



Franklin County Illinois Land for Sale at iAuction - Ruth Moak Estate

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PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:
00 Yellow Banks Road
Benton, IL 62812

ACRES: 310.7
COUNTY: Franklin

AUCTION DETAILS:

Presenting an exceptional opportunity to acquire 310.7 acres of prime land in Franklin County, Illinois, offered across 3 distinct tracts. This expansive property boasts a diverse range of features that cater to various interests, including agriculture, wildlife enthusiasts, and prospective homeowners.

Comprising highly productive cropland, the property is a testament to its agricultural potential. The Farm Service Agency shows there to be 167.64 acres of dedicated cropland. The soils predominantly consist of Ava and Bluford silt loam with a productivity index of 92. This fertile ground presents an inviting canvas for those seeking to maximize their agricultural endeavors.

Beyond its agricultural prospects, this property is a haven for outdoor enthusiasts, particularly deer and waterfowl hunters. The diverse landscape offers excellent habitat for local wildlife, making it a prime destination for those seeking memorable hunting experiences. The combination of open spaces, wooded areas, and potential water sources contributes to the habitat's richness.

Situated approximately 5.5 miles southeast of Christopher and 6 miles southwest of Benton, the property enjoys a strategic location that strikes a balance between rural serenity and accessibility to nearby amenities and conveniences.

Tract 1: 200.1 acres with approximately 150 acres of highly productive cropland with the balance in woods. The soils consist mostly of Plumfield silty clay and Ava and Bluford silt loam with a productivity index of 92. Nice productive tract with great hunting and recreation possibilities. Free of any tenant agreements for the upcoming 2024 crop season.



PRESENTED BY:

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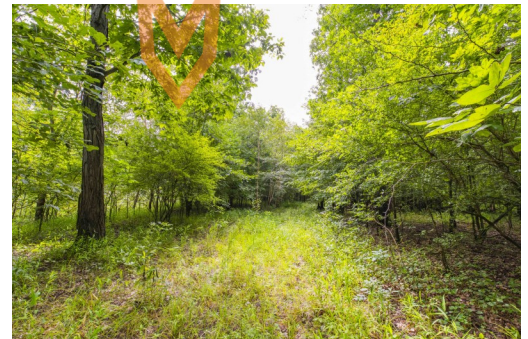
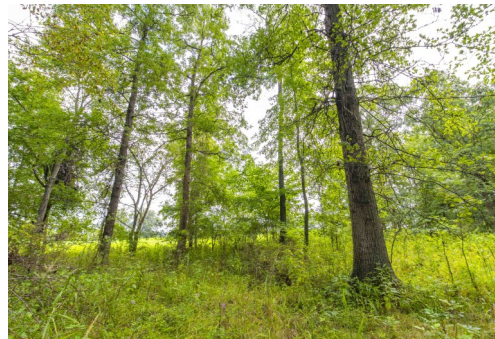
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Tract 2: 30.6 acres with approximately 13 acres of productive cropland with the balance in woods. The soils consist mostly of Plumfield silty clay and Ava silt loam with a productivity index of 75. Nice homesite with hunting and recreation. Free of any tenant agreements for the upcoming 2024 crop season.

Tract 3: 80± wooded acres offering excellent hunting and recreation. The Big Muddy River meanders through and along the border of this tract. With the right plan this could possibly be developed into a flooded timber hole for waterfowl. Endless possibilities!

With its unique combination of productive cropland, wildlife-rich hunting opportunities, and prime homesite options, this property offers a wealth of possibilities for the discerning investor, farmer, outdoors enthusiast, or prospective homeowner. For more detailed information and to explore the full potential of this remarkable property, interested parties are encouraged to contact **Phil Brown (314) 753-7444**.



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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