



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

Outstanding 46± Acre Illinois Combination Farm with Home for Sale - Jackson County

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



PROPERTY ADDRESS:
4146 Truax Traer Rd.
Murphysboro, IL 62966

PRICE: \$499,000
ACRES: 46
COUNTY: Jackson

PROPERTY HIGHLIGHTS:

- 3 bed, 2 bath home
- \$25k Solar System
- 46x80 Pole barn
- 56x54 Pole barn
- 26x26 attached garage
- 2 large grain bins
- Potential income from barns/bins rent
- Potential income from short term rental on home
- Giant whitetails
- 2 established food plots
- 2 box blinds
- Waterfowl hunting

PROPERTY DESCRIPTION:

In 18 years of selling land, I have never seen this many big mature bucks on a small farm like this 46 acres! The sellers have gone all out on the home and the land. The home is a three bedroom, two bath with an open floor concept and complete remodel featuring numerous updates. All new electric and plumbing in 2017. Brand new kitchen with custom cabinets, granite counter-tops, and stainless steel appliances in 2017. Full upstairs bathroom remodel in 2017. Refinished original hardwood floors. Brand new front sidewalk and back patio w/firepit in 2019. New siding added in 2022. Fully finished lower level added in 2018.

The finished lower level was completed with some old barn wood and old tin the Seller tore down on the property, giving the basement an elegant rustic feel. The home and barns are powered by solar, so you are off-grid, only costing **\$39/month** for service. There are two large pole barns, 40x80 and a 56x54, and two big grain bins that, if you don't use them, the Seller is willing to rent back for up to **\$6,000/yr**. The barns and grain bins were all newly painted in the last 6 months, and all shed posts have been re-supported. Even a smaller grain bin has been converted



PRESENTED BY:

SHANE YEARIAN

Land & Home Specialist - IL

M: (518) 830-2825

P: (855) 573-5263 x710

E: syearian@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com

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into a chicken coop full of chickens (not sure if they stay).

When it comes to the 46± acres, the Seller has created a massive bedding area with hinge cutting and switchgrass. Two food plots with two large box blinds were strategically placed on both sides, making the perfect way to enter without being detected. An old drainage ditch has been dug out to allow part of the property to drain correctly. A gate system was also installed to allow planted corn & millet to be flooded for waterfowl (deer eat duck food, so it works for both). Check out the trail camera pictures and videos of all the different bucks from the last 5-6 years or so; WOW.

It gets better! The Seller is a farmer and runs a small outfitting business. He has offered to plant the food plots the first year and could probably be hired to plant them for years to come. He has also offered an opportunity for the Buyer to join on a free one-week guided hunt through his outfitting business on his additional 500-600 acres for three years. So, you can hunt your 46 acres, and you hunt an additional 500± acres for three years as well!

Suppose you're buying from out of town and looking for a great weekend getaway cabin. In that case, you could easily rent the home on VRBO or Air B&B for extra income, creating a possible total return on your investment. In addition, there are 5-6 giant public lakes, Wine Trail, Shawnee National Forest, Colleges, and much more to draw people in only 10-15 min away. This property is a must-see farm and should last long!





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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