



# 150± Acre Property with Income Producing Tillable & CRP Ground for Sale - Cumberland County

**T R O P H Y**  
PROPERTIES AND AUCTION  
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**PROPERTY ADDRESS:**

00 County Road 1825 E.  
Greenup, IL 62428

**PRICE:** \$895,000

**ACRES:** 150±

**COUNTY:** Cumberland

**PROPERTY HIGHLIGHTS:**

- 65 tillable makes around \$15,000-\$17,000/yr
- 30 CRP makes \$7,890/yr
- 3%-4% Return
- Very mature timber value, Walnut and White Oak
- Creek
- Great home or cabin sites
- Possible lake site

**PROPERTY DESCRIPTION:**

Wow! Properties like this don't come on the market very often with great deer hunting and make around a 3%-4% ROI. The 65 acres of tillable are set up on a 50-50 split right now and the seller made \$15,000 last year and \$17,000 year before that. The CRP along all the field edges make \$7,890 a year for a total on the low side of \$22,890 a year high side \$24,890. If you're an investor and don't hunt you could lease the farm for another \$8,000-\$10,000 a year for a total of \$30,890-\$34,890.

Mature timber is ready for a select harvest that will not only help the deer hunting but also help future timber growth. 30-40 deer were jumped while taking photos and trail cameras have been put out but all the bucks have already dropped their antlers. I have personally hunted 5 miles from this farm and harvested three bucks from 165", 170" and 172" and I missed another buck 165" so I know the area well and it produces giant deer. There are some outstanding possible home or cabin sites up on a big ridge overlooking a possible lake site and the whole property out your back door. CRP has been mapped out in yellow on the map and a couple of great spots for food plots are indicated in green, a possible lake site in blue and pink is the cabin sites.



**PRESENTED BY:**

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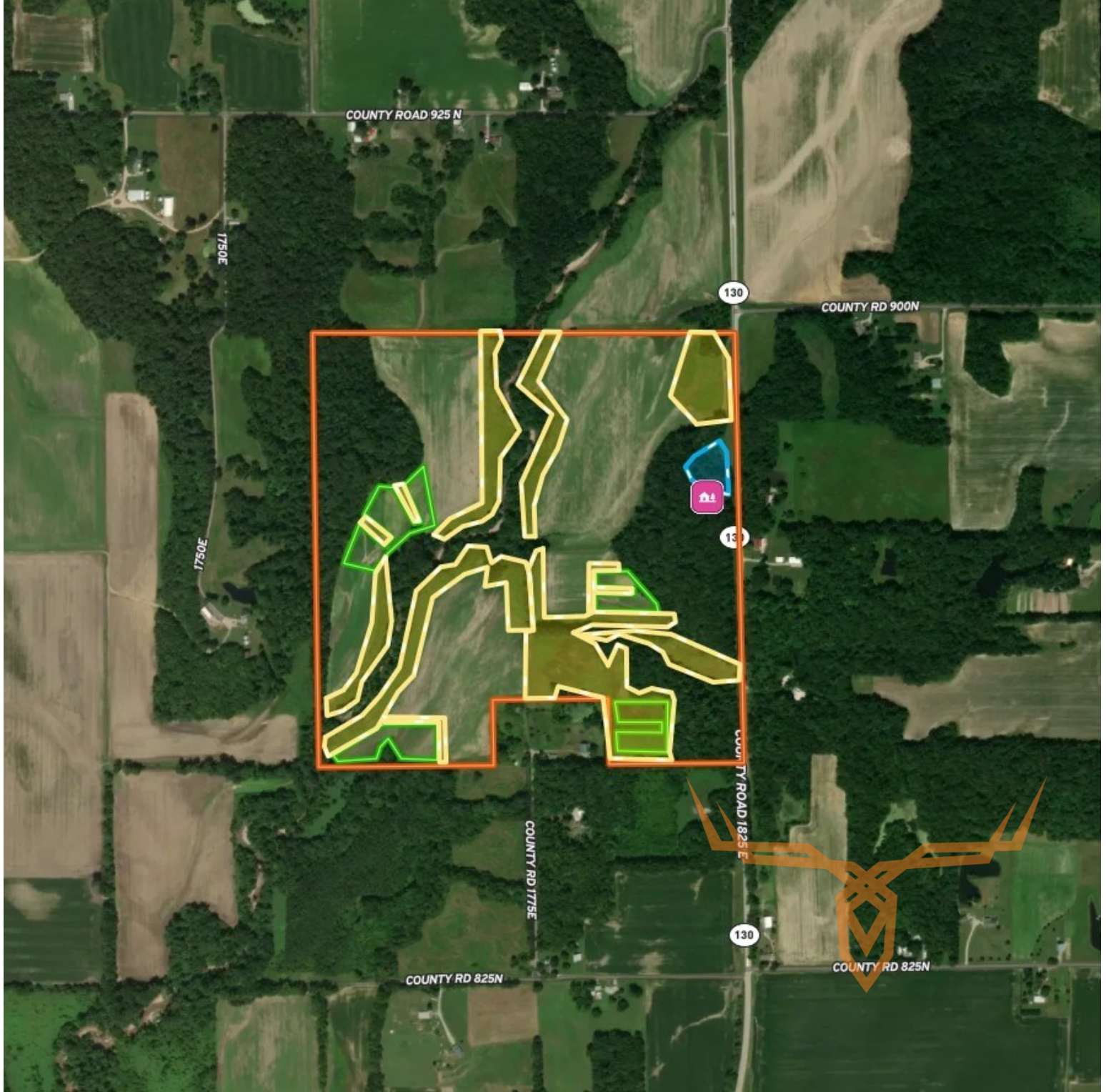
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**TROPHY**  
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal