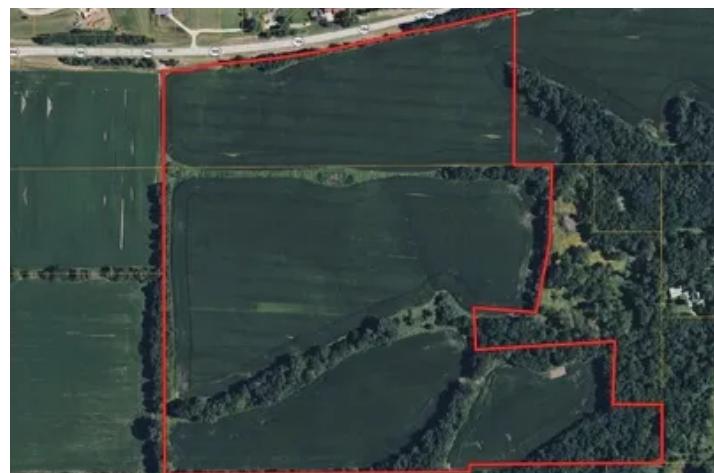


77.04 AC + / - Newburg Twp, Pike County, IL
77.04 + / - Newburg Twp, Pike County
Pittsfield, IL 62363

\$963,000
77.04± Acres
Pike County



MORE INFO ONLINE:

www.ridgelinesalesgroup.com

**77.04 AC + / - Newburg Twp, Pike County, IL
Pittsfield, IL / Pike County**

SUMMARY

Address

77.04 + / - Newburg Twp, Pike County

City, State Zip

Pittsfield, IL 62363

County

Pike County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

39.604655 / -90.767513

Acreage

77.04

Price

\$963,000

Property Website

<https://ridgelinesalesgroup.com/property/77-04-ac-newburg-twp-pike-county-il/pike/illinois/98154/>



MORE INFO ONLINE:

www.ridgelinesalesgroup.com

**77.04 AC + / - Newburg Twp, Pike County, IL
Pittsfield, IL / Pike County**

PROPERTY DESCRIPTION

This 77.4 +\/- acre Pike County farm offers versatility that's hard to beat. Whether you're looking for a build site, an addition to an existing farming operation, a strong recreational property, or a solid investment, this farm checks all the boxes. Located approximately one mile outside Pittsfield city limits with easy access off Highway 106, the property features road frontage and utilities available. Roughly 67 acres of productive income-producing ground provide immediate return, while the remaining acreage offers excellent hunting opportunities. The layout creates multiple proven ambush sites, making it a standout whitetail property. A rare combination of location, income, and recreation-this is a farm with real opportunity and long-term value.

MORE INFO ONLINE:

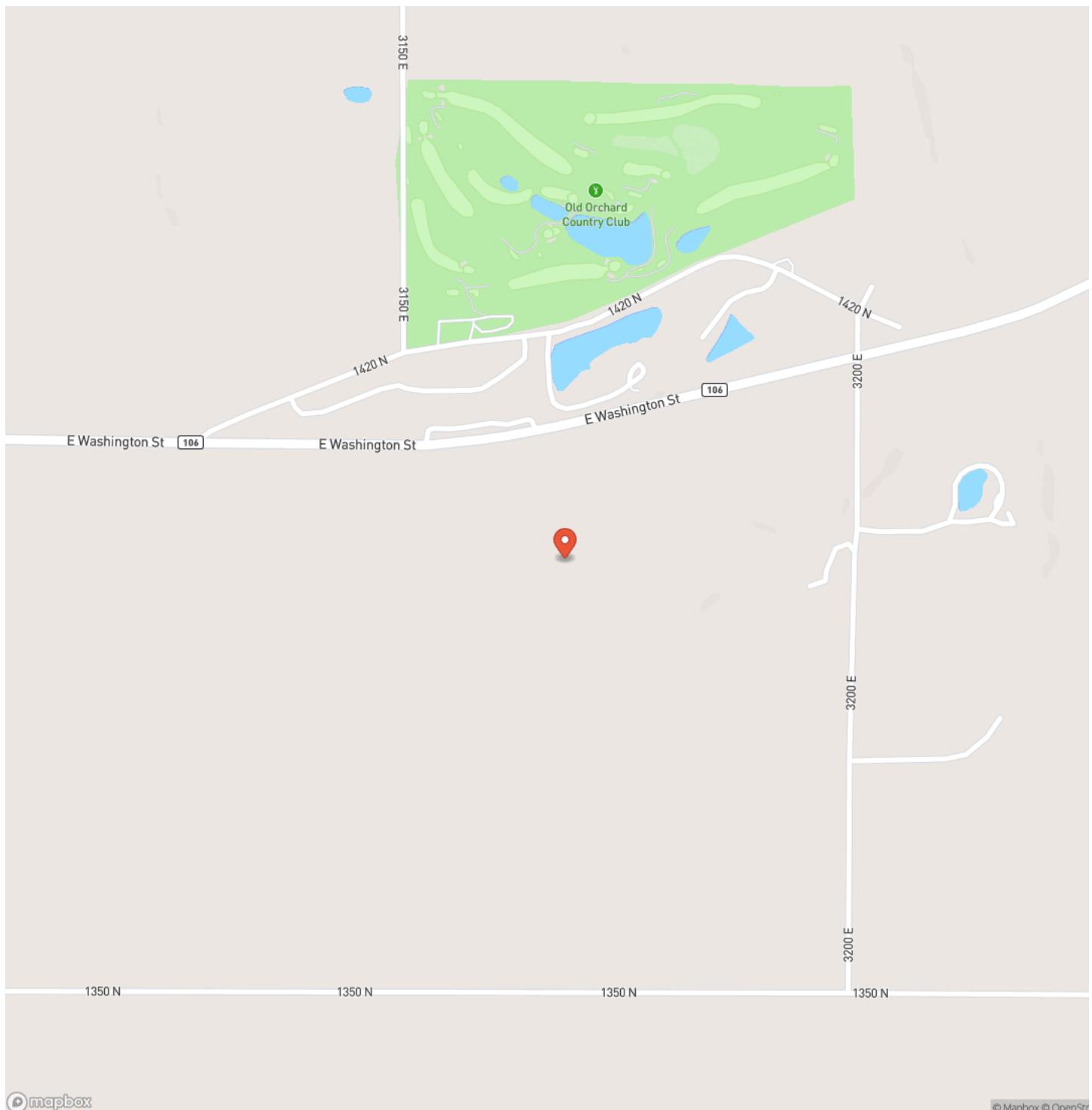
**77.04 AC + / - Newburg Twp, Pike County, IL
Pittsfield, IL / Pike County**



