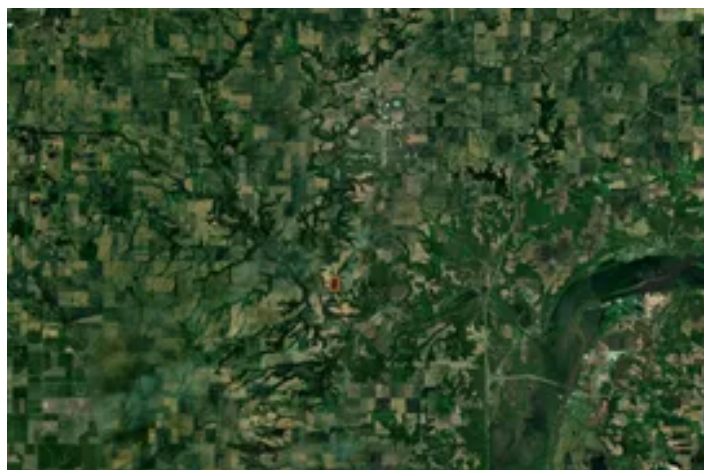
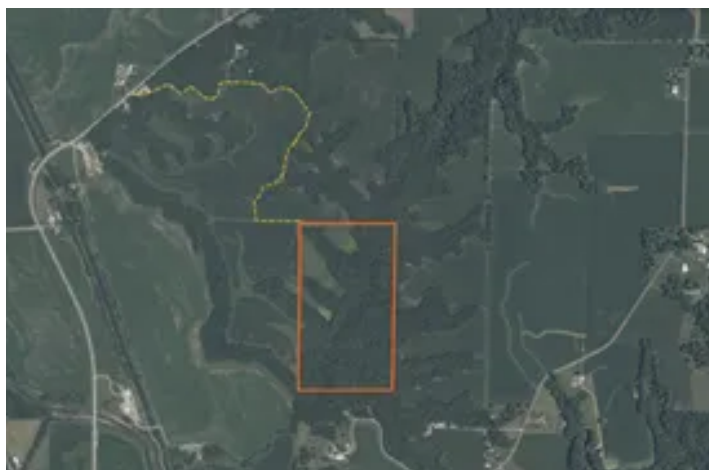


**Bureau County, Illinois 70.5 Acres of Land for Sale**  
00 1250 North Ave  
Princeton, IL 61356

**\$493,000**  
70.500± Acres  
Bureau County





## Bureau County, Illinois 70.5 Acres of Land for Sale Princeton, IL / Bureau County

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### **SUMMARY**

#### **Address**

00 1250 North Ave

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

Princeton, IL 61356

#### **County**

Bureau County

#### **Type**

Hunting Land, Recreational Land

#### **Latitude / Longitude**

41.312398 / -89.497452

#### **Acreage**

70.500

#### **Price**

\$493,000

#### **Property Website**

<https://landguys.com/property/bureau-county-illinois-70-5-acres-of-land-for-sale-bureau-illinois/98287/>



## **Bureau County, Illinois 70.5 Acres of Land for Sale**

### **Princeton, IL / Bureau County**

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#### **PROPERTY DESCRIPTION**

##### **70.5± Acres | Bureau County, Illinois | Proven Trophy Whitetail Property**

This 70.5-acre tract in Bureau County sits in the heart of a large block of timber exactly the type of setting Illinois trophy whitetail hunters look for. Surrounded by quality habitat and low pressure, this farm has a long track record of holding and producing mature bucks.

The property is truly turnkey and set up to hunt immediately. Multiple established food plots, fruit trees, and a well-thought-out stand and elevated blind system are already in place, allowing hunters to take advantage of prevailing winds and seasonal deer movement. A beautiful creek bottom runs through the property, creating natural travel corridors and a dependable year-round water source. Access is via easement, adding privacy and minimal pressure.

If you're searching for a proven Illinois trophy whitetail property in a highly sought-after county, this farm is ready to go.

