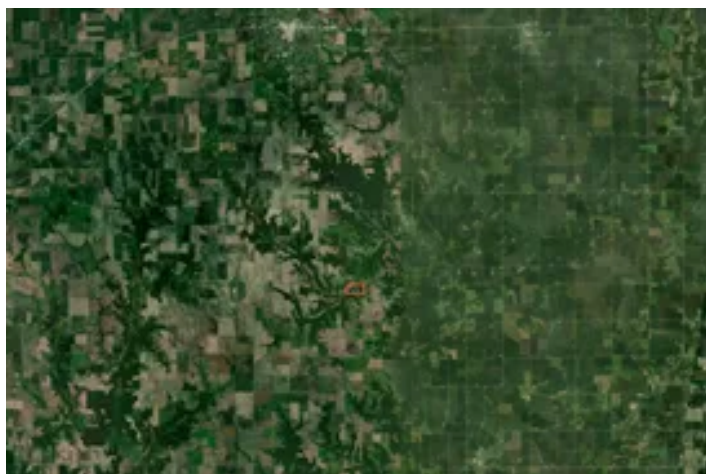


**Shelby County, Illinois 76 Acres of Land for Sale with
Barndominium**
0000 E 500 East Rd
Oconee, IL 62553

\$695,000
76± Acres
Shelby County



Shelby County, Illinois 76 Acres of Land for Sale with Barndominium Oconee, IL / Shelby County

SUMMARY

Address

0000 E 500 East Rd

City, State Zip

Oconee, IL 62553

County

Shelby County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

39.287033 / -89.048813

Bedrooms / Bathrooms

2 / 1

Acreage

76

Price

\$695,000

Property Website

<https://landguys.com/property/shelby-county-illinois-76-acres-of-land-for-sale-with-barndominium-shelby-illinois/92326/>



Shelby County, Illinois 76 Acres of Land for Sale with Barndominium Oconee, IL / Shelby County

PROPERTY DESCRIPTION

The ultimate designed trophy property

Designed by the Don Higgins property management group, this is the ultimate hunting property with a new Barndominium. Barndo has 2 bedrooms, 1 full bath, gas fireplace and a fully functional kitchen. There's a 1 car insulated attached garage for UTV's and hunting gear.

2-sided access into the acreage for different winds. The property is loaded with foodplots and bedding sanctuaries that have been implemented through the consultations of the Don Higgins Group. Fencing has been installed to guide deer in order to increase shot opportunities. There's a fruit producing orchard with clover as the base serving dual plot purposes. The timber has been hinged cut via a TSI to improve the bedding nature of the cover along with a large fallow field serving as a deer sanctuary. The B&C buck harvested last season came from the fallow field coming to the clover to feed.

The farm has been designed to hold deer during the day so you're not waiting for them to come from your neighbors with the food in the correct locations.

There's an additional 98 acres adjoining that could be leased to increase hunter capacity/land management.

The 19 acres of CRP is a beautiful stand of warm season grasses which boost the sanctuary potential of the farm.

The trophy quality of the area is outstanding with low pressure on surrounding farms.

All of the remaining tillable have been used to increase the bedding cover and over winter food sources from standing corn/beans to clover and cereal grains.

This is a turn-key property ready to hunt!

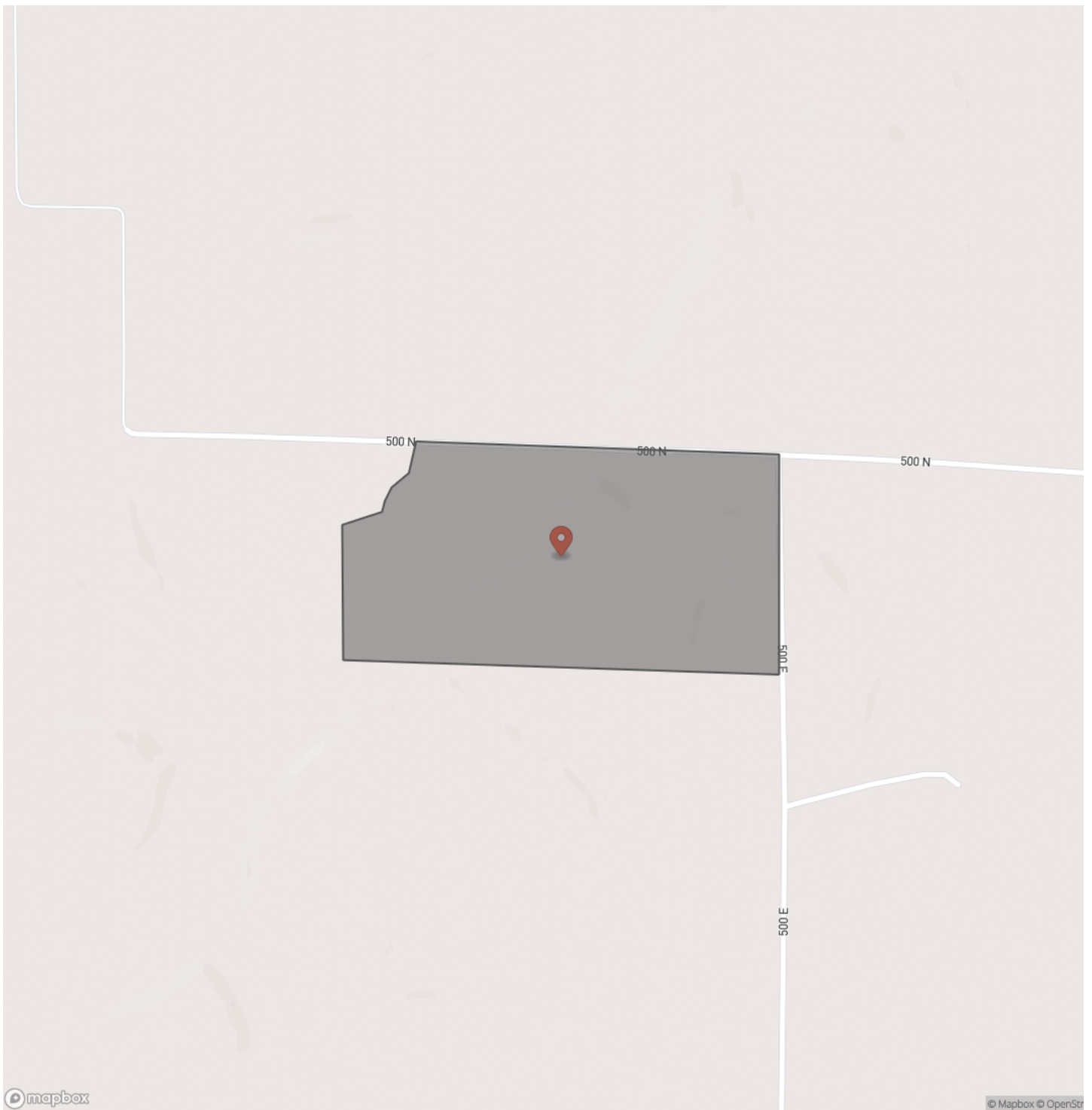
KEY FEATURES

- Turn-key top end trophy farm
- New Barndo
- Income
- Incredible holding power
- Abundant food for entire season
- Additional acreage maybe available
- GIANT deer are here NOW
- Designed by the Don Higgins Group

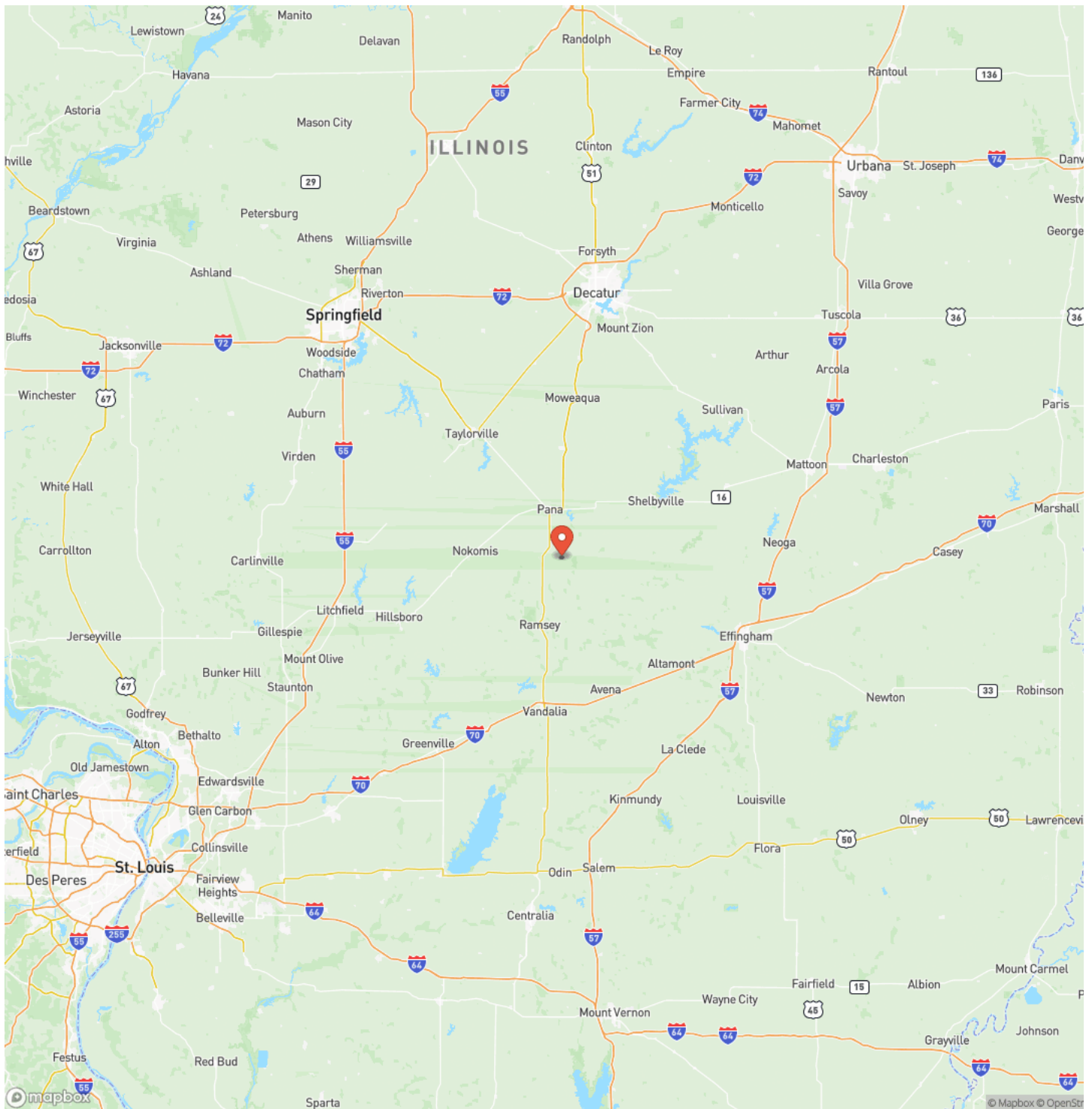
Shelby County, Illinois 76 Acres of Land for Sale with Barndominium
Oconee, IL / Shelby County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Shelby County, Illinois 76 Acres of Land for Sale with Barndominium Oconee, IL / Shelby County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Huber

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(309) 403-1183

Email

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Address

City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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