



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

40± Acre Illinois Hunting Tract with Tillable Ground for Sale - Franklin County

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



PROPERTY ADDRESS:

3 Branch Road
 Mulkeytown, IL 62865

PRICE: \$299,900

ACRES: 40

COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- 20± acres tillable ground
- 20± acres timber
- Pond
- Road frontage on 2 sides for multiple access points
- Photos of a potential 200" typical in 2025
- Additional acreage available

PROPERTY DESCRIPTION:

In almost 20 years of selling land, I have only had 2 other farms with a potential 200" typical whitetail deer living on that farm and never had a small piece like this. This area is known to grow some absolute giant deer, and the Seller was fortunate enough to capture this buck and others (more Photos coming soon). A recommendation would be to ask the farmer plant corn on 15 acres of the 40 acres (yellow on map) then have beans planted and spread wheat, oats, and brassicas in the middle of the beans (green on map) and this would all be hidden by the corn. 2 box blinds and a couple tree stands could be set up utilizing the pond to keep the deer from getting down wind. A hot wire fence could also be installed around the beans to keep the deer from wiping them out and to create pinch points pushing the deer past the stands.



PRESENTED BY:

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