



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

Home with Multiple Outbuildings & 2 Acre Lake on 10± Acres for Sale

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



PROPERTY ADDRESS:
23949 Ridgeway Road
Thompsonville, IL 62875

PRICE: \$560,000
ACRES: 10±
COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- 5,000 Sq ft home (partially finished)
- 2 acre stocked 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

PROPERTY DESCRIPTION:

This 10 acre property in Franklin County, Illinois, have it all. A 5,000 sq ft home is partially completed 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 out for some income. This farm offers a 40x40 animal shelter for dogs, sheep, goats, and pigs and has a nice chicken coop out back. Deer hunting in the area is some of the best in southern IL; over 2,000 acres bordering this farm are managed for whitetails, and 1,200 acres prohibit hunting. Adding solar panels to the house when finishing it would create potential cost savings. This property makes the perfect place to get away from the city and raise small and large livestock, fish and hunt, and live off the grid or a place to raise your family in the country.



PRESENTED BY:

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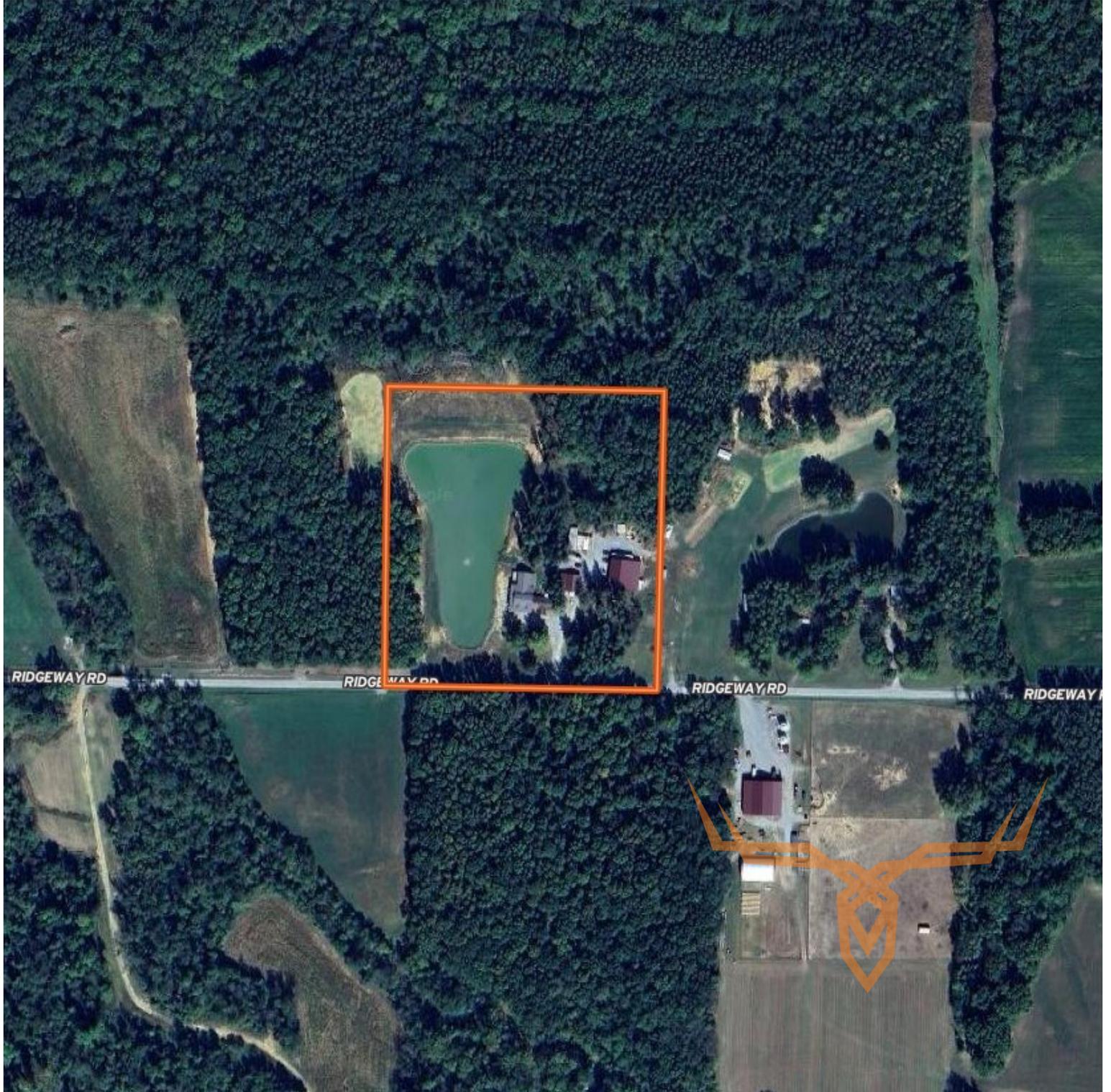
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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal