

**T R O P H Y**  
 PROPERTIES AND AUCTION  
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# 276± Acre Illinois Hunting Property with Income Potential for Sale - Jackson County

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**PROPERTY ADDRESS:**

9330 Old Hwy 13  
 Murphysboro, IL 62966

**PRICE:** \$999,000

**ACRES:** 276±

**COUNTY:** Jackson

**PROPERTY HIGHLIGHTS:**

- 265± acres of wildlife sanctuary
- 4-360 hunting blinds w/ stands will convey
- 9-10± acres of established food plots
- Trail system throughout
- 3 bed/1 bath cabin w/ garage
- Multiple creeks
- Possible 22-23 acre lake site
- Possible income from hunting lease
- Suitable for horses or side-by-side
- Near Kinkaid Lake, Cedar Lake, Little Grassy or Crab Orchard Lake

**PROPERTY DESCRIPTION:**

This 276± acre Illinois property is only .25 miles from the land I purchased in this area because of the genetics. I know of 5-6 bucks from 170"-210" harvested in the last 3-4 years. It is extremely hard to find any farm in the midwest priced under \$5,000/acre and this property is priced under \$3,750/acre. The property is set up for easy access and for multiple people to comfortably hunt at the same time with 7 different food plots and four 360 blinds. A trail system is wide enough for a truck, tractor, or electric golf cart to get around the entire farm for easy access to every stand location. Over 265 acres of thick sanctuary never is disturbed, leaving the wildlife alone. The property offers many field edges, big hardwood ridges, dense cover, and creek bottoms for diverse hunting opportunities. The property also offers a 3 bed 1 bath hunting cabin with garage and with a bit of work, could be a possible AirBnB rental. There are multiple possible lake sites; one is 22-23 acres in size! This property is an unreal hunting property for an unreal price.



**PRESENTED BY:**

**SHANE YEARIAN**

**Land Specialist**

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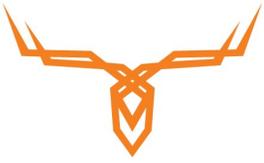
**Trophy Properties and Auction**

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