



Independent Insurance Agent

# WAYNE Ferguson agency

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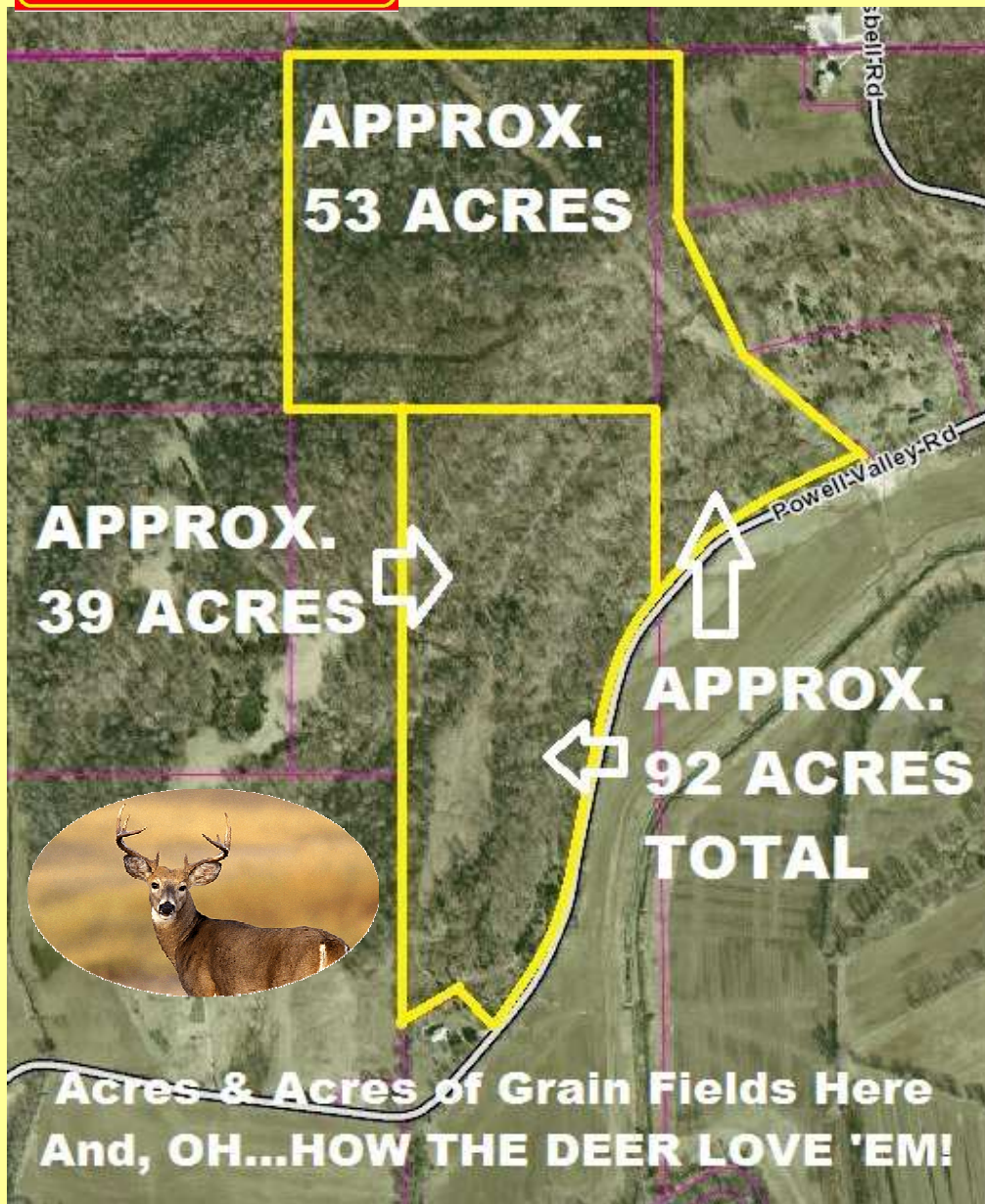
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## Talk About A "DEER HUNTER'S" Paradise!!!

**REDUCED**

**THIS IS IT!!!**

**REDUCED**



*This excellent "Woodland" Acreage is being sold to settle the Estate of a very successful farmer. The grain fields have been sold to family members who will continue the grain farming operation... but this wonderful woodland is now being made available to the general public!*

*What an exceptional opportunity for a wonderful "long term" investment in "timberland" that will provide excellent future profits... A N D ... **TRULY EXCELLENT DEER HUNTING RIGHT NOW!!***



**LOCATED DIRECTLY ACROSS THE ROAD FROM ACRES & ACRES OF RIVER BOTTOM GRAIN FIELDS...A PURE HAVEN FOR DEER!**

**Multiple Building Sites...Lots of Paved Road Frontage...Easy Access To Water & Electric!**

Disclaimer: Information obtained from various sources, including "County Records", and is subject to change without notice. We assume no liabilities for errors.

# Option #1: 92 Acres @ \$162,500

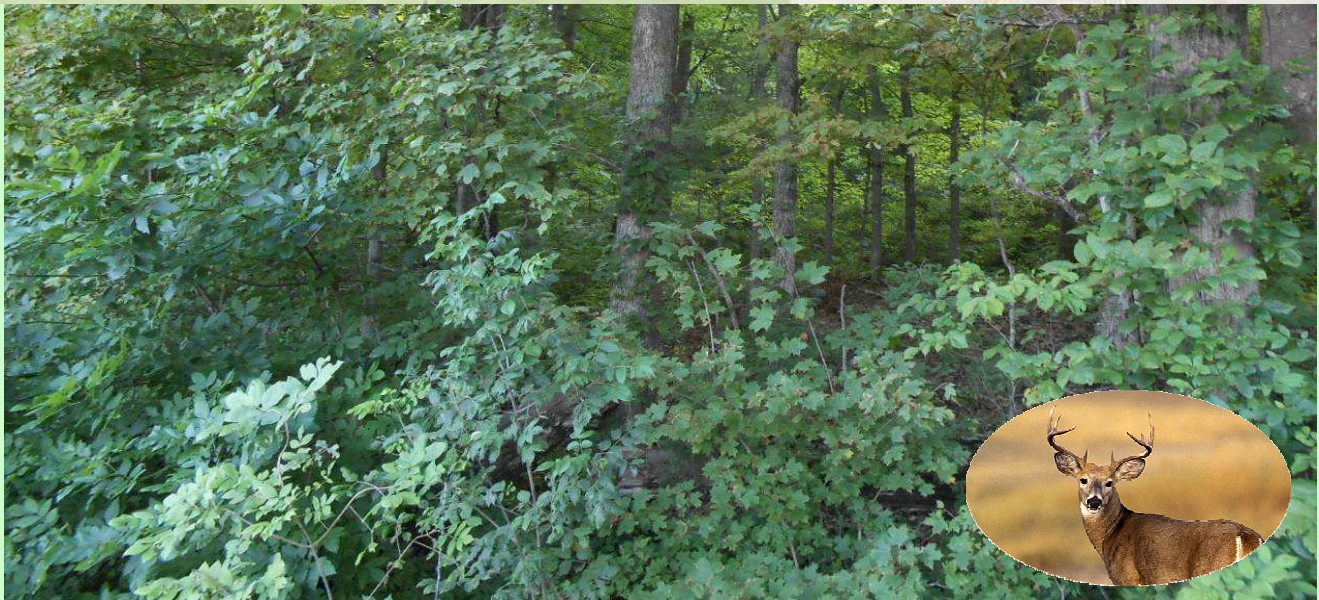
Approx. \$1,766 Per Acre For The Entire Tract

If you'd rather have a **SMALLER TRACT**, here are two options that make it extremely affordable:

**Option #2: 53 Acres @ \$106,000**

**Option #3: 39 Acres @ \$ 68,250**

There's a variety of Choice Building Sites all along the lengthy road frontage!



**Trees...Trees...And More Trees!!! This is Simply a Very Lush Woodland!  
Deer, Turkey, Squirrel, and All Types of Game Abound Here!**