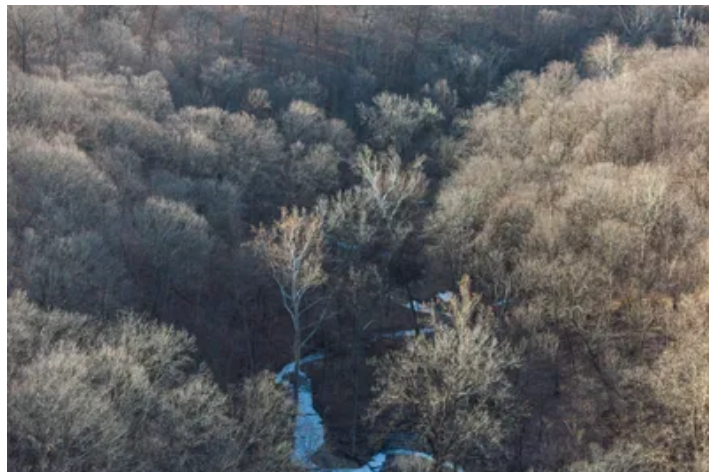
#### **KEY FEATURES**

- 70.5 Acres
- Situated in the center of a large, contiguous block of timber
- Outstanding Turkey Hunting
- Proven Illinois trophy whitetail property
- Turnkey hunting setup - ready to hunt day one
- Multiple established food plots
- Fruit trees providing additional attraction and late-season draw
- Tree stands and elevated hunting blinds included
- Beautiful creek bottom with year-round water source
- Creek creates natural travel corridors and pinch points

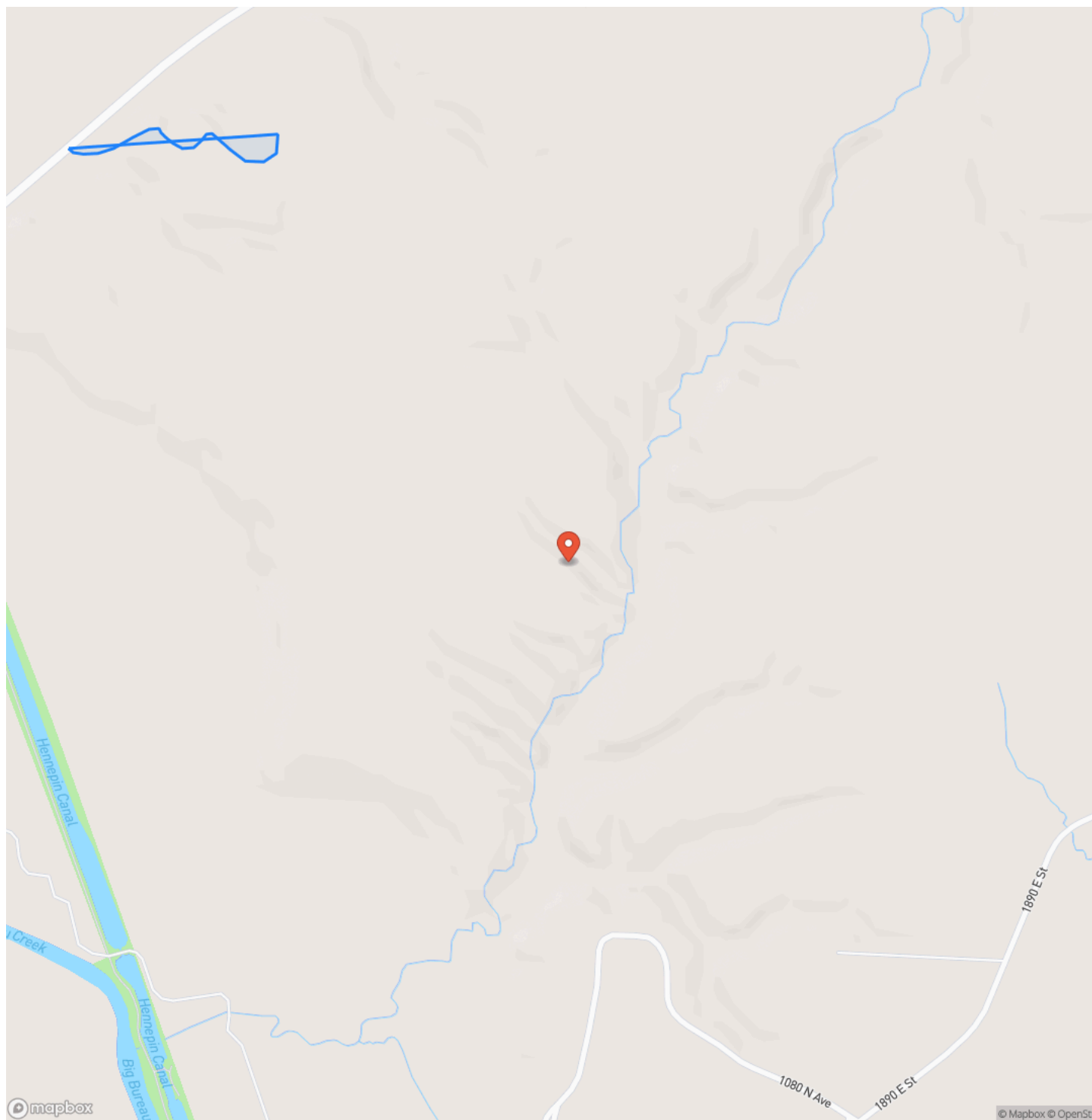


**Bureau County, Illinois 70.5 Acres of Land for Sale**  
**Princeton, IL / Bureau County**

