

# Clay County 2,014+/-

2,014.00 Acres | Clay County, IL | \$10,600,000



HAYDEN  OUTDOORS.

# Clay County 2,014+/-

TOTAL ACRES:

2,014.00

PRICE:

\$10,600,000

COUNTY:

Clay County

CLOSEST TOWN:

Clay City, IL

*Presented by*



## Nick Mason

📍 Designated Managing Broker, Licensed in IL & WI

✉ Nick@HaydenOutdoors.com

📞 815.355.1155



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**REAL ESTATE**





### **Property Summary**

Located in Clay County, Illinois, this 2,014-acre property is a prime investment with natural beauty and renowned for big buck hunting. The multiple access points, well maintained trail system, Little Muddy Creek flowing throughout makes this a haven for outdoor enthusiasts. Currently generating nearly \$341,000 annually through 1,681 acres in CRP and hunting leases. Mineral rights do not transfer.

## Activities & Amenities

ATV/Off Road

Fishing

Food Plots

Hunting - Big Game, Predator/  
Varmint, Small Game, Turkey

Stream/River

Timber

## Land Details

Address: 0000 Mayflower Rd,  
Clay City, Illinois 62824, USA

Closest Town: Clay City

Total Acres: 2,014.00

Timber Land Acres: 333

Pasture Acres: 1681

Income Type: CRP, Hunting lease

Source of lot size: Assessor/Tax Data



## Land

While mostly flat, this property includes gently rolling terrain near Little Muddy Creek that runs throughout. The majority of the land is part of a revenue generating Conservation Reserve Program (CRP) filtration program, planted with a blend of oaks and walnuts, enhancing wildlife habitat and conservation efforts. The property also features native grasses and wildflowers, with patches of dense woodlands providing ideal cover for deer and turkey, making it perfect for hunting and outdoor activities.

All property lines on map, pictures, and surety maps are approximate.





