitetail area of Monroe County in the Mississippi River corridor. The combination of strong genetics, secure bedding cover, and established food plots allows mature bucks to live and feed on the property. Limited disturbance and WRP habitat further enhance daytime movement opportunities.

Does this property have established duck hunting infrastructure?

Yes, the farm is professionally developed for waterfowl hunting. It includes three leveed impoundments, underground piping, adjustable water-control structures, and a 4-man concrete pit blind. The irrigation well and fuel tank provide reliable flooding capability regardless of rainfall.

What is the Wetland Reserve Program (WRP) and how does it affect hunting?

The Wetland Reserve Program (WRP) is a conservation program that restores and protects wetland habitat. On this property, it provides ideal bedding cover, browse, and sanctuary habitat for wildlife. Hunting is still permitted, making it highly attractive for both deer and waterfowl management.

How far is the property from St. Louis, Missouri?

The farm is located within an hour of St. Louis, Missouri. This convenient access allows owners to enjoy consistent hunting without long travel times. It also makes the property appealing for weekend use.

Is there equipment storage on the property?

Yes, the property includes a 30x40 pole barn with a partial concrete floor and electrical service. This structure provides secure storage for tractors, ATVs, decoys, and hunting equipment. It adds functional value for long-term ownership.

Can this farm be hunted throughout the entire season?

Yes, unlike many waterfowl-only tracts, this property supports a full hunting season. Owners can hunt early archery deer, firearm seasons, and late-season waterfowl. The diverse habitat supports year-round wildlife use.

Every Property Tells a Story. Let LandGuys Tell Yours.

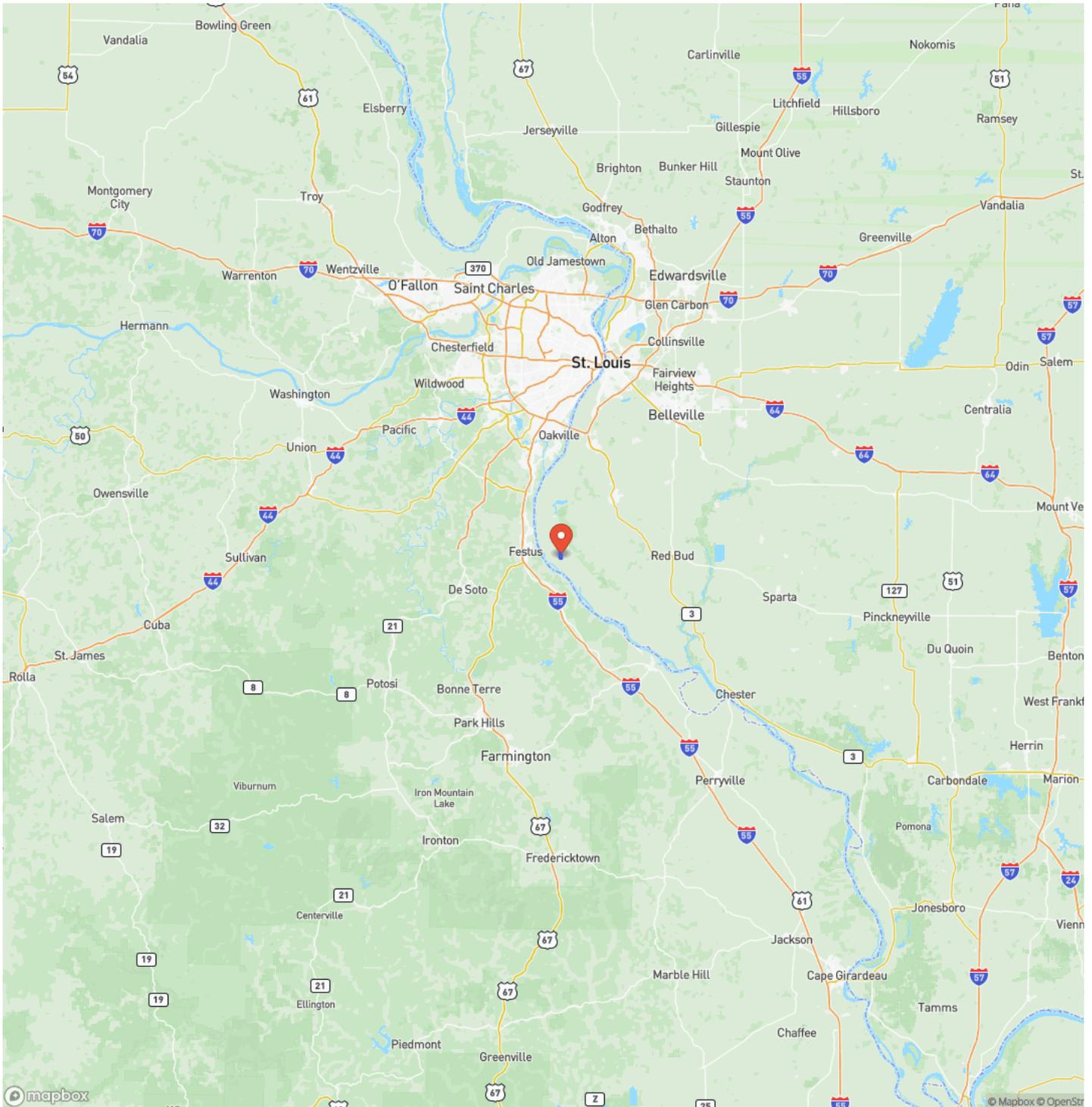
**Monroe County, Illinois 139.75 Acres of Land for Sale
Valmeyer, IL / Monroe County**



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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