



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

Income Producing Hunting Property with Stands in Place for Sale

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PRICE IMPROVED



PROPERTY ADDRESS:

00 Baxter Road
Benton, IL 62812

PRICE: \$590,000

ACRES: 111±

COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- 48 acres CRP - \$5,468/yr
- 30x40 metal barn
- 2- Trophy 360 blinds
- 1- banks blind
- 5 ladder stands
- Established food plots of soybeans

PROPERTY DESCRIPTION:

These 111 acres in Franklin County, Illinois are one of the nicest farms you'll find in Southern Illinois. The new 30x40 metal building is perfect for storing all of your equipment. There are 3 new box blinds and 5 ladder stands already in place overlooking the 3 food plots planted in soybeans. There is also plenty of time to sow oats and turnips over the beans for the upcoming deer season. The property is loaded with deer and turkeys. The farm is 90% high ground but there is a small section in the NW corner around 12± acres that could be turned into a duck impoundment for duck hunting. There is also a decent amount of mature timber if you want to cut it for possible additional income.



PRESENTED BY:

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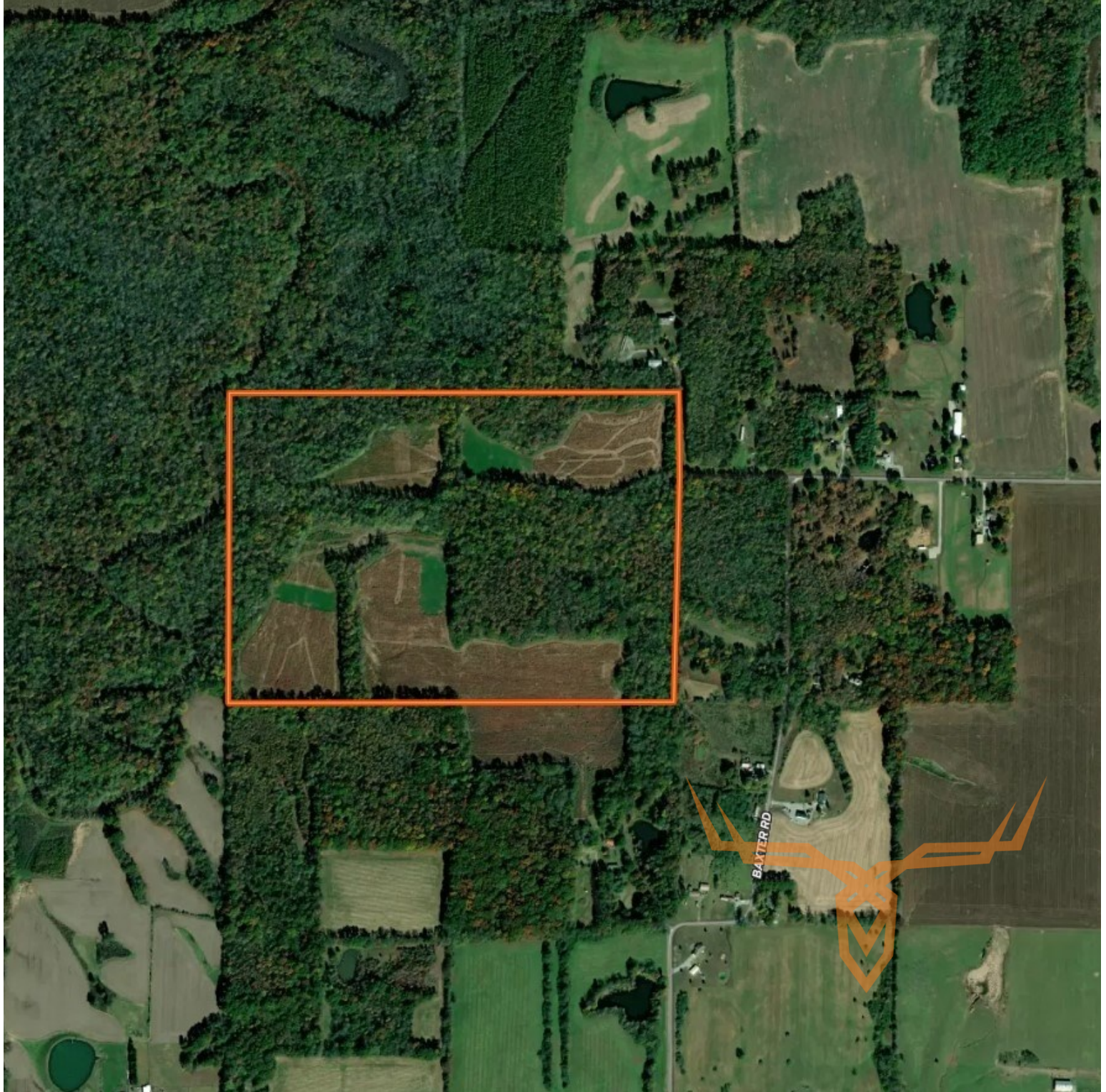
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal