

SOLD \$2,800,000 / CLOSED 8/2/24

FOR SALE: 730+- Acres Franklin County IL

Incredible Hunting Farm Just Outside of Benton IL



Wayne Keller
Managing Broker

618-407-1679

wkeller@buyafarm.com

Steeleville Branch Office

800-357-4020



buyafarm.com

PROPERTY DETAILS (2866L)

Address: Illinois Route 14, Benton IL

List Price: \$3,300,00

An incredible hunting farm! 730+- acres of woodlands, food plots, ponds and farmstead located just West of Benton Illinois in Franklin County along the Big Muddy River. The farm has been managed for Whitetail for the past 15+ years under the supervision of Don Higgins of "Higgins Outdoors". The owner tells me the difference Don has made in the quality of the Whitetail hunting on this property is unbelievable. There are several large shallow water bodies on the South part of the property that draw waterfowl, but the owner has not developed or hunted waterfowl and chooses to concentrate on developing a first-class Whitetail property.

The South 275 acres is secluded. It is made up of 165+- wooded acres, 14+- food plot acres and 31+- acres of shallow water ponds / wetland areas. This tract also has grassland areas and trails throughout. It would be an excellent waterfowl property, but the owner does not hunt waterfowl so as to develop the Whitetail hunting to its full potential. There are 3 tower stands and numerous tree stands on the property that stay. The food plots, proximity of the river and seclusion **make this a favorite place to fill those tags...**

Just South of IL Hwy 14 is 104+- acres made up of a 2+- acre pond, some old growth timber food plots and new growth timber with the Big Muddy River meandering through the property. Along **the River is a "Trailer-Minimum" for the guest hunters/boaters/fisherman or campers.** This is also a good hunting property with potential for waterfowl.

North of Hwy 14 and East of the Rend City Road is 312+- acres with the Big Muddy River meandering through the property from the NE corner South to Hwy 14. Approximately 18 acres is open ground used as food plots. The balance is wooded with a shallow water area. The timber is a mix of white oak and other hardwoods that has not been cut in many years. There are trails throughout. **Another outstanding whitetail property...**

East of Rend City Road is 39+- acres with a home, rental apartment and a doublewide home, garage and 2 machine sheds, all in excellent condition. The main home overlooks a 2-acre pond. There is also 20+ acres of cropland that is leased.

Included in this sale are several pieces of machinery and ATVs plus all tree stands, stationary blinds and trail cameras. **SEE WEBSITE FOR ADDITIONAL INFORMATION...**

Specializing in Rural Real Estate Sales and Auctions

MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998