



Turn Key Farm with Newly Remodeled Home for Sale - Jackson County

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

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



PROPERTY ADDRESS:
1202 Town Creek Rd.
Murphysboro, IL 62966

PRICE: \$325,000
ACRES: 47
COUNTY: Jackson

PROPERTY HIGHLIGHTS:

- All newly remodeled 2 bed 1 bath home
- Newer KL 4130 Kioti Tractor with brush hog and box blade
- 2 Car ports
- 1 box blind and multiple ladder stands
- 11 acres of tillable for income and food source
- Multiple acres of pasture could be farmed or put into warm season grasses
- Creek
- Mature timber

PROPERTY DESCRIPTION:

This is a great little all-around farm in Jackson County Illinois. The 2 bed 1 bath home was just recently remodeled from the roof to the flooring including the kitchen, the bathroom, a new furnace, and a new septic that can take care of 2 homes. The Seller is leaving his Newer K 4130 Kioti Tractor with brush hog and box blade, 2 car ports and a box blind and multiple tree stands. Use the home for family vacations and rent it out for great income on VRBO and Air B&B. The Southern IL wine trail is only minutes away, there are 4-5 big public lakes for fishing and boating and the Shawnee National Forest is only mins away. The 11± acres of tillable can be used for income or leave it stand for the deer. There are numerous acres not being farmed that are pastureland that could be planted in warm season grasses for bedding area. The timber is very nice and has not been cut. It consists of white oak, red oak, and hickory. This is a great all around farm that can make a great return on your money (ROI).



PRESENTED BY:

SHANE YEARIAN

Land Specialist - IL

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophy.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophy.com

leads@trophy.com



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

Turn Key Farm with Newly Remodeled Home for Sale - Jackson County

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



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