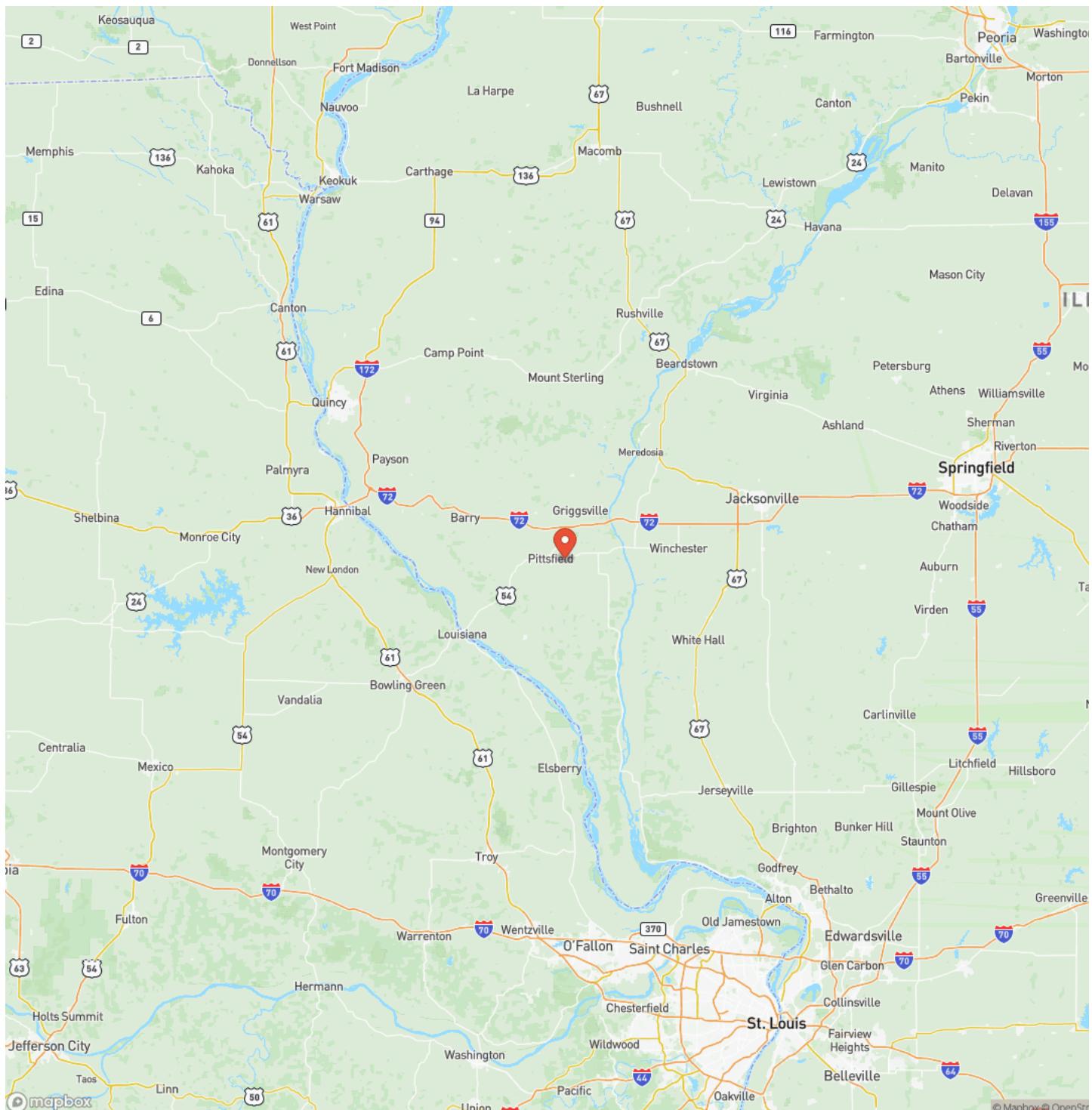
MORE INFO ONLINE:

