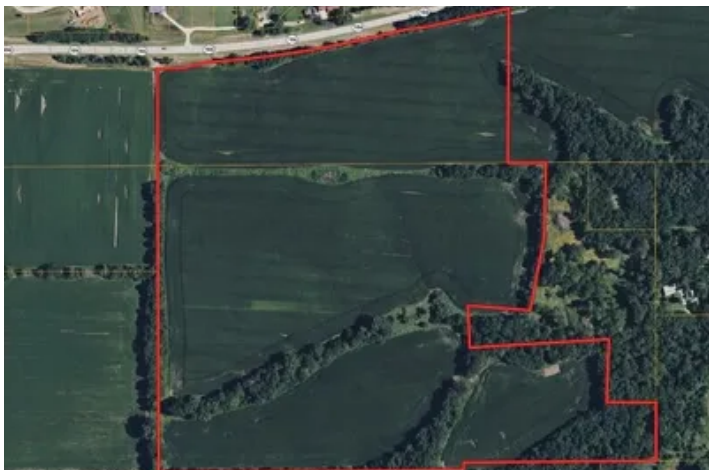


**77.04 AC + / - Newburg Twp, Pike County, IL**  
**77.04 + / - Newburg Twp, Pike County**  
**Pittsfield, IL 62363**

**\$963,000**  
**77.04± Acres**  
**Pike County**



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

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**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/>



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

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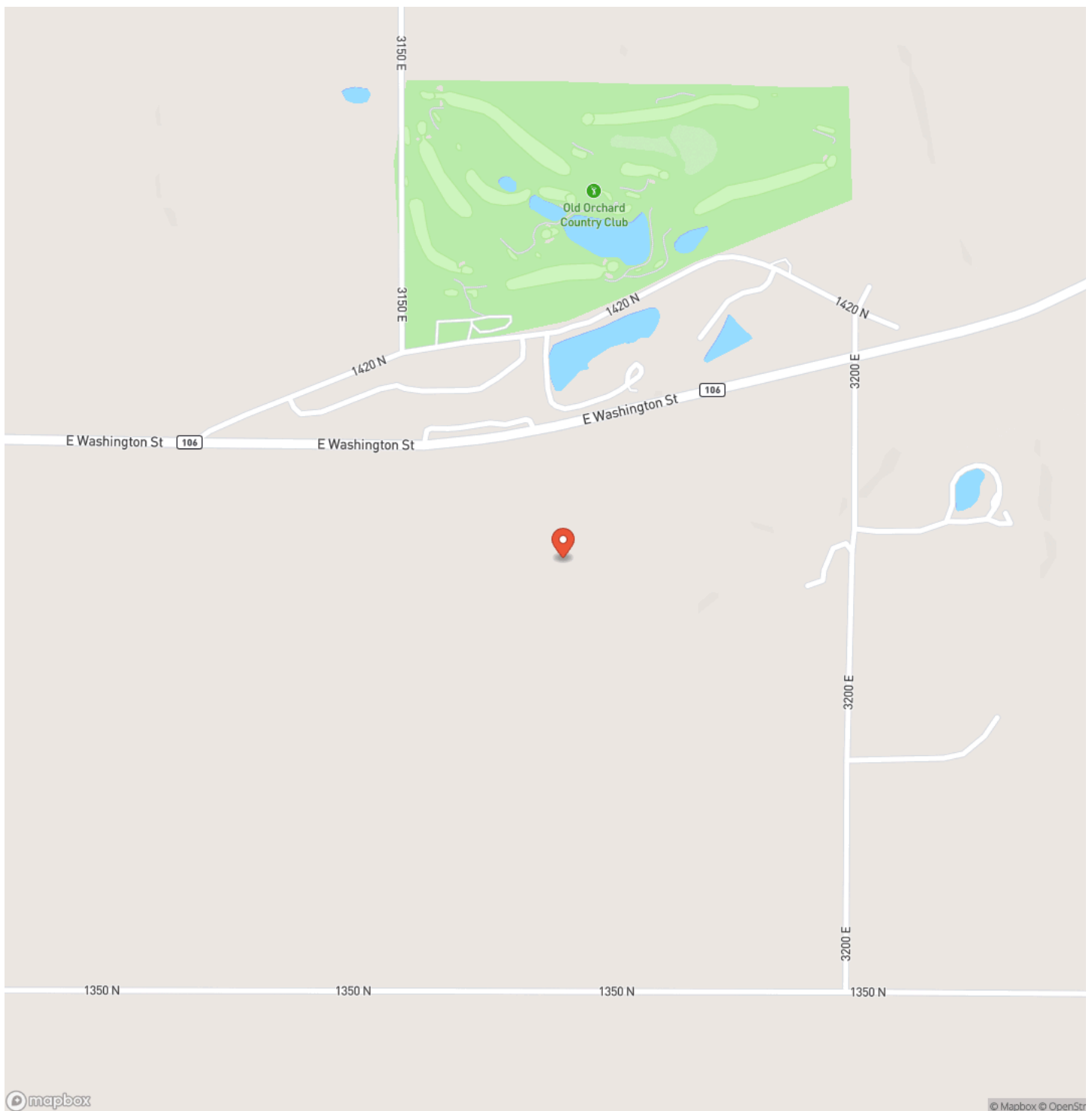
**PROPERTY DESCRIPTION**

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.

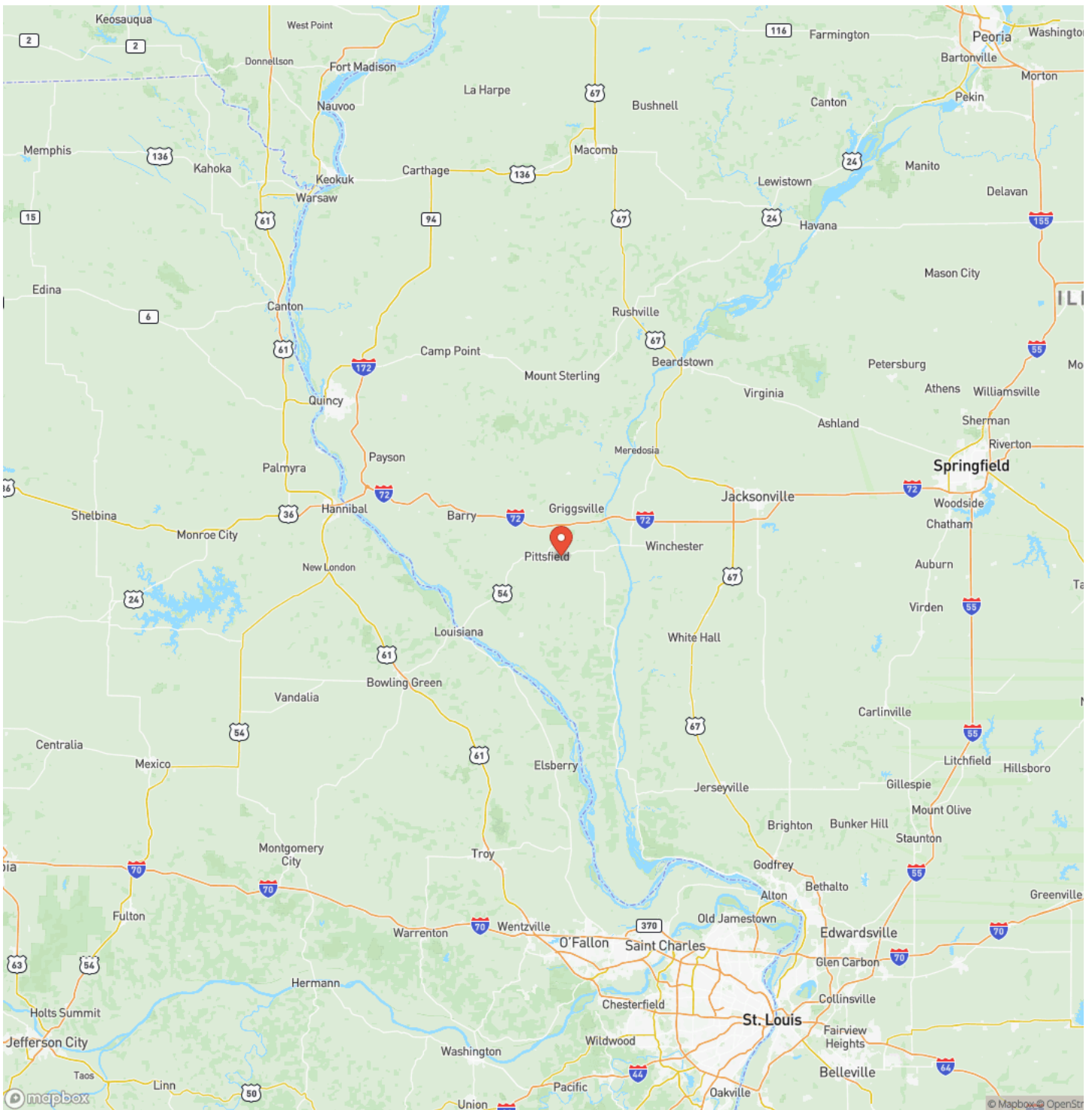




## Locator Map

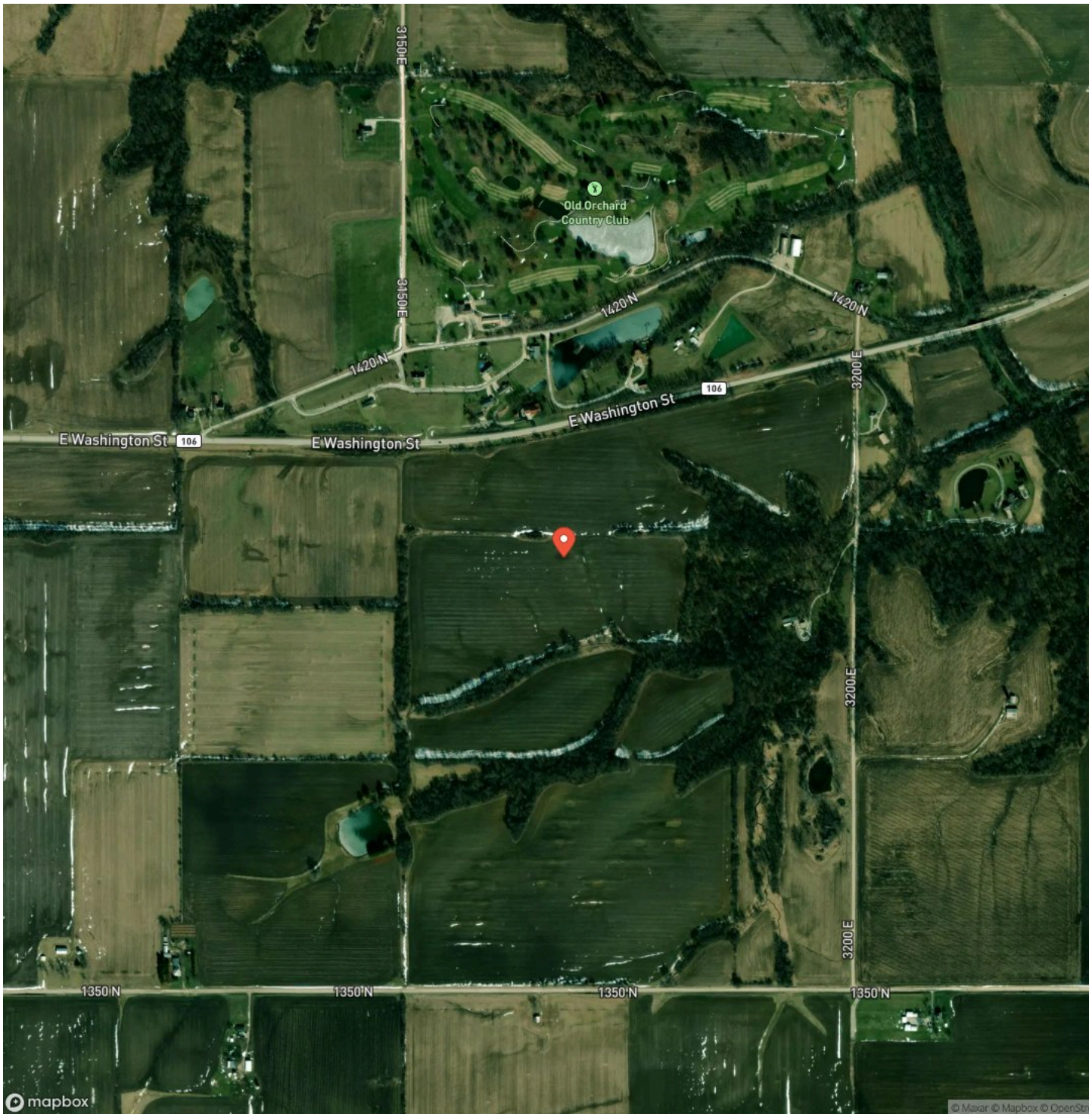


## Locator Map





## Satellite Map



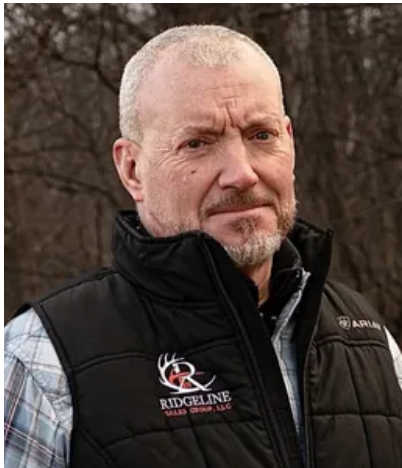
**MORE INFO ONLINE:**

**www.ridgelinesalesgroup.com**

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

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Terry Peterman

## Mobile

(616) 216-4423

## Office

(217) 285-5800

## Email

togoutdoors2@gmail.com

**Address**

116 W. Washington St.

## City / State / Zip

Pittsfield, IL 62363

## NOTES



## This image shows a single sheet of white paper with horizontal 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.

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