

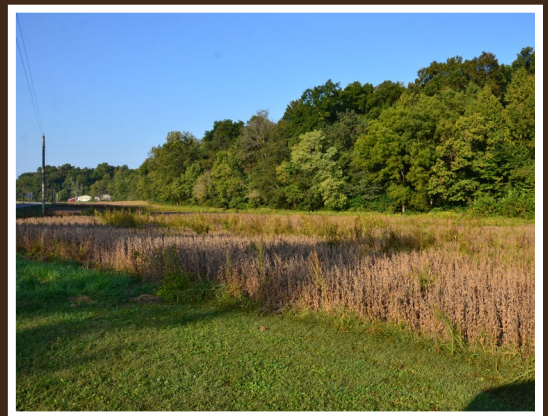
LAND AUCTION



56 AC± | 3 TRACTS | JACKSON CO, IL

AUCTION:
ONLINE AT RANCHANDFARMAUCTIONS.COM
TIMED ONLINE ONLY
BIDDING ENDS: 11/29/23 AT 3:00 PM CDT

This income producing property lays just southwest of Murphysboro along Town Creek Road. This property consists of around 21 income producing acres currently in soybean production on crop shares. Town Creek runs the length of the property offering year-round fresh water for the large populations of wildlife calling this property home. The timber on this property consists primarily of hardwoods offers excellent cover for the wildlife and great hunting opportunities for the avid hunter. The north side of Town Creek Road has several excellent building sites with electric available. If you are looking for an excellent income producing hunting property, then this is a must see! Call today to schedule your own private viewing.



TRACT 1: 14.39 ± ACRES

This excellent small property lays off of Town Creek road just southwest of Murphysboro. This property offers around 4 tillable acres currently in soybean production. The property offers excellent home building sites with over 1200 ft of paved road frontage with electric available. Not only is this a great location to build your dream home on, it offers some great hunting opportunities. The timber on the property consists primarily of hardwoods offering excellent cover and food for the large populations of wildlife calling this area home.



TRACT 2: 23.6 ± ACRES

This excellent hunting tract lays off of Town Creek road just southwest of Murphysboro. This property is mostly timber with around two acres of open ground and one of that in tillable production. The timber on the property consists primarily of hardwoods offering excellent cover and food for the large populations of wildlife calling this area home. The Town Creek runs through the property giving year-round water supply for the wildlife.



TRACT 3: 18.51 ± ACRES

This excellent small tillable property lays off of Town Creek road just southwest of Murphysboro. This property offers around 15 tillable acres currently in soybean production. This property is mostly tillable but also offers some hunting opportunities with high population of wildlife in this area. This property is very easily accessible with large farming equipment with tons of road frontage. This property is perfect for an investor or a farmer with a hunting passion.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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