



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

# 40± Acre Recreational Property with Home, Stocked Fishing Pond & Outbuildings for Sale

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



## PROPERTY ADDRESS:

1977 Bay City Rd.  
Brookport, IL 62910

**PRICE:** \$349,000

**ACRES:** 40±

**COUNTY:** Pope

## PROPERTY HIGHLIGHTS:

- 2 bed, 1 bath, 1,500 sq ft home
- 30x40 detached garage/shop
- 32x50 storage shed
- 22x46 kennel/shed
- 25 KW whole home generator
- Fully stocked fishing pond
- 23 acres pasture/tillable ground
- Fenced perimeter
- Potential for duck hunting
- 15 min from Paducah KY

## PROPERTY DESCRIPTION:

This 40-acre property in Southern Illinois has it all. A quarter mile from the gated entrance is the 1,500 sq ft, two bed, one bath home for the perfect privacy. The home would make a great permanent residence, hunting cabin, or Air B&B rental home. There is also a 30x40 detached garage/shop with a wood-burning stove, a 32x50 storage shed, and a 22x46 kennel/shed for dogs, chickens, or small animals. The entire property is fenced and would be perfect for cattle, horses, or other livestock. In the event of a power outage, the home is equipped with a 25 KW whole home generator that will automatically kick on, and there is a nice fully stocked fishing pond.

A recommendation for the 23 acres of pasture/tillable is to plant 15 acres of warm-season grasses (yellow on the map) for bedding and 8± acres of food plots around the property's perimeter. A few holes could be created close to stand sites overlooking the food plots to pinch the deer past the stands. In addition, there are also a couple of places where some small dams could be built to create a possible duck hole in the timber that has pecan and pin oak trees or some duck holes could be created in the fields with flooded corn or millet. The Seller does not hunt but frequently sees deer, turkeys, and waterfowl. This is a great all-around property near town with all the amenities.



## PRESENTED BY:

**SHANE YEARIAN**

**Land Specialist**

M: (618) 830-2825

P: (855) 573-5263 x710

E: jogden@trophyapa.com

**Trophy Properties and Auction**

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophyapa.com

leads@trophyapa.com

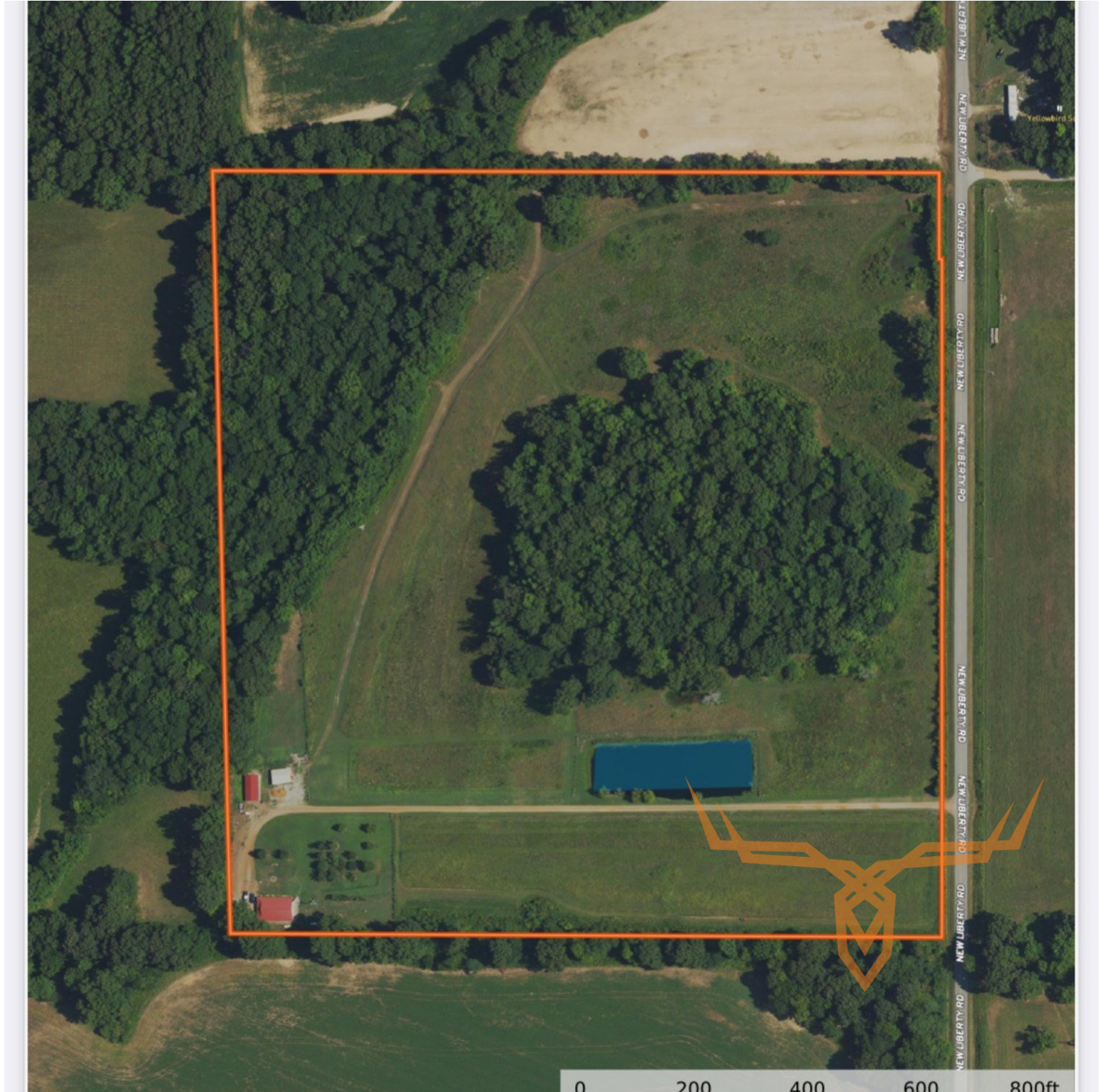




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal