



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

# Franklin County Illinois Land iAuction - Cook Farm

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



BIDDING ENDS WEDNESDAY, AUGUST 10<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



**PROPERTY ADDRESS:**

00 Park Street Rd.  
Mulkeytown, IL 62865

**ACRES:** 60

**COUNTY:** Franklin

**PROPERTY DESCRIPTION:**

**Open house Saturday, July 30<sup>th</sup> 9 AM to 10 AM.**

These 60± acres located in the NW corner of Franklin County Illinois are 6.5 miles east of Du Quoin IL and an easy 1 hour and 30-minute drive from metro St. Louis. The Farm Service Agency figures there to be 44.89 acres of cropland with the balance in woods and water. The highly productive cropland consists mostly of Bluford and Wynoose silt loam with an average Productivity Index of 95.88. There are also 5.6 acres in CRP paying \$126.56 per acre (\$709.00) with the last payment to be made September 30, 2026. The 5.6-acre (CRP) duck impoundment has a gate system where you can drain the impoundment and then plant corn or millet and flood. The wooded acreage sets up great for deer hunting and even has a small hidden field on the west side that would be perfect for a food plot. The farm has electricity and rural water available with some great home or cabin sites. This is an outstanding all-around farm just 8.5 miles west of Rend Lake that's income producing and allows you to hunt deer, ducks, geese, and turkey!



**PRESENTED BY:**

**SHANE YEARIAN**

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