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Locator Map



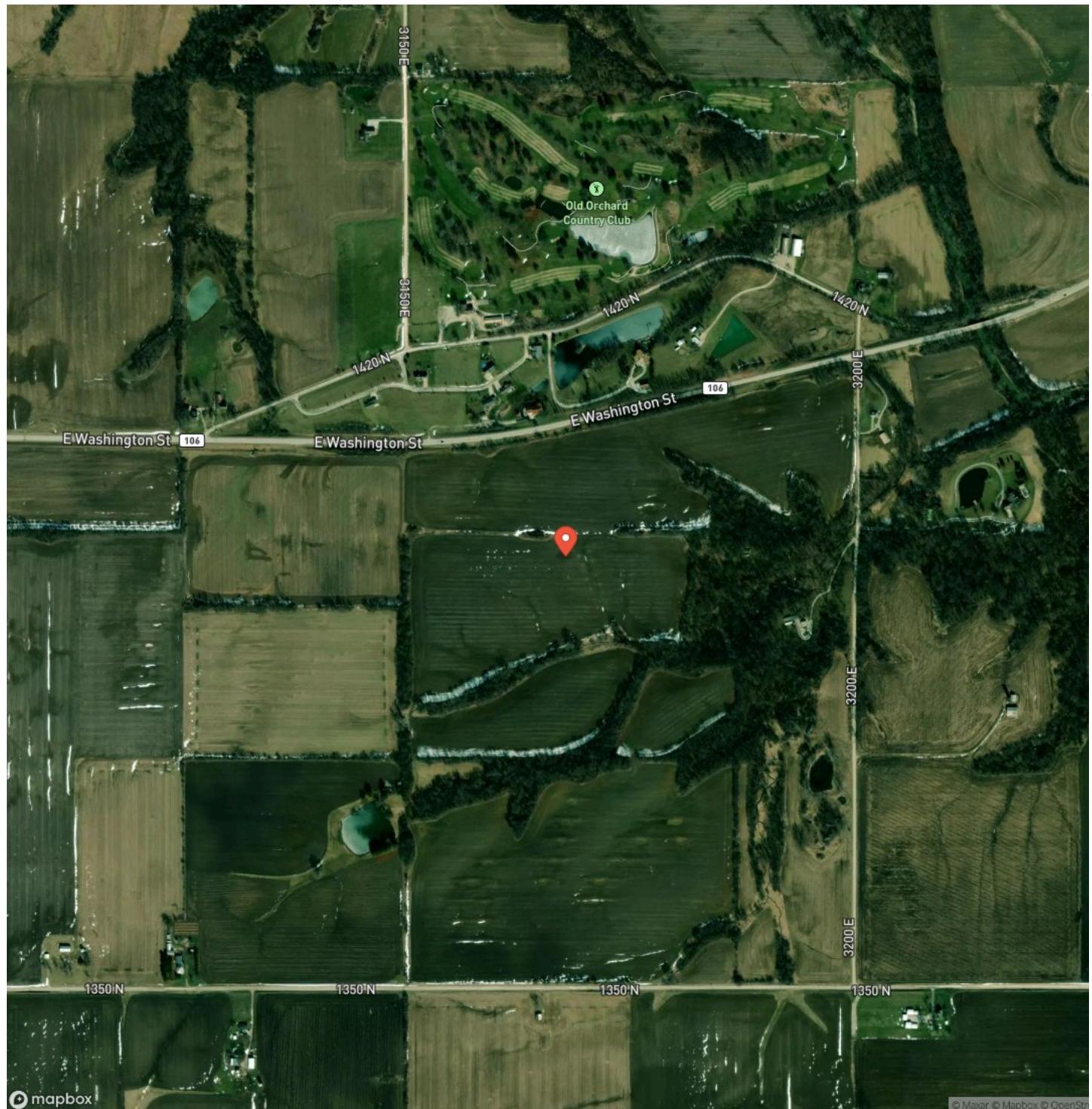
Locator Map



MORE INFO ONLINE:

www.ridgelinesalesgroup.com

Satellite Map



MORE INFO ONLINE:

www.ridgelinesalesgroup.com

77.04 AC + / - Newburg Twp, Pike County, IL Pittsfield, IL / Pike County

LISTING REPRESENTATIVE

For more information contact:



Representative

Terry Peterman

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(616) 216-4423

Office

(217) 285-5800

Email

tofoutdoors2@gmail.com

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116 W. Washington St.

City / State / Zip

Pittsfield, IL 62363

NOTES

NOTES

MORE INFO ONLINE:

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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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