



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

46± Acre Illinois Combination Farm with Home for Sale - Jackson County

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PRICE IMPROVED



PROPERTY ADDRESS:
4146 Truax Traer Rd.
Murphysboro, IL 62966

PRICE: \$529,000
ACRES: 46
COUNTY: Jackson

PROPERTY HIGHLIGHTS:

- 3 bed, 2 bath home
- \$25k Solar System
- 46x80 Pole barn
- 56x54 Pole barn
- 26x26 attached garage
- 2 large grain bins
- Potential rental income from barns/bins
- Potential income from short term rental on home
- Giant whitetails
- 2 established food plots
- 2 box blinds
- Possible waterfowl hunting

PROPERTY DESCRIPTION:

In 18 years of selling land, I have never seen this many big mature bucks on a small farm like these 46 acres! The home is a three bedroom, two bath with an open floor concept featuring numerous updates. All new electric and plumbing in 2017. Brand new kitchen with custom cabinets, granite countertops, and stainless steel appliances in 2017. Full upstairs bathroom remodel in 2017. Refinished original hardwood floors. The lower level was finished in 2018. Brand new front sidewalk and back patio w/firepit in 2019. New siding added in 2022.

The finished lower level was completed with some old barn wood and tin taken from the property, giving the basement an elegant rustic feel. The home and barns are powered by solar, providing off-grid living and only costing \$39/month for service. There



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are two large pole barns, a 40x80 and a 56x54, and two big grain bins, which can be rented for up to \$6,000/yr if you don't use them. The barns and grain bins were repainted in the past couple of years, and all shed posts have been reinforced. Even a smaller grain bin was converted into a chicken coop full of chickens (not sure if they stay).

The property is set up to create a massive bedding area with hinge cutting and switchgrass. Two food plots with two large box blinds were strategically placed on both sides, making the perfect way to enter without being detected. An old drainage ditch allows part of the property to drain correctly. A gate system was also installed to allow planted corn & millet to be flooded for waterfowl (deer eat duck food, so it works for both). Check out the trail camera pictures of all the different bucks from the last 5-6 years or so; WOW.

Suppose you're buying from out of town and looking for a great weekend getaway cabin. In that case, you could rent the home on VRBO or Air B & B for extra income, creating a possible total return on your investment. In addition, there are 5-6 giant public lakes, Wine Trail, and Shawnee National Forest. Colleges and much more to draw people in only 10-15 min away. This property is a must-see farm and should last long!





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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