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## FOR SALE: FRANKLIN COUNTY IL 146.5+- ACRES

### PROPERTY DETAILS

Address: Horseshoe Road, West Frankfort IL

List Price: \$2950 Per Acre

Fantastic hunting farm with over 50 acres of tillable land. Income, home sites, ducks, geese, deer and turkey all in the same package and just minutes from all kinds of other things to do! The property has frontage along Horseshoe Road just a few miles SW of the West Frankfort exit off I-57. The farm itself is capable of holding 40+ acres of water and adjoins several large lakes and the Big Muddy River is located 21 miles to the West. As the duck flies, this property is due South of Rend Lake and straight North of Crab Orchard Refuge. Feel free to look at Google Maps to see how centrally located this property is in terms of waterfowl migrations. Quality **deer, abundant turkey, good income, waterfowl potential....this** place has it all! The tillable land is crop shared 1/3 -2/3 and typically brings in between \$5,000 and \$7,000 annually. There is one large 18-inch schedule 80 pipe and valve that floods the entire property if desired. We emphasized the waterfowl potential; however, make no mistake about it, the deer hunting could be phenomenal with the addition of food plots and turkey seem to be in the field about every time I've been there.

Listing 1874AL

### CONTACT:

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