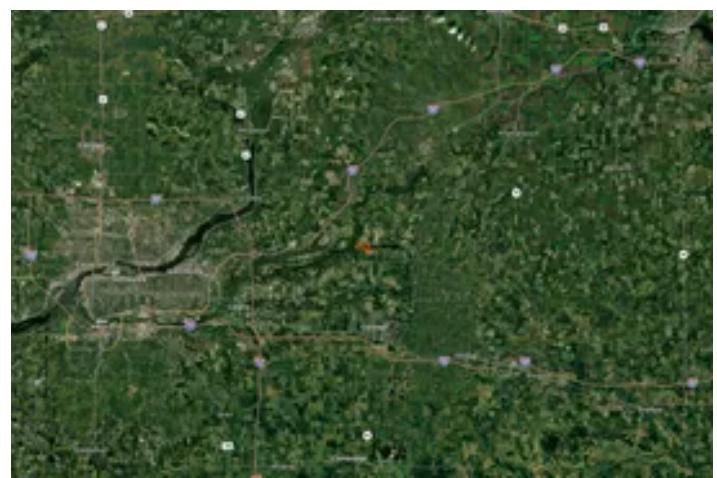


**Henry County, Illinois 216 Acres of Land for Sale with  
Two Homes**  
13934 Century Oak Drive  
Geneseo, IL 61254

**\$1,899,000**  
216± Acres  
Henry County



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## Henry County, Illinois 216 Acres of Land for Sale with Two Homes Geneseo, IL / Henry County

### SUMMARY

#### **Address**

13934 Century Oak Drive

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

Geneseo, IL 61254

#### **County**

Henry County

#### **Type**

Hunting Land, Recreational Land, Residential Property, Lakefront, Timberland

#### **Latitude / Longitude**

41.540261 / -90.164421

#### **Dwelling Square Feet**

6,480

#### **Bedrooms / Bathrooms**

4 / 3

#### **Acreage**

216

#### **Price**

\$1,899,000

#### **Property Website**

<https://landguys.com/property/henry-county-illinois-216-acres-of-land-for-sale-with-two-homes/henry/illinois/98091/>



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## **Henry County, Illinois 216 Acres of Land for Sale with Two Homes Geneseo, IL / Henry County**

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### **PROPERTY DESCRIPTION**

#### **A private lakefront legacy farm just north of Geneseo, IL.**

Tucked away at the end of a half-mile private drive, this remarkable 216± acre Henry County estate offers a level of privacy, water access, and recreational diversity that is increasingly difficult to find in western Illinois. Located just 5.5 miles north of Geneseo, in Geneseo School District, and within easy reach of the Quad Cities, the property sits along the shores of Shadow Lake-a privately owned, approximately 95-acre lake shared by only a handful of neighboring landowners.

The farm includes an impressive 52± acres of water and more than 1.5 miles of shoreline, creating endless opportunities for boating, kayaking, swimming, fishing, and unforgettable summers on the water. In the fall, Shadow Lake becomes a proven waterfowl destination, while the surrounding timber provides excellent whitetail habitat and consistent deer hunting. The land is predominantly wooded, featuring a mix of mature hardwood timber and thoughtfully established hardwood plantings completed over the past 20-30 years. An extensive trail system allows easy navigation by UTV, with three established food plot locations already in place and room to expand.

At the heart of the property sits a spacious 4-bedroom, 3-bath primary residence, built in 1990 and positioned beneath towering mature oaks. The home features an open kitchen with a large island flowing seamlessly into the dining area, ideal for entertaining family and guests. Expansive windows and full-length glass doors flood the main living spaces, kitchen, dining room, living room, and walk-out lower-level family room with natural light while framing peaceful views of the surrounding woods. An open staircase connects the walk-out basement to the main level, enhancing the home's open and inviting feel. A large rear deck overlooks the private landscape, offering a perfect setting for morning coffee or evening gatherings.

Further down the drive sits a 930+ square foot guest or caretaker's residence, featuring two bedrooms, one bathroom, a breezeway/foyer, and an attached two-car garage. This additional home provides excellent flexibility for extended family, guests, rental income, or on-site management. A 30'x60' equipment shed offers ample storage for tractors, UTVs, tools, and recreational equipment. With private well and septic systems, two owned 1,000-gallon LP tanks, unmatched privacy, and rare private-lake frontage, this property is exceptionally well-suited as a full-time residence, legacy family retreat, or premier recreational estate. Properties offering this combination of water, timber, privacy, and proximity to modern conveniences rarely come to market.

### **KEY FEATURES**

- 216± acres with 52± acres of water on Shadow Lake
- Over 1.5 miles of shoreline on a ~95-acre privately owned lake
- Excellent boating, kayaking, swimming, and water recreation
- Proven waterfowl hotspot and strong whitetail deer hunting
- Predominantly timbered with mature hardwoods & established plantings
- Extensive UTV trail system and 3 established food plots
- Spacious 4BR / 3BA main home with walk-out basement & wooded views
- Finished 2BR guest or caretaker's home + 30x60 equipment shed
- Extreme privacy, yet only minutes from Geneseo & the Quad Cities

**MORE INFO ONLINE:**

**Henry County, Illinois 216 Acres of Land for Sale with Two Homes  
Geneseo, IL / Henry County**

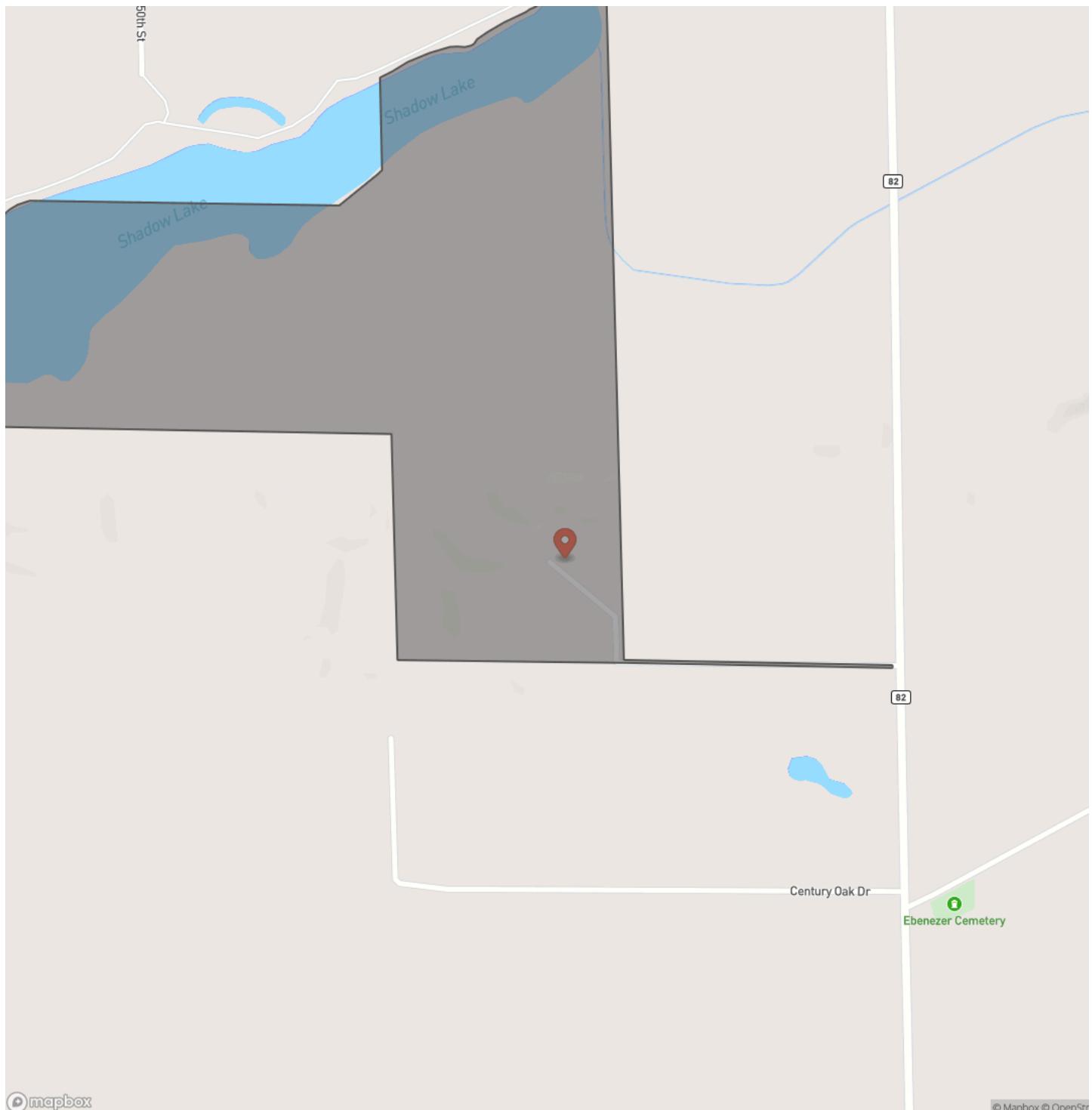
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**MORE INFO ONLINE:**

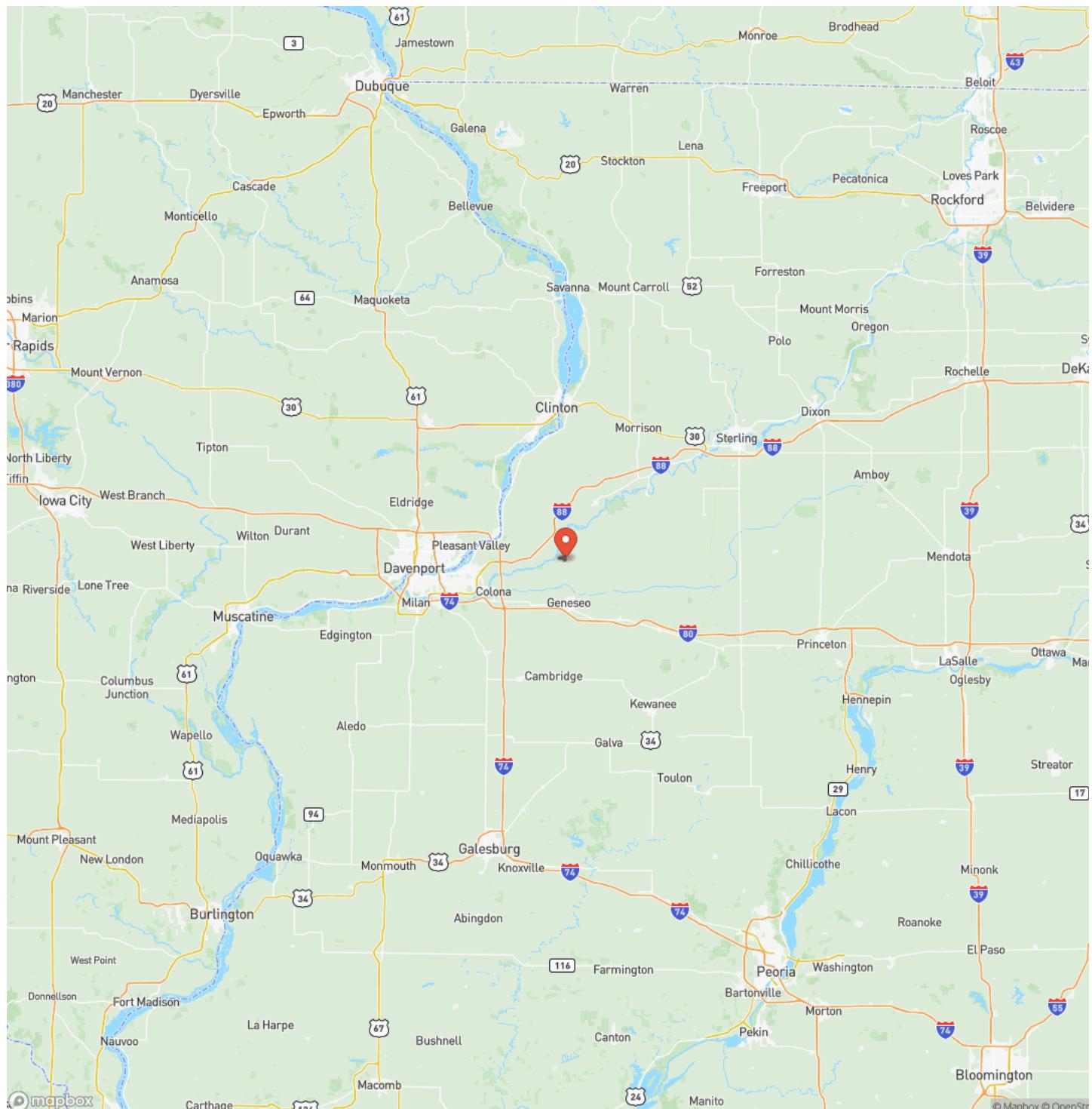
[www.landguys.com](http://www.landguys.com)

## Locator Map



**Henry County, Illinois 216 Acres of Land for Sale with Two Homes  
Geneseo, IL / Henry County**

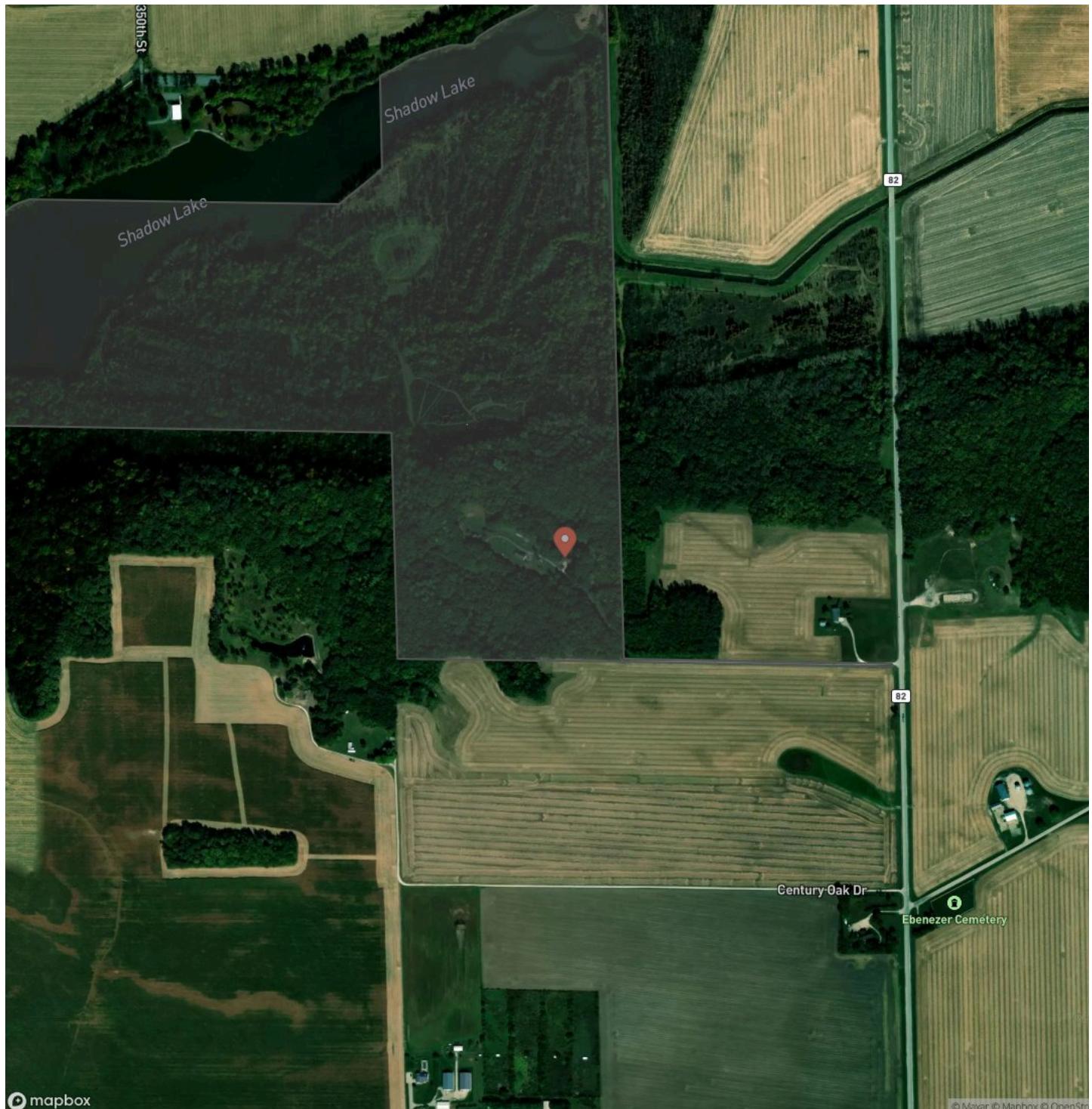
## Locator Map



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## Satellite Map



MORE INFO ONLINE:

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**Henry County, Illinois 216 Acres of Land for Sale with Two Homes**  
**Geneseo, IL / Henry County**

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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**

Chase Burns

**Mobile**

(309) 368-0370

**Email**

chase@landguys.com

**Address**

**City / State / Zip**

North Henderson, IL 61466

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**NOTES**

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## NOTES

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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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