

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

20 Acre Hunting & Recreational Retreat For Sale - Franklin County

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



PROPERTY ADDRESS:

3 Branch Road
 Mulkeytown, IL 62865

PRICE: \$149,000

ACRES: 20±

COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- Potential for Giant Whitetails
- 10 Acres of Tillable Ground
- 10 Acres of Timber
- Beautiful Creek on Property
- Possible Building Sites for a Home or Cabin

PROPERTY DESCRIPTION:

Discover an incredible 20-acre tract in Franklin County, IL, just waiting for outdoor enthusiasts and hunters! This property is home to a potential 200" typical whitetail buck and boasts numerous other deer sightings. The current owner has captured photos of this impressive buck and discovered one of his sheds in January 2025, confirming the area's potential for trophy deer hunting. This property can possibly be enhanced by planting a 3-acre food plot (indicated in green on the aerial map) and surrounding it with corn or warm-season grasses (shown in yellow). I would have a box blind or two on the food plot to hunt every wind direction, and a trail system through the yellow part to access the blinds. With abundant wildlife and versatile land use, this is an exceptional opportunity for anyone looking to invest in hunting and recreational property. Don't miss out on a chance to secure this prime property!



PRESENTED BY:

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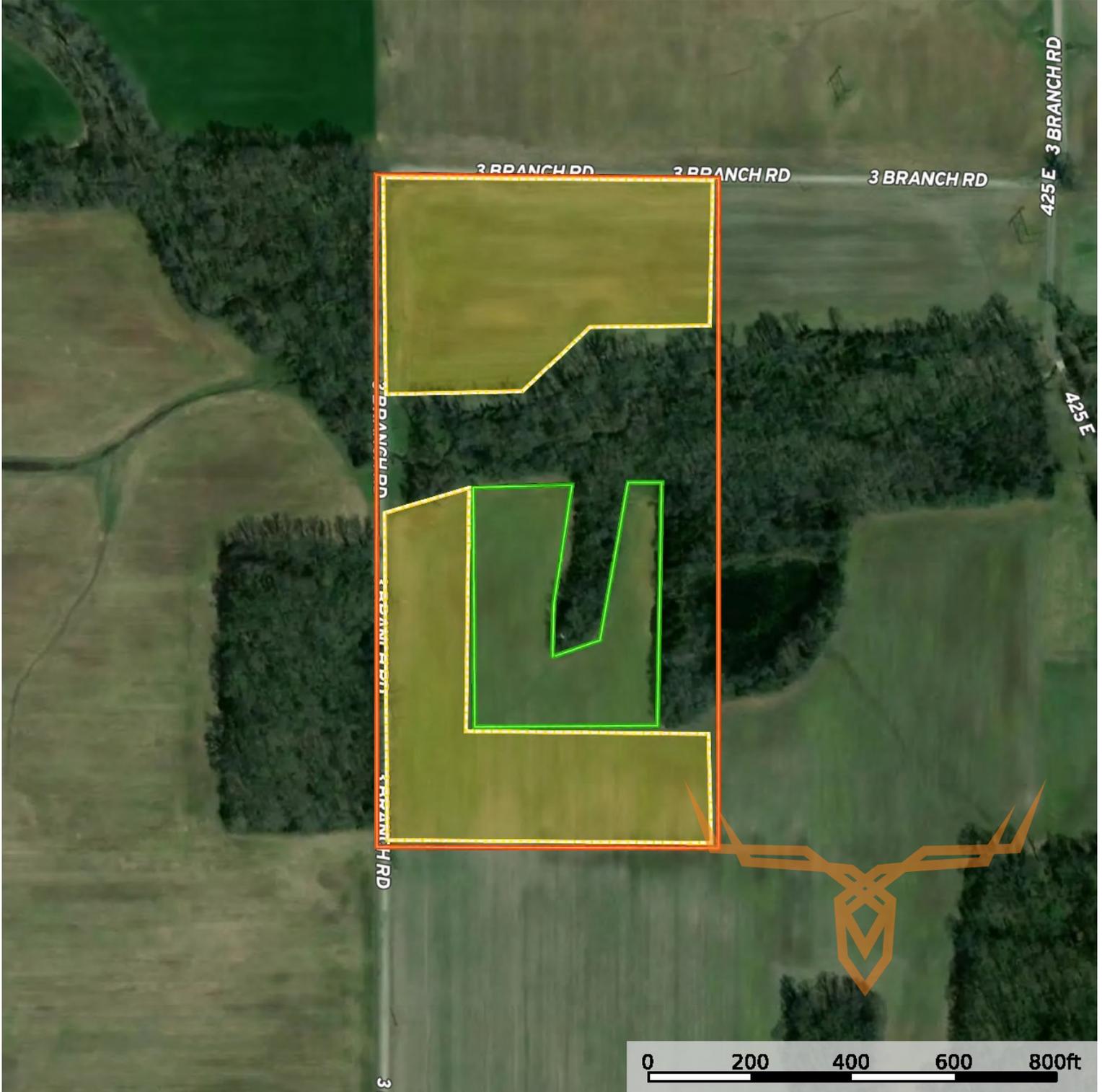
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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with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