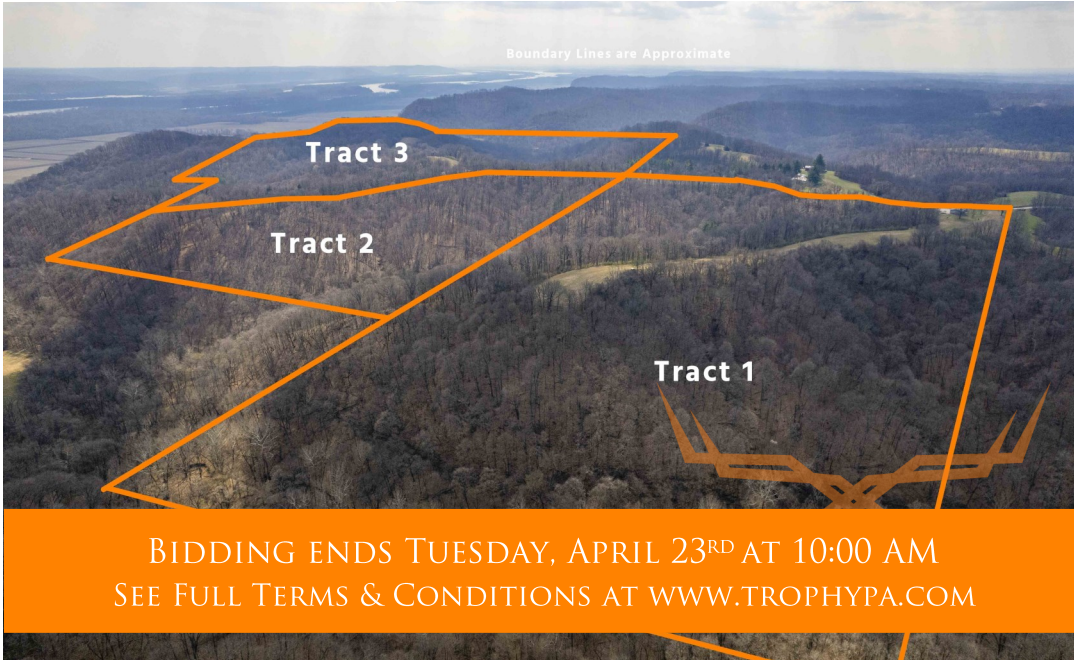




# Calhoun County Illinois Land for Sale at iAuction - Hale-Parker-Goeddel Farms

**TROPHY**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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



**PROPERTY ADDRESS:**  
986 Franklin Hill Road  
Batchtown IL, 62006

**ACRES:** 203  
**COUNTY:** Calhoun

## **AUCTION DETAILS:**

**Open House Saturday, April 13th 10AM to Noon.**

**Bidding Ends Tuesday, April 23rd at 10AM.**

This spectacular property consisting of 203+/- acres offered in 3 tracts sits on top of Franklin Hill in the heart of beautiful Calhoun County, IL. It offers breathtaking views of the Illinois River bottom and tremendous hunting right out the door. Whether it's mature whitetail bucks, morel mushrooms or an abundance of turkeys, this farm will deliver for you! Plenty of thick cover and draws of mature hardwoods mixed with ridge top fields make this farm hunt bigger than it even is. For over 20 years, this farm has been managed for trophy whitetail. The farm has not had any timber harvested in approximately 30 years. There are 14+/- tillable acres that would be ideal for food plots or rented for farm income.

**Tract 1:** 63+/- gently rolling to rolling acres which includes a well maintained, turnkey 3-bedroom, one bath house along with a three-car detached garage. The roof, siding and outbuilding are all less than 10 years old. There is a walk-in cooler to hang your trophy game. This could be a great year-round home or a hunting lodge. All furniture and appliances convey with the sale. There are approximately 6 acres of cropland that would be ideal for food plots or rented for income.

**Tract 2:** 46+/- gently rolling to rolling acres for the avid hunter seeking prime hunting land or the person envisioning your dream home with breath taking views, this property has both! The land provides privacy, views of the Illinois river bottoms and is within minutes of the town of Hardin.



## **PRESENTED BY:**

**KIM CHISHOLM**

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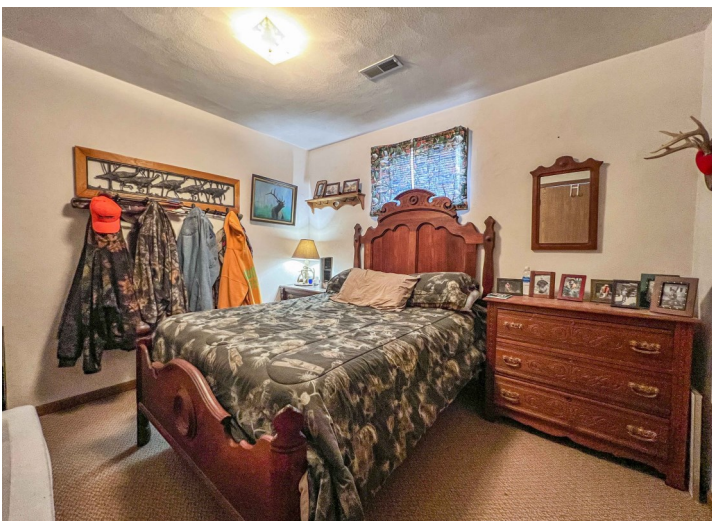


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**Tract 3:** 94+/- gently rolling to rolling acres with a ridgetop field that spans the length of this tract and draws of mature hardwoods, this makes a great hunting property. More breath-taking views of the Illinois river bottom. There is water and electric at the road to build your home or to hook up a camper when needed. There are approximately 8 acres of cropland that would be ideal for food plots or rented for income.



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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**T R O P H Y**  
PROPERTIES AND AUCTION  
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