## **Recreation**

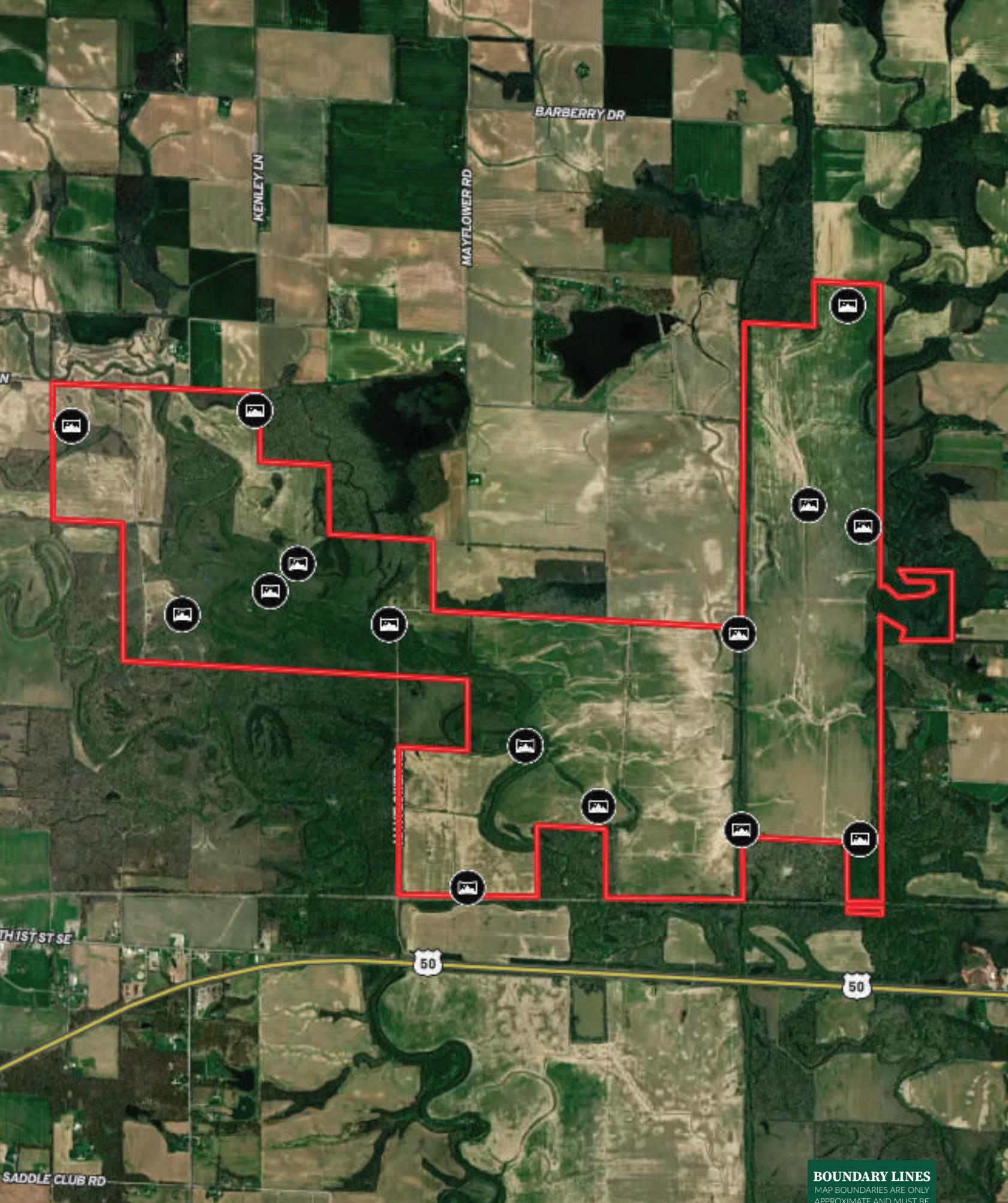
The property offers exceptional recreational opportunities, especially for hunting enthusiasts. Clay County is renowned for its big buck hunting due to its ideal habitat and effective wildlife management, making this property an ideal investment opportunity for an outfitter or big buck hunter. The land is predominantly covered with CRP-planted oak and walnut, providing excellent cover and food sources that support a robust deer and turkey population. All the benefits of a large property with income to boot! What more can you ask for!

Little Muddy Creek running throughout enhances the property's appeal, attracting various game, including waterfowl. The extensive trail system, maintained by an oil company, ensures easy access for hunting and other activities like hiking, birdwatching, and nature photography. This property is ideal for those seeking premier hunting grounds and diverse outdoor recreation.

