



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

60± Acre Illinois Hunting Tract for Sale - Franklin County

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



PROPERTY ADDRESS:

3 Branch Road
Mulkeytown, IL 62865

PRICE: \$459,800

ACRES: 60

COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- Trophy deer habitat
- 40 acres tillable with potential income of \$6-7k/yr
- Pond
- Road frontage on 3 sides for multiple access points

PROPERTY DESCRIPTION:

Have you ever wanted to hunt a potential 200" Typical whitetail? These 60 acres have one living on it where a shed belonging to it was found. The farm offers 40 acres of good tillable land that could be planted in 7' tall Switch grass CRP (yellow on map) and plant 5-6 acres of corn, beans and greens (green on map) or have the farmer leave the corn standing till Jan and plant 5 acres of standing beans in the green area on the map. The property has road frontage on 3 sides which allows for multiple access points in any wind direction. This is a once in a lifetime property that has some unreal genetics!



PRESENTED BY:

SHANE YEARIAN

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Trophy Properties and Auction

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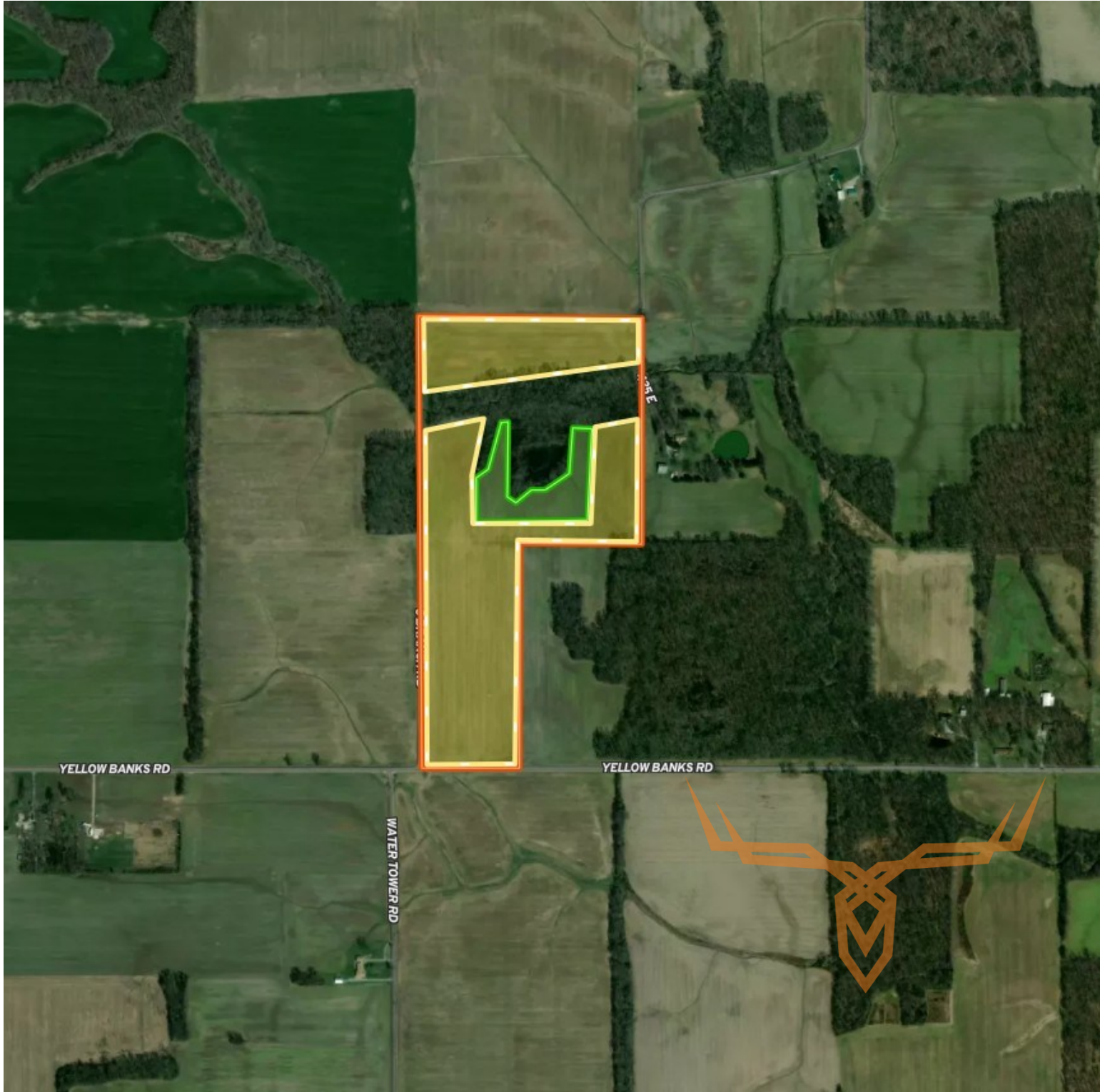
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal