

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

40 +/- Acre Hunting Tract for Sale Franklin County Illinois



www.TrophyPA.com • 855.573.5263 • leads@trophy.com



PROPERTY ADDRESS:

00 Rt 37
West Frankfort, IL 62896

PRICE: \$89,000.00

ACRES: 40

COUNTY: Franklin

PROPERTY DESCRIPTION:

This 40 +/- acres for sale in Franklin County Illinois is one big funnel for the deer. There is one large land owner to the East that owns around 2500 +/- acres and there is one giant block of timber to the West. The seller said the bucks cruise back and forth from the end of October through November looking for does.

Giant warm season grass fields on the North and on the North East property hold a lot of deer. The tract consists of about 1/2 high ground, a 1/2 bottom ground which would be perfect to levy and plant corn or millet for duck hunting. A location on the NW corner of the property could be a possible building location for a house or cabin. The seller has also cleared out 3-4 small food plots that can be cleared and made bigger and there are also 15 fruit trees planted in the middle of the property.

PROPERTY HIGHLIGHTS:

- 40 +/- acres
- Nice building spot for cabin or home
- Great deer & turkey hunting
- Large land owners to the East and to the West
- Possible duck hunting opportunities
- Established food plots
- Small fruit tree orchard



PRESENTED BY:

SHANE YEARIAN

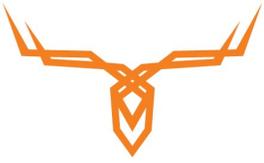
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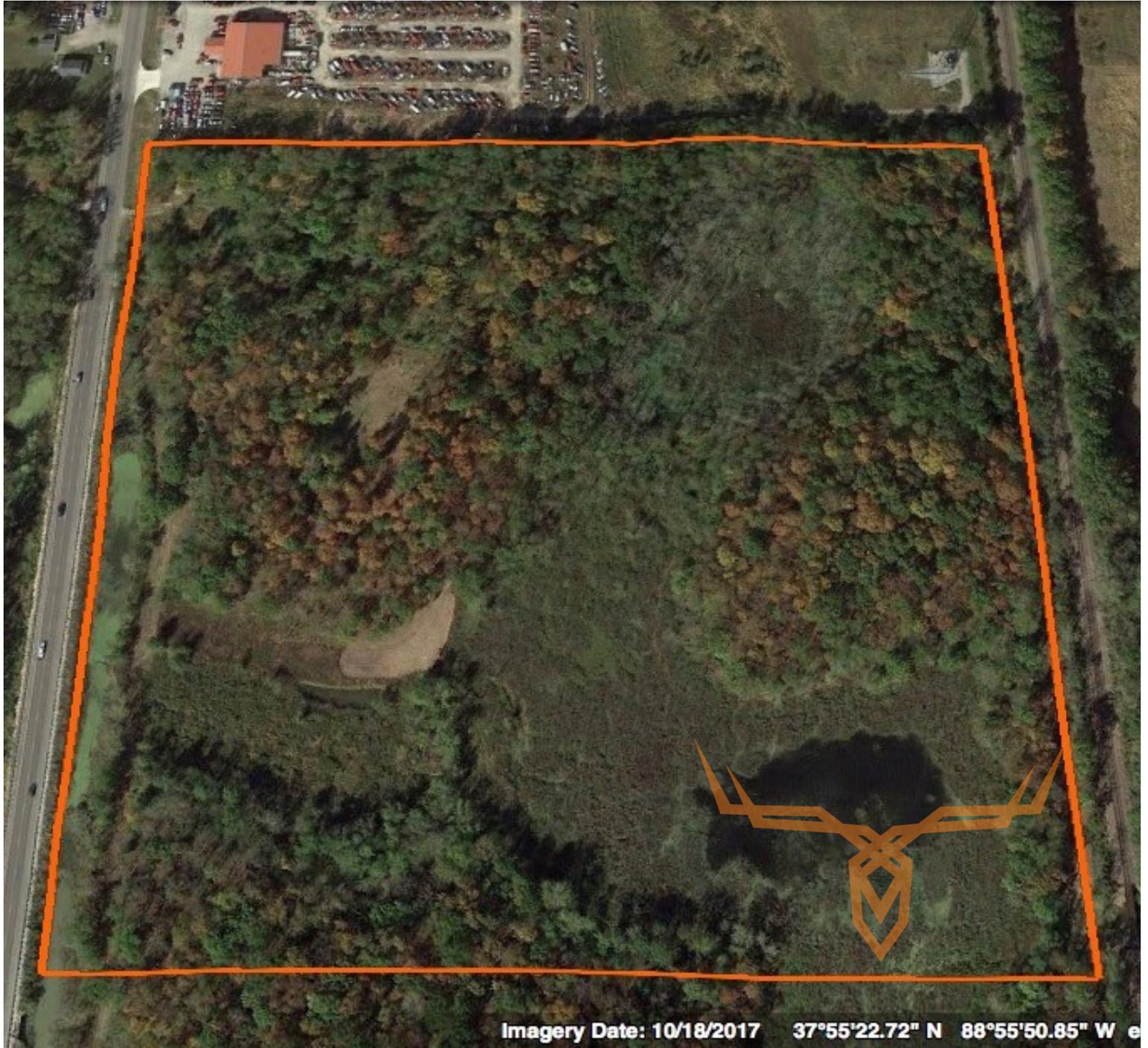


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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$200

TAX YEAR: 2016

