



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

40 +/- Acre Illinois Hunting Property for Sale - Franklin County

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



PROPERTY ADDRESS:

11673 Wilson Rd.
Benton, IL 62812

PRICE: \$156,000

ACRES: 40

COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- 40 +/- acres
- 1 bed, 1 bath cabin
- 8.3 acres tillable ground
- Tillable traded with farmer for access to hunt on 3 different farms
- 4 +/- acre lake
- Estimated timber value of \$20,000+ (June 2017)
- Most furniture to convey with sale (Couches, table, beds, refrigerator & stove)
- Kubota Tractor (16 hrs.) & Brush Hog available

PROPERTY DESCRIPTION:

Opportunities like this don't come along very often. This 40 +/- acre hunting property for sale in Franklin County, Illinois has everything you could ask for in a hunting property. The nice 1 bed, 1 bath, cabin that was built in a metal building and is the perfect hunting cabin or get-away cabin. There are 8.3 acres of tillable ground (the Seller currently trades with a farmer for access to 3 different properties (100 acres) that can be hunted)! Then there is the mature timber with an estimated timber value (estimate dated 6/2017) of \$20,000+. There is also a 4 +/- acre lake that is perfect for fishing and great for the wildlife. Most furnishings in the cabin will convey with sale. Seller is also willing to leave a nice Kubota Tractor (with 16hrs) and brush hog for mowing! There is a lot of deer and turkey sign on the property.



PRESENTED BY:

SHANE YEARIAN

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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 inspection and with appropriate professionals

TAXES: \$1,153

TAX YEAR: 2018