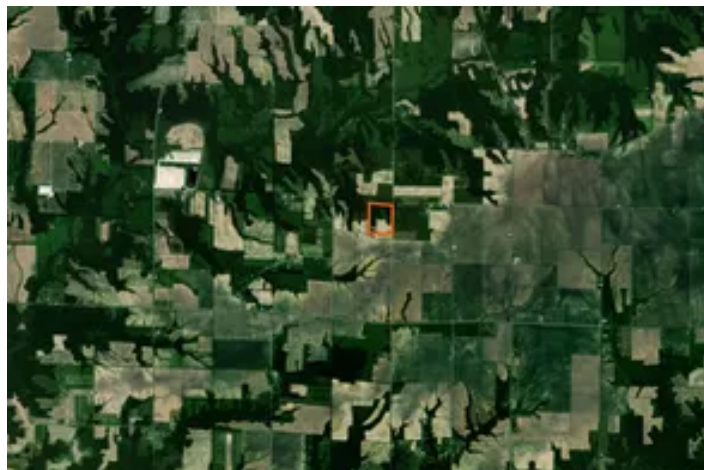


**McDonough County, Illinois 32 Acres of Land For Sale**  
00 North 525th Ln  
Colchester, IL 62326

**\$260,000**  
32± Acres  
McDonough County



## McDonough County, Illinois 32 Acres of Land For Sale Colchester, IL / McDonough County

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### **SUMMARY**

#### **Address**

00 North 525th Ln

#### **City, State Zip**

Colchester, IL 62326

#### **County**

McDonough County

#### **Type**

Recreational Land, Hunting Land, Farms

#### **Latitude / Longitude**

40.456261 / -90.79191

#### **Acreage**

32

#### **Price**

\$260,000

#### **Property Website**

<https://landguys.com/property/mcdonough-county-illinois-32-acres-of-land-for-sale/mcdonough/illinois/96588/>



## McDonough County, Illinois 32 Acres of Land For Sale Colchester, IL / McDonough County

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### **PROPERTY DESCRIPTION**

**Small acreage. Big-buck country. Built to hunt and produce in McDonough County, IL.**

Located in a proven big-buck area, this 32-acre tract offers an impressive combination of hunting opportunity, income, and access. The property is thoughtfully laid out with diverse habitat, strong timber, and established food plot and trail systems that allow it to hunt much larger than its size. With two-sided access and nearly flat tillable ground, this is a rare small-acreage property that delivers both recreational and financial value. This property is owned by a licensed Illinois Real Estate Agent.

### **KEY FEATURES:**

- Situated in a proven big-buck area
- Outstanding small-acreage hunting and income potential
- Highly diverse habitat throughout
- Two-sided access for flexible entry and exit
- Approximately 10 acres of nearly flat tillable ground
- Well-established one-acre food plot with excellent access
- Small internal UTV road system
- Quality hardwood timber with a mix of oak and walnut
- **This property is owned by a licensed Illinois Real Estate Agent.**

**McDonough County, Illinois 32 Acres of Land For Sale**  
**Colchester, IL / McDonough County**

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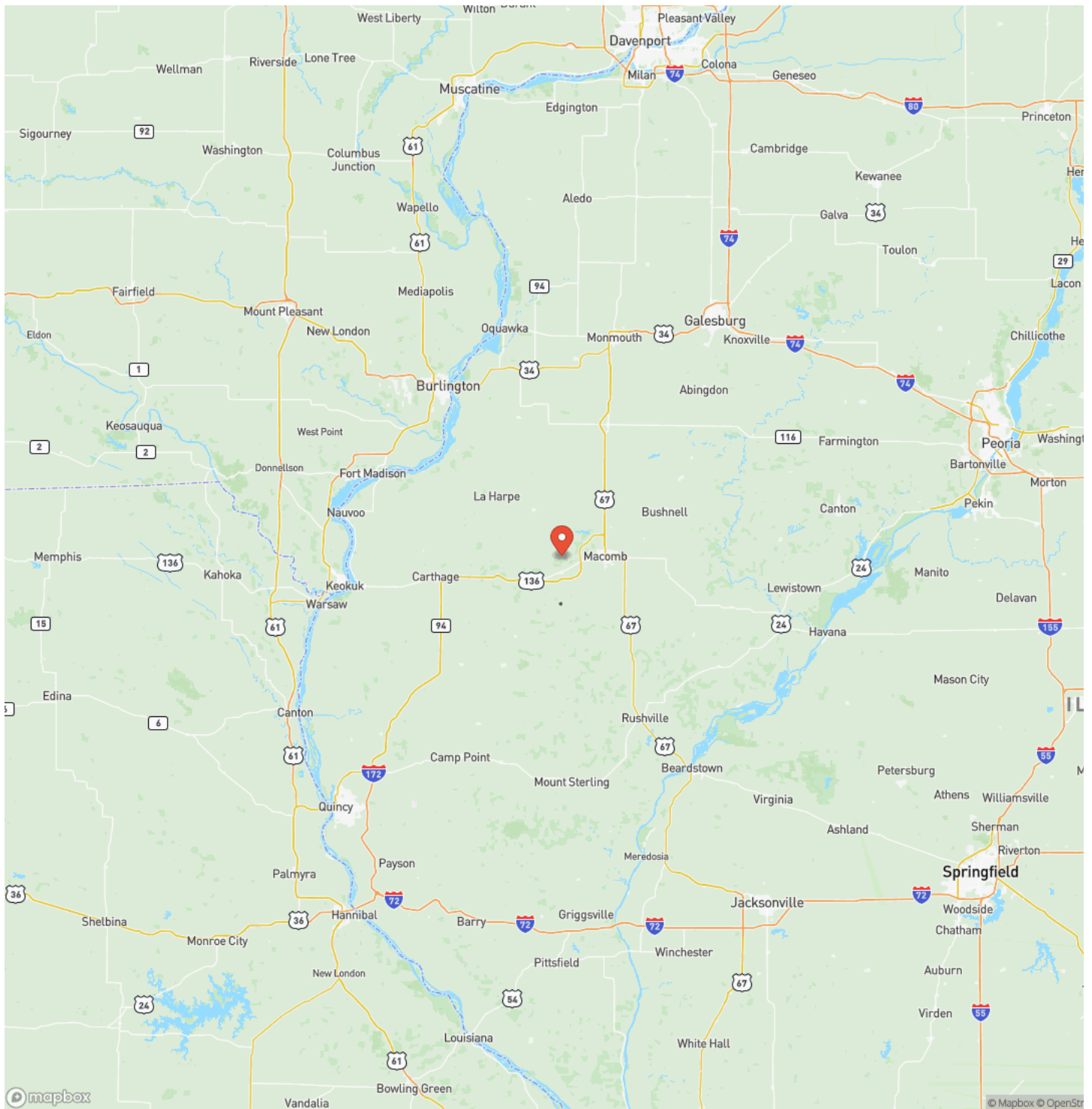


## Locator Map



## McDonough County, Illinois 32 Acres of Land For Sale Colchester, IL / McDonough County

## Locator Map



**MORE INFO ONLINE:**

**www.landguys.com**

## Satellite Map



## McDonough County, Illinois 32 Acres of Land For Sale Colchester, IL / McDonough County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jesse Stay

## Mobile

(217) 779-2793

## Email

jesse.stay@landguys.com

## Address

## City / State / Zip

Keokuk, IA 52632

## NOTES

[illegible]

[illegible]

## **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.

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