



Great Illinois Deer, Duck, & Turkey Hunting - Franklin County

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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



PROPERTY ADDRESS:

00 Yellow Banks Rd.
Christopher, IL 62822

PRICE: \$390,000

ACRES: 200

COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- \$1,950 an acre!!
- Full of deer and turkey
- Possible duck hunting
- Decent timber value
- 3 access points

PROPERTY DESCRIPTION:

It's hard to find a good hunting property under \$2,000 an acre anymore. These 200 +/- acres offer outstanding deer hunting opportunities! (I jumped 20+ deer while taking pictures).

There is a gas line on the east side of the farm that I would plant the entire 5-6 acres in food plots. The west side and the north side borders agriculture. I would try to buy a couple acres from the farm to leave stand or clear out some food plot locations on the 200 acres next to property line. I would also clear cut the center of the 200 acres and let it grow up into thick bedding sanctuary. This farm also lays in the big muddy bottoms about 2-3 miles from Rend Lake so the duck hunting could be outstanding. I would clear 5-6 acres in the timber and plant corn or millet and flood and I would find the best oak grove and make a small levy around the oaks and flood them for a timber hole. The property has 2 access points on the SE and SW corners and an access in from the North. There are a couple acres on the SW side that would allow you to build a cabin or put a camper on or you could buy a cheap home in one of the small towns around the 200 acres. Benton is only 10 min away with stores and restaurants and hotels also.



PRESENTED BY:

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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$320

TAX YEAR: 2017