



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 70 +/- Acre Illinois Tillable Farm with Waterfowl Potential

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PRICE  
REDUCED



## PROPERTY ADDRESS:

00 Gossett Road  
West Frankfort, IL 62898

**PRICE:** \$299,000

**ACRES:** 70

**COUNTY:** Franklin

## PROPERTY HIGHLIGHTS:

- Great Rate of Return 4%-5%
- 70 acres tillable (all dry high ground doesn't flood)
- Potential waterfowl property
- Located in the middle of 3,000-4,000 acres of developed waterfowl land
- Possible home or cabin sites
- Dead end road

## PROPERTY DESCRIPTION:

This 70 +/- acre Illinois tillable ROI farm with waterfowl potential is a great all around farm for an investor, farmer, or hunter. The 70 acres of tillable makes a great return every year with the tillable land averaging 96 PI and most of the tillable from 101-111 PI.

For the investor, this farm can make a 4%-5% return on your investment. If you're looking for a waterfowl property this farm sits right in the middle of 3,000-4,000 acres of developed waterfowl properties. The land lays perfect to build small levees to create 30-40 acres of flooded corn or millet for the waterfowl (The tillable is high ground and doesn't flood but could be flooded if levied).

You have to see the farm to understand its potential! Check out a map to see the neighbors around the farm.



**PRESENTED BY:**

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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