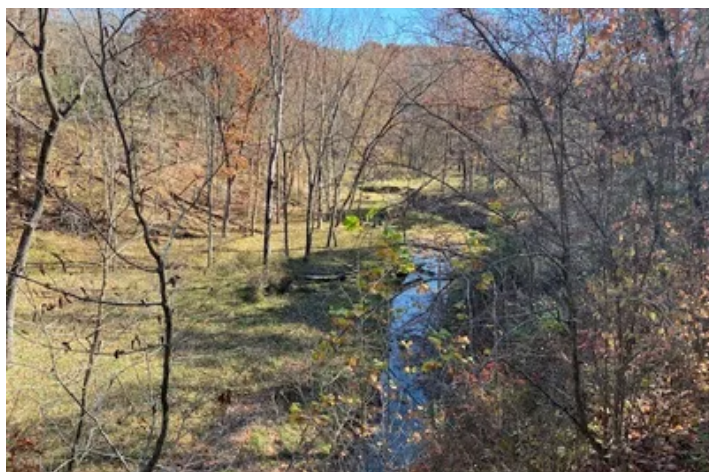


Brown County Illinois 86+- acre hunting/farm/pasture
1486 750 E St
Mount Sterling, IL 62353

\$559,000
86± Acres
Brown County



Brown County Illinois 86+- acre hunting/farm/pasture
Mount Sterling, IL / Brown County

SUMMARY

Address

1486 750 E St

City, State Zip

Mount Sterling, IL 62353

County

Brown County

Type

Hunting Land, Ranches, Farms

Latitude / Longitude

40.05625 / -90.767754

Acreage

86

Price

\$559,000

Property Website

<https://legacylandco.com/property/brown-county-illinois-86-acre-hunting-farm-pasture/brown/illinois/95157/>



Brown County Illinois 86+- acre hunting/farm/pasture Mount Sterling, IL / Brown County

PROPERTY DESCRIPTION

86+ Acres | Proven Layout for a Whitetail "Buck Factory" | Brown County, IL

If you're looking for a property with everything needed to consistently grow and hold mature whitetails, this 86+ acre farm checks every box. Located in a low-pressure neighborhood with food-rich neighboring farms, this tract sets up perfectly to become a true Illinois buck factory.

Just a few miles north of Mount Sterling on Highway 99, this property offers year-round water with a natural spring running through the center and a pond that serves as a key wildlife draw. The mix of rolling pasture, edge habitat, and hardwood timber — including white oak, red oak, hickory, and walnut — creates natural funnels, bedding areas, and ideal stand locations.

The land was maintained as pasture for 30 years and has only been out of pasture for the last three, making it incredibly easy to convert into elite deer habitat. Roughly 10 acres of tillable ground were added last year, with the ability to reclaim 20+ more acres for food plots or tillable. The rolling pasture is ideal for native grasses and thermal bedding, allowing you to design a property that holds deer year-round.

Access is excellent throughout the farm thanks to completed crossings and erosion improvements, making quiet entry and exit simple for multiple wind directions. Surrounded mostly by tillable ground, this farm offers the kind of sanctuary feel deer crave during hunting season.

Utilities are available at the road, making it easy to build a hunting cabin or lodge with electric and county water. An interactive aerial map is available on the listing company's website to help you visualize stand locations and habitat improvements. If interested or if you have questions contact the Legacy Land Company listing agent.

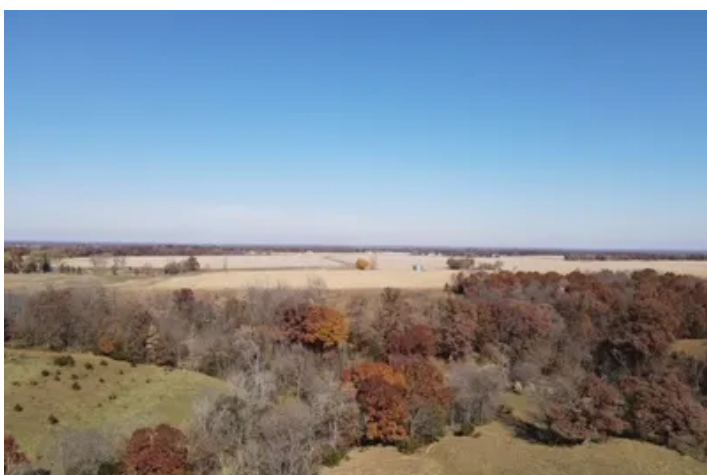
Asking Price: \$559,000

Contact Cabot Benton

217-371-2598

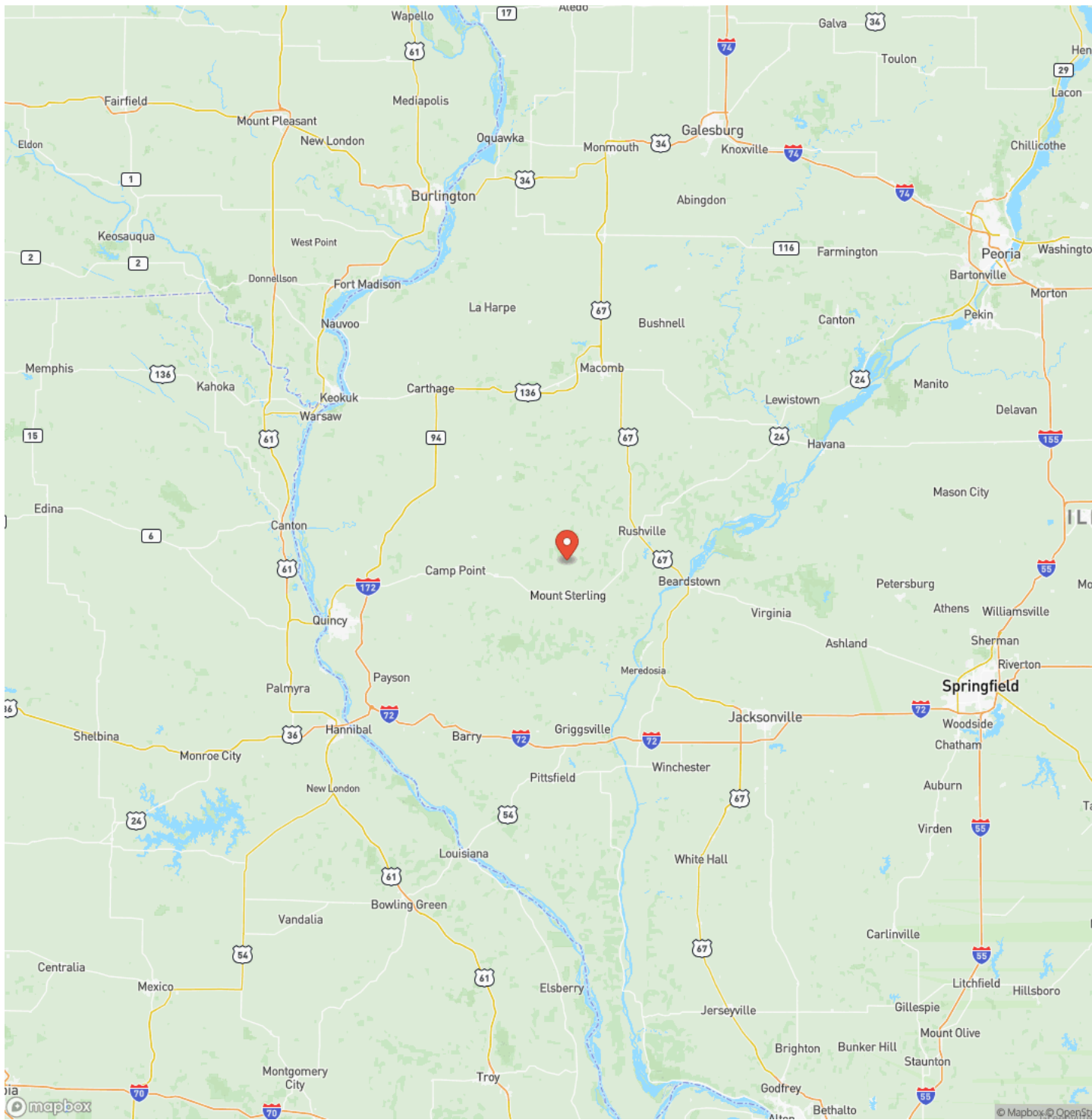
cbenton@legacylandco.com

Brown County Illinois 86+- acre hunting/farm/pasture
Mount Sterling, IL / Brown County



Locator Map

Locator Map



Satellite Map



Brown County Illinois 86+- acre hunting/farm/pasture
Mount Sterling, IL / Brown County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cabot Benton

Mobile

(217) 371-2598

Email

cbenton@legacylandco.com

Address

109 N Liberty Street

City / State / Zip

Rushville, IL 62681

NOTES

[illegible]

NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Legacy Land Co LLC
903 Liberty St
Rushville, IL 62681
(217) 371-2598
