



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

17± Acre Property with Electric, Water & Septic for Sale - Franklin County

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



PROPERTY ADDRESS:

00 Baseline Road
Thompsonville, IL 62890

PRICE: \$115,000

ACRES: 17±

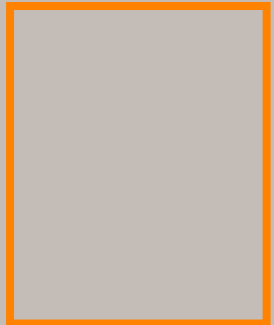
COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- Versatile property
- Possible home, cabin or camper site
- New electric, water and septic system
- Pond
- 3 established food plots
- Switch grass planted around the food plots

PROPERTY DESCRIPTION:

A versatile property like this is a rare find in today's market. Recently, the Seller has added essential amenities, including electric, water, and a septic system, making it ready for a possible home, cabin, or camper. The land features three established food plots surrounded by switchgrass for convenient access to stand locations. A pond serves as both a water source for wildlife and a spot for a little fishing. For those looking for a possible building site, there is a cleared area near the road, or you can choose a more secluded location on the tract. The property is located in the Benton High School District, just 5 miles from Benton and approximately an hour and a half from St. Louis, MO. Don't miss out on this fantastic opportunity!



PRESENTED BY:

SHANE YEARIAN

Land Specialist

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophyapa.com

leads@trophyapa.com



17± Acre Property with Electric, Water & Septic for Sale - Franklin County

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

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



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 inspection and with appropriate professionals