## **Agriculture**

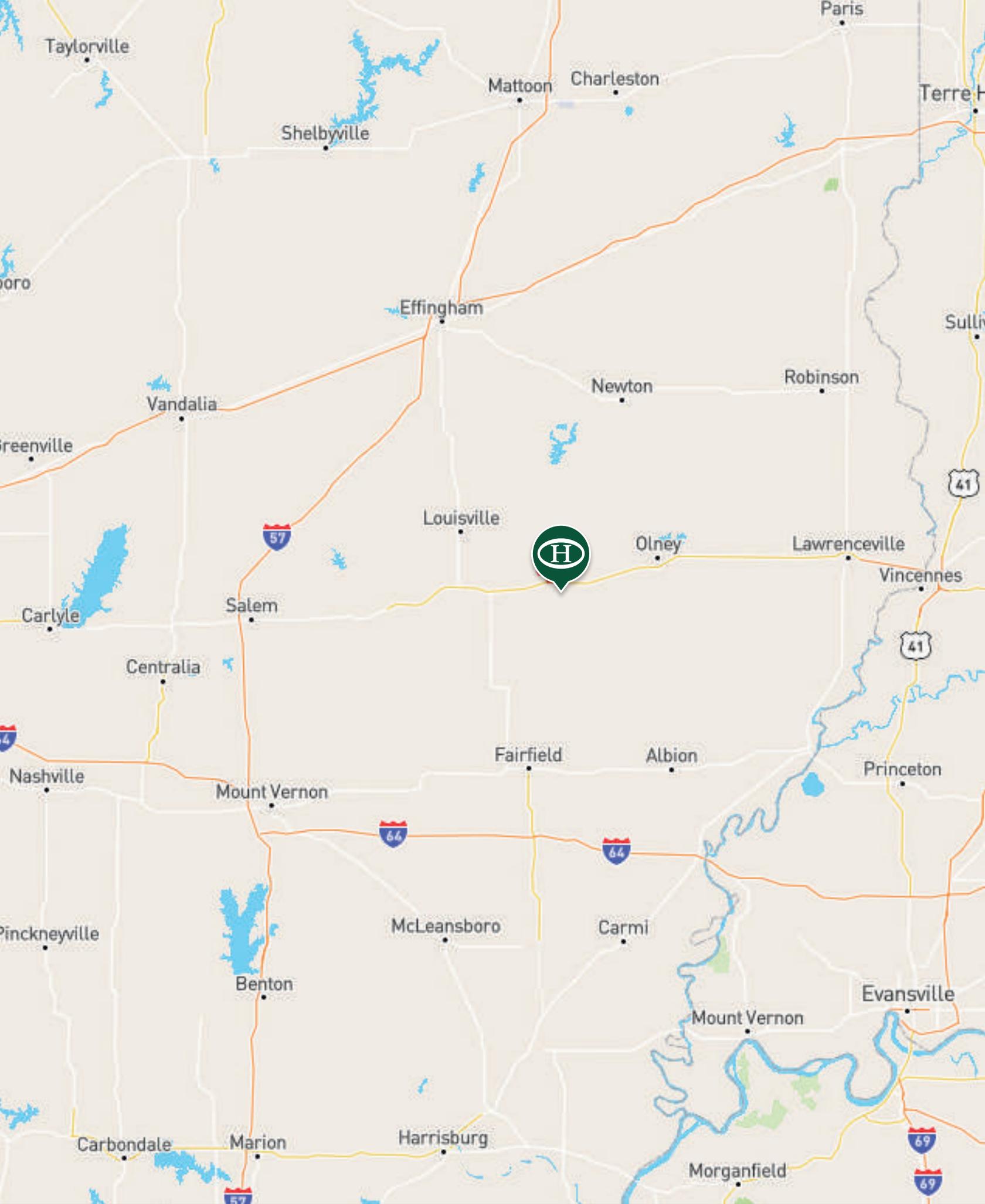
The property integrates significant agricultural features through its participation in CRP and its timber resources. Enrolled in CRP, the land is planted with oak and walnut trees, enhancing soil quality, reducing erosion, and supporting wildlife while generating substantial annual income. Additionally, the mature oak and walnut stands offer potential for future timber sales, adding further investment value. This blend of CRP management and timber resources enhances the property's ecological health and financial potential.





 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.





### **Water/Mineral Rights & Natural Resources**

Mineral rights are not owned by the current owner and will not transfer with the sale of the property.

### **General Operations**

The property generates income through a current hunting lease, which provides \$35,000 annually, in addition to the government funded CRP income of \$305,884 per year. Combined, these revenue streams result in a net return on investment (ROI) of 3.25% at the asking price.

The current positive ROI could easily be added to with some ingenuity and vision.







### **Region & Climate**

Clay County, Illinois, offers a blend of rural charm and outdoor recreational opportunities. The region is known for its excellent hunting, fishing, and hiking, thanks to its diverse landscapes and abundant wildlife. The weather features a temperate climate with four distinct seasons: warm summers, cold winters, and moderate spring and fall temperatures. Annual precipitation averages around 40 inches, supporting the lush vegetation and healthy ecosystems that make the area ideal for outdoor activities and agriculture.

### **Location**

The property is situated on both sides of Mayflower Road in Clay County, Illinois, offering convenient access from multiple directions. The nearest international airports are St. Louis Lambert International Airport, about 2 hours west, and Indianapolis International Airport, approximately 2.5 hours northeast. Nearby towns include Flora and Effingham, just a short drive away, providing essential services and amenities such as grocery stores, restaurants, and medical facilities.





## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials





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**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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