



# Buffey Tillitt and Associates

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Beardstown, IL 62618

Real Estate  
Modular Homes  
Appraisals  
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## ILLINOIS RIVER DUCK HUNTER'S PARADISE

Why not hunt ducks on the Illinois River near Beardstown. Legend has it that Beardstown was Al Capone's favorite place to hunt ducks so if it was good enough for him.....

### **Knoxville Hunt Club: owned for generations is now offered for sale:**

- 830 acres more or less
- approximately 430 acres timber
- approximately 400 acres water with frontage on the Illinois River
- small hunting cabin included
- just 4 miles southwest of Sangamon State Conservation Area
- 45 minutes from Springfield, IL
- @ 2 hours from St. Louis
- @ 3 ½ hours from Chicago

**\$1500 per acre or total price of \$1,245,000**

**Information herein believed to be accurate but not warranted.**

