

LAND AUCTION



233 AC± | 3 TRACTS | JACKSON CO, IL

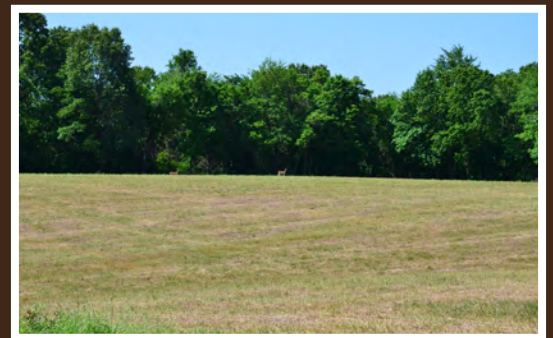
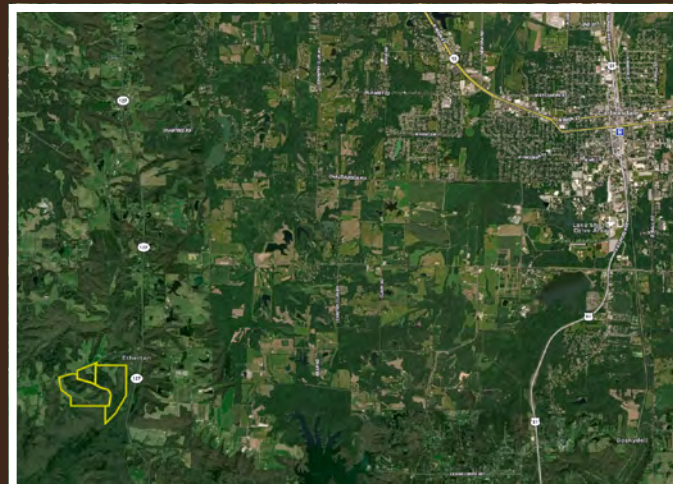
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/2/23 | AUCTION TIME: 10:00 AM

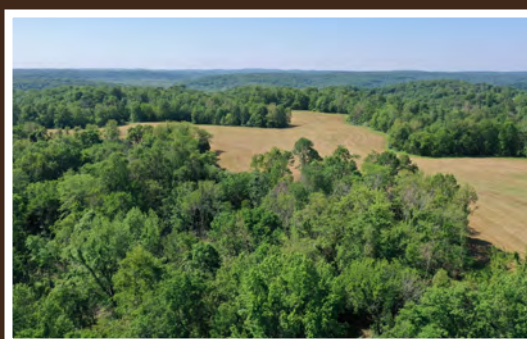
**AUCTION LOCATION: CARBONDALE CIVIC CENTER
200 S. ILLINOIS AVENUE | CARBONDALE, IL 62901**

This fantastic farm lays along Etherton road just south of Murphysboro. The farm contains around 45.7 acres of open ground that could easily be converted into row-crop production. The fields contain several little coves that could be put into food-plots to make excellent hunting locations. The mostly hardwoods timber recently underwent a select timber harvest making way for excellent bedding areas for the large population of deer calling this farm home. The layout of this farm could easily handle several hunters at one time making for a great hunting farm for a group of friends or a large family. The farm also has electric available along Etherton road making for numerous locations for building your dream home or cabin.



TRACT 1: 25 ± ACRES

This beautiful smaller tract of land lays off of Etherton road just south of Murphysboro. This property contains roughly 6.5 acres of open ground that could easily be converted into good tillable land. The back part of the field runs back into the timber and would make an excellent food-plot location. The timber on the property recently underwent a select timber harvest making way for excellent bedding area for the large population of deer and turkey calling this property home. The whole northern property line is Etherton road that is paved with electric running along it, making for excellent building locations.



TRACT 2: 99 ± ACRES

This excellent property lays off of Etherton road just south of Murphysboro. This property contains roughly 24.6 acres of open ground that could easily be converted into tillable income producing land. The way the fields follow the ridge tops makes for several great food-plot locations and hunting blind locations. The timber on the property recently underwent a select timber harvest making for excellent bedding areas for the large population of deer and turkey calling this farm home. This farm also offers several good building locations with electric available.



TRACT 3: 99 ± ACRES

This top-notch property lays off of Etherton road just south of Murphysboro. This farm contains roughly 14.6 acres of open ground that could easily be converted into income producing land. This open ground follows the ridge tops making for some great coves for food-plot and stand locations. The timber on the property recently underwent a select timber harvest making way for some excellent bedding areas for the large population of deer and turkeys calling this farm and this area home. This property also offers several good building locations for your dream home or cabin with electric available.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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