



500 +/- Acre Turn Key Giant Buck, Duck & Turkey Hunting Property for Sale

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

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PROPERTY ADDRESS:

7495 Mine 5 Road
Benton, IL 62812

PRICE: \$1,285,000

ACRES: 500

COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- Brand New 2020 40x40 Pole barn with 2-40x10 lean-tos, Concrete floors
- \$100,000 back at closing for timber contract
- 80 +/- ac tillable making \$10k+/yr
- 2019 4155 LS Tractor with cab and bucket around 300 hrs
- 2019 Honda Pioneer (worth approx. \$15k)
- Equipment conveys with sale
- 3" trash pump for flooding food plots if needed and filling for waterfowl hunting
- 3 box blinds
- 15 tree stands (already in place)
- 12 trail cameras and more

PROPERTY DESCRIPTION:

This 500 +/- acre property in Franklin county southern Illinois has one of the best track records for giant deer that I have ever seen! In the last 10 years they have killed a 211", 207", multiple 190" bucks and the Seller said around 15 bucks over Boone and Crocket plus multiple 5 year old 150-160 class deer. The property has around 80 +/- acres of tillable that makes over \$10,000 a year income. The Seller is building a brand NEW 40x40 pole barn with 2-40x10 over hangs starting July 13th and has spent over \$50,000 already, it will have concrete floors, plumbing and insulation (it can easily be turned into a cabin). The Seller is also going to give a Buyer \$100,000 at closing for a timber contract or the Seller can buy back the timber contract if the timber hasn't been cut already. There is also a 2019 4155 LS tractor with cab and bucket, log grappler for tractor, 2019 Honda Pioneer, 10' disk, No Till Planter, 7' box blade, 7' tiller, spreader, sprayer, 3" trash pump they use to water food plots in dry seasons and to fill a couple acre timber hole they kill hundreds of green heads in every years, 3 box blinds, 15 tree stands already in place just hunt them, and 12 trail cameras. The Seller has managed the property for 5 year old bucks for over 5 years, there is a 500 +/- acres farm south of this property that allows no hunting and other big landowners that manage around the property. If you're looking for one of the best hunting farms in Southern IL with one of the best track records ever seen you need to check this place out.



PRESENTED BY:

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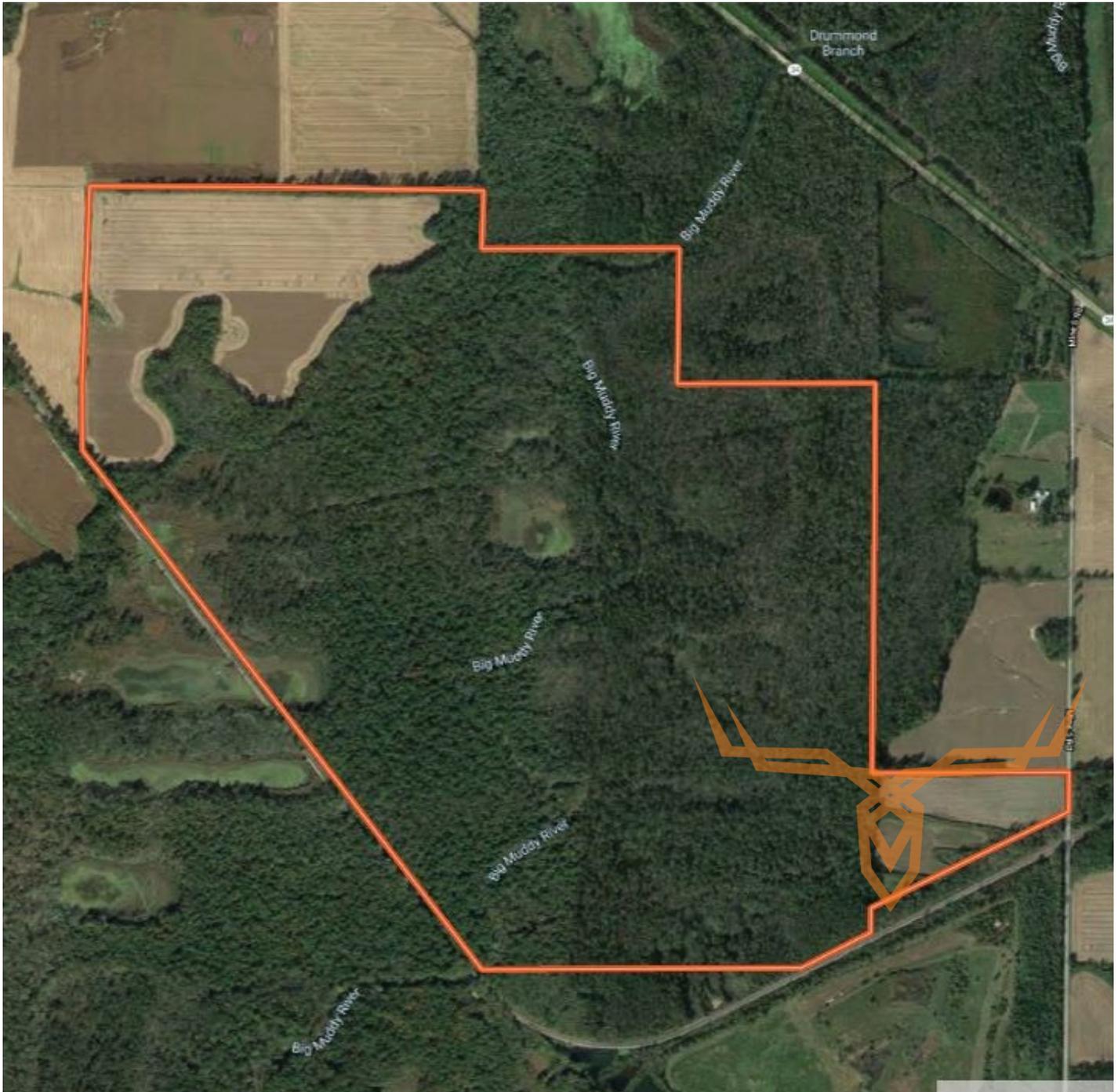
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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with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