



Southern Illinois Turnkey Farm with Great Income and Big Bucks for Sale

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

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



PROPERTY ADDRESS:

1050 Feather Trail
Olmstead, IL 62970

PRICE: \$675,000

ACRES: 180

COUNTY: Pulaski

PROPERTY HIGHLIGHTS:

- 5 bed/1.5 bath cabin
- \$16,480 income from CRP pays for 6 years to new owner
- John Deere 5105 M 4x4 tractor only 1000 hrs
- John Deere 563 Self Leveling Loader
- 15' Brush Hog
- 9' Disk
- Red Cyclone Feeder
- 4 Row Corn Planter
- Ford Work Truck w/ Utility Bed
- 1 lake
- 4 ponds

PROPERTY DESCRIPTION:

A Turnkey farm like this does not come on the market very often. This 180± acre property has a 5 bedroom cabin that offers plenty of room for the entire family or multiple families and sits up on a hill overlooking the entire property with great view of the lake and ponds below (you could VRBO for extra income). All of the furnishings and appliances will convey with the sale.

The CRP will pay \$16,480 a year for another 6 years and could be eligible for re-enrollment after that time. The Seller said the CRP gets almost 6 foot tall and the deer love to bed in it and the quail have made a comeback. The farm comes with a John Deere 5105 M 4x4 tractor and self-leveling bucket and only 1000 hrs. on it, a 15 ft brush hog, 9 ft disc, a 4 row planter and a red cyclone seeder to help put in all the food plots you want to plant. A ford diesel dually pickup with utility bed to store tools and work on the farm is also included. The property comes with almost everything you need! With the deer that the property holds, there are great hunting opportunities if you wish. There have been multiple bucks from 180-200" taken in the area in the last couple years and the sellers have taken multiple 150-160" deer and seen a lot bigger. The property also offers multiple access points from the West and the East so you don't have to drive through the entire farm to get to different stands. If you do not hunt this would be a great place to ride 4 wheelers, horses or just get away.



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