

LAND AUCTION



97 AC± | 1 TRACT | FRANKLIN CO, IL

AUCTION:

ONLINE AT RANCHANDFARMAUCTIONS.COM

BIDDING ENDS: 5/3/23 AT 4:00 PM CDT

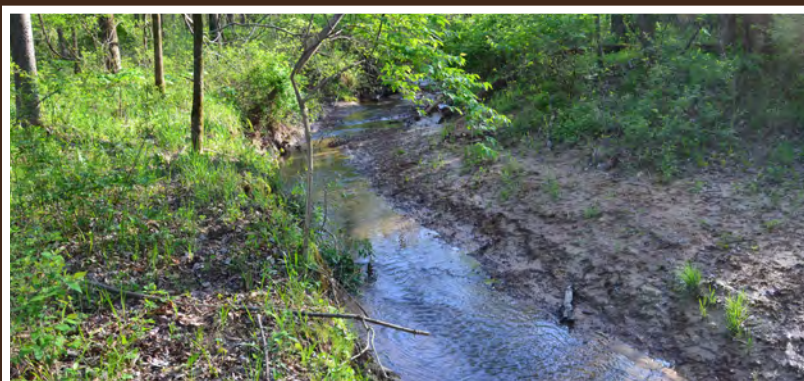
CONTACT AGENTS FOR SHOWINGS

This wonderful farm is located just 1-mile northwest of Thompsonville along highway 34 and Fizel Ln. Take the newly rocked easement road back to a beautiful open field that is currently in expired CRP grasses and could easily be row cropped, rented, planted in switchgrass, trees, or a mixture with multiple food plot locations to make this farm truly ready to hunt. The mostly hardwoods timber has a very nice stand of oaks and could be ready for an immediate timber harvest. Through the west pocket of timber runs a nice year-round branch making for a great water source for the wildlife. While touring the property I encountered several deer and turkeys. The timber ground was full of trails and old rubs making for great hunting opportunities. This area and this farm are known for large population of deer and turkey making for successful opportunities. If you are looking for a great hunting farm with some return on your money, then this is a must see! Call today to set up your own private tour.



TRACT 1: 97 ± ACRES

- 1 mile northwest of Thompsonville, 8 miles southeast of Benton, 32 miles southeast of Mount Vernon, and 7 miles east of Frankfort
- 37.3 acres of open ground
- 60 acres of nice timber ready to be harvested with good timber value
- New rocked easement road to the property
- Nice year-road branch running through timber
- Excellent deer and turkey hunting opportunities
- 43+/- acres expired CRP that can be planted or food plotted
- Taxes: \$656.00
- Brief Legal: 97+/- acres located S8/S9 T7N R4E Franklin Co, IL
- Tenancy: Open tenancy on the open expired CRP
- Lat/Lon: 37.9253, -88.7779



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.