



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

75± Acre Illinois Hunting Farm with Home & Multiple Outbuildings for Sale

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



PROPERTY ADDRESS:
23949 Ridgeway Road
Thompsonville, IL 62875

PRICE: \$810,000
ACRES: 75±
COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- 5,000 sq ft home (partially finished)
- 2 acre lake
- 50x70 barn with lean-to office, butcher shop & Car lift
- 30x40 garage with living quarters for possible rental income
- 40x40 animal shed with kennels for dogs, pigs or other small animals
- Chicken coop
- Borders 2,000 acres strictly managed for Whitetails w/ 1,200 acres where hunting is prohibited
- 3.5 miles from Lakosky's 2,700 acre managed farm
- 1.5 mile of woven wire fence for cattle, horses or other livestock
- Automatic watering system for wildlife
- 30 acres for possible food plots

PROPERTY DESCRIPTION:

This 75-acre farm in Franklin County, Illinois, has it all. A 5000 sq ft home is half complete and overlooks a fully stocked 2-acre lake. The home offers a big open floor plan on the main level, a walk-out basement, and upstairs; it just needs your style and finishing touches (the Seller can help find the carpenters). There is new drywall, New insulation in the bag, New fans in boxes, New lights in boxes, and more in the house. The house also has an incredible wrap-around porch and deck overlooking the lake.

A 50x70 new pole barn with a 20' lean-to is perfect for holding all your toys and equipment. The pole barn offers a car lift, an office with a bathroom, and a butcher shop. The farm also has a 30x40 garage with a 16x40 living space ready to live in while you finish the home or rent it out for income. This farm offers a 40x40 animal shelter for dogs, sheep, goats, and pigs and has a



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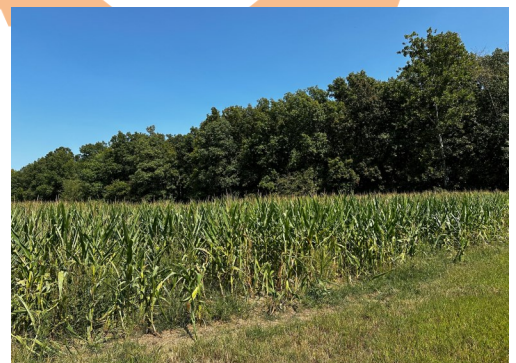
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nice chicken coop out back. If you raise cattle or horses, over a mile and a half of the woven wire fence is perfect for livestock. It is fenced and cross-fenced.

The farm has 30 acres available to be farmed, and the Seller is willing to rent it back from the new owner. Deer hunting is some of the best in southern IL; over 2000 acres are managed for whitetails that border this farm, and 1200 allow no hunting. You could turn ten acres into food plots and open holes in the fencing to pinch the deer right past stand sites in different wind directions. The farm also has a rock creek that runs year-round through the property. If you're looking for a great whitetail hunting farm or a place to raise animals and get out of the city, this is the place.





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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