



389 +/- Acre Turn Key Illinois Deer, Duck & Turkey Hunting Property for Sale

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

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com

ALL EQUIPMENT
& FURNISHING STAY!



PRICE IMPROVED



PROPERTY ADDRESS:

10442 Mine 24 Road
Benton, IL 62812

PRICE: \$899,000

ACRES: 389

COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- 389 +/- total acres (386 +/- acres + 3 +/- acres plus house & equipment)
- FULLY FURNISHED 3 bed, 2 bath home on 3 +/- acres
- 26x30 pole barn
- 12.x20 storage shed
- ALL equipment, deer stands, blinds and cameras stay!
- Excellent deer, duck & turkey hunting
- 100% Turn Key Opportunity

PROPERTY DESCRIPTION:

This 389 +/- acre listing for sale in Franklin County Illinois is absolutely 100% a turnkey operation. Not many properties offer outstanding deer, duck and turkey hunting with all of the equipment to keep it going, just move right in. This farm (386 +/- acres) has been manicured for around 7 years with almost nothing missed, with trail system throughout, over 13 acres of food plots consisting of corn, beans and more, to the sanctuaries and duck impoundments. There is a FULLY FURNISHED (if you want it) 1,576 sq. ft., 3 bedroom, 2 bath home, a 26x30 pole barn and 12x20 storage shed nearby located on 3 +/- acres. All of the equipment stays and is in excellent shape. This seller is meticulous about his stuff!

The farm its self consists of 60-70 +/- acres of levied duck impoundments that have gate systems already in place where you can drain the impoundment, plant corn and then flood. There is field hunting and timber hunting for ducks. Then you have second to none deer hunting just check out the pictures. The seller has over 13 acres of food plots, corn, beans and clover. All of the deer stands, box blinds and trail cameras stay all you have to do is hunt them. There are also large land owners surrounding this property from 600-300 acres in size and are managed for mature whitetails.

The seller is also willing to sell the 386 acres without the house and equipment if you have your own.



PRESENTED BY:

SHANE YEARIAN

Land Specialist - IL

M: (618) 830-2825

P: (855) 573-5263 x710

seyarian@trophyapa.com

Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011
www.Trophyapa.com
leads@trophyapa.com



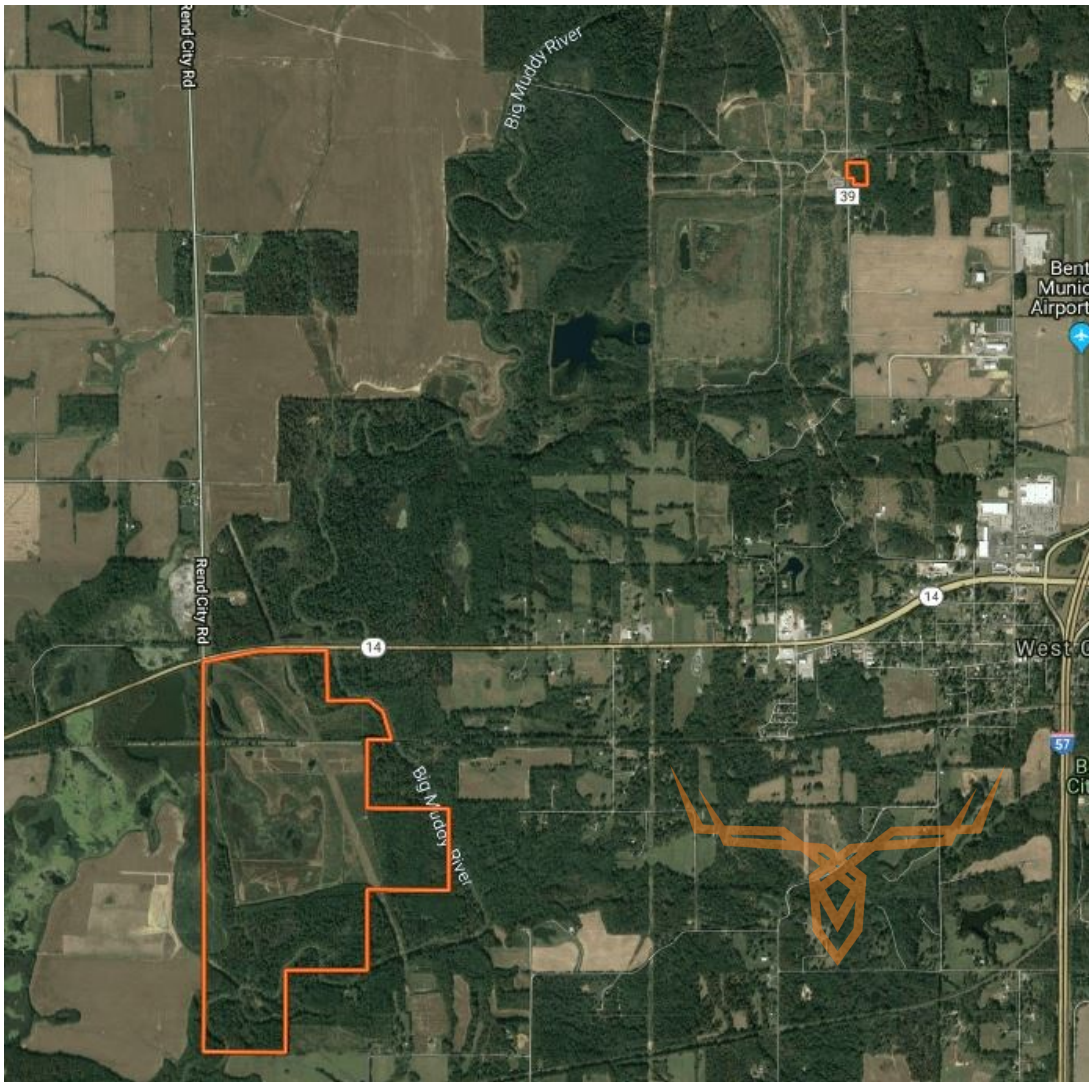
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EQUIPMENT INCLUDED WITH SALE:

- 2012 Kubota 9960M 4 WD tractor 450hrs
- 2012 2515 Brush Hog
- 2011 John Deer 3038 38 HP 4WD tractor 650hrs
- 2011 JD tiller
- 2011 JD Brush Hog
- International 3 row planter
- 2011 20' Trailerman trailer
- 2017 Polaris Sportsman 400cc
- 2004 Polaris Sportsman 400cc
- 2012 Electric Ranger
- 2013 Rice 16' trailer
- 2018 200 gallon ag sprayer
- 2012 Dirt dog 10' disk



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: \$432

TAX YEAR: 2017