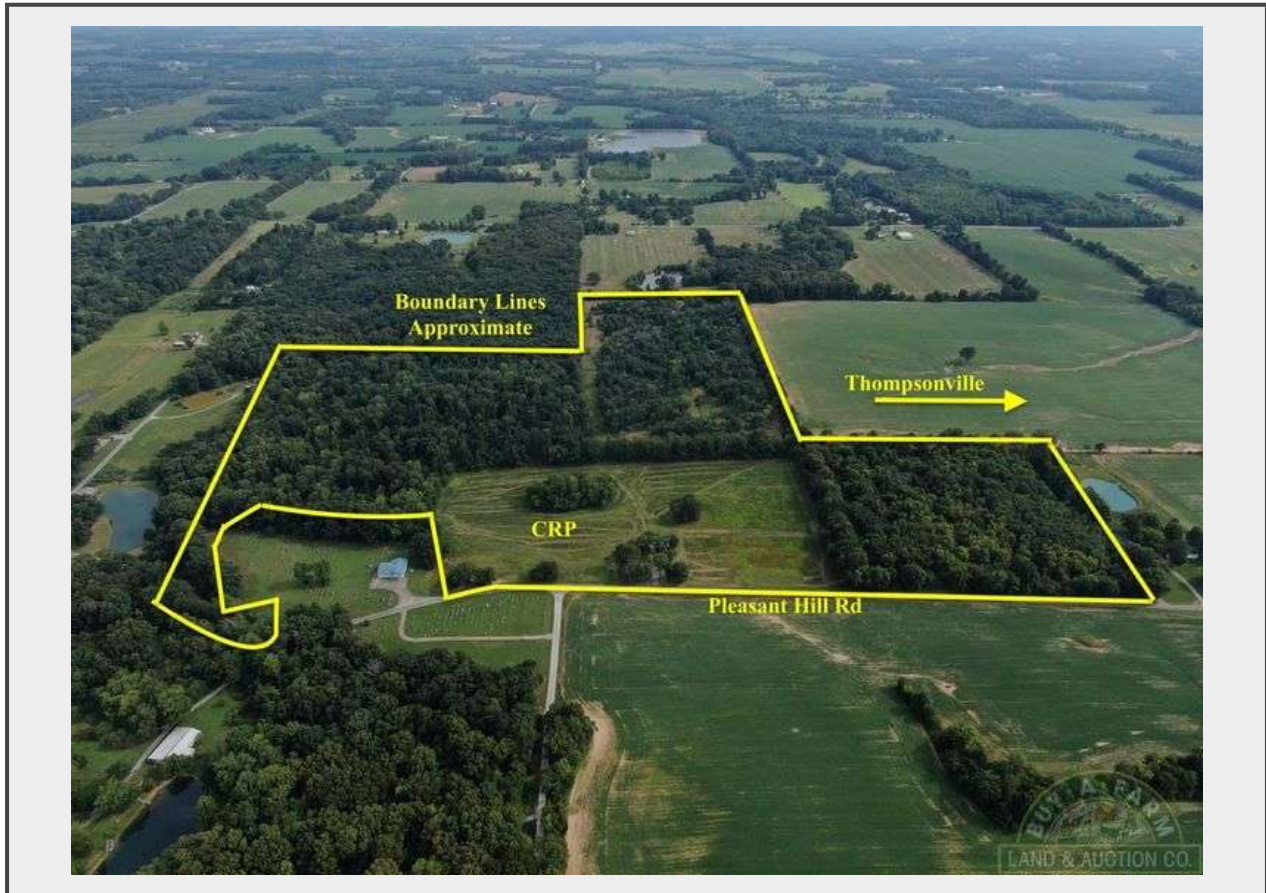


Sale Name: Franklin County IL 62+- Acres / Hunting Deer Whitetail Wooded Income / 2963A

LOT 1 - TRACT 1



Description

Welcome to your ultimate hunting retreat at Pleasant Hill Road near Thompsonville IL. Nestled on 62 acres, this property is a haven for avid deer hunters and outdoor enthusiasts alike.

Managed meticulously for deer hunting, the land features 5 strategically placed food plots that attract and sustain a thriving deer population. With a diverse terrain that includes timber stands, 11.38 acres enrolled in a CRP government program and expansive grass shooting lanes, this property provides the perfect blend of open spaces and natural cover essential for successful hunts.

Serious hunters will appreciate the proven track record of producing impressive bucks with past harvests yielding deer scoring up to 160 inches. The owner's exclusive use of bow hunting ensures a deer sanctuary during gun season. In addition to its exceptional deer hunting, the property also offers decent turkey hunting.

The 11.38 acres enrolled in CRP program generates an annual income of \$1,599 providing an additional benefit to the property's financial profile.

Practical amenities include city water and electric utilities along with a 30-amp camper hook-up. Access is made easy with a rock driveway directly off a well-maintained road.

Located along Pleasant Hill Road, the property offers more than just exceptional hunting. It presents an ideal opportunity for future development with a promising building site, perfect for a new home or hunting lodge.

Whether you're looking to invest in prime hunting property or seeking an escape to the countryside, this 62-acre property offers a blend of managed wildlife, convenience, income and some pretty good deer hunting.

- Parcel #13-11-200-005, 13-11-200-006, 13-11-400-002, 13-12-100-022, 13-12-300-001
- Taxes: \$954
- Section 11, T7S-R4E

Quantity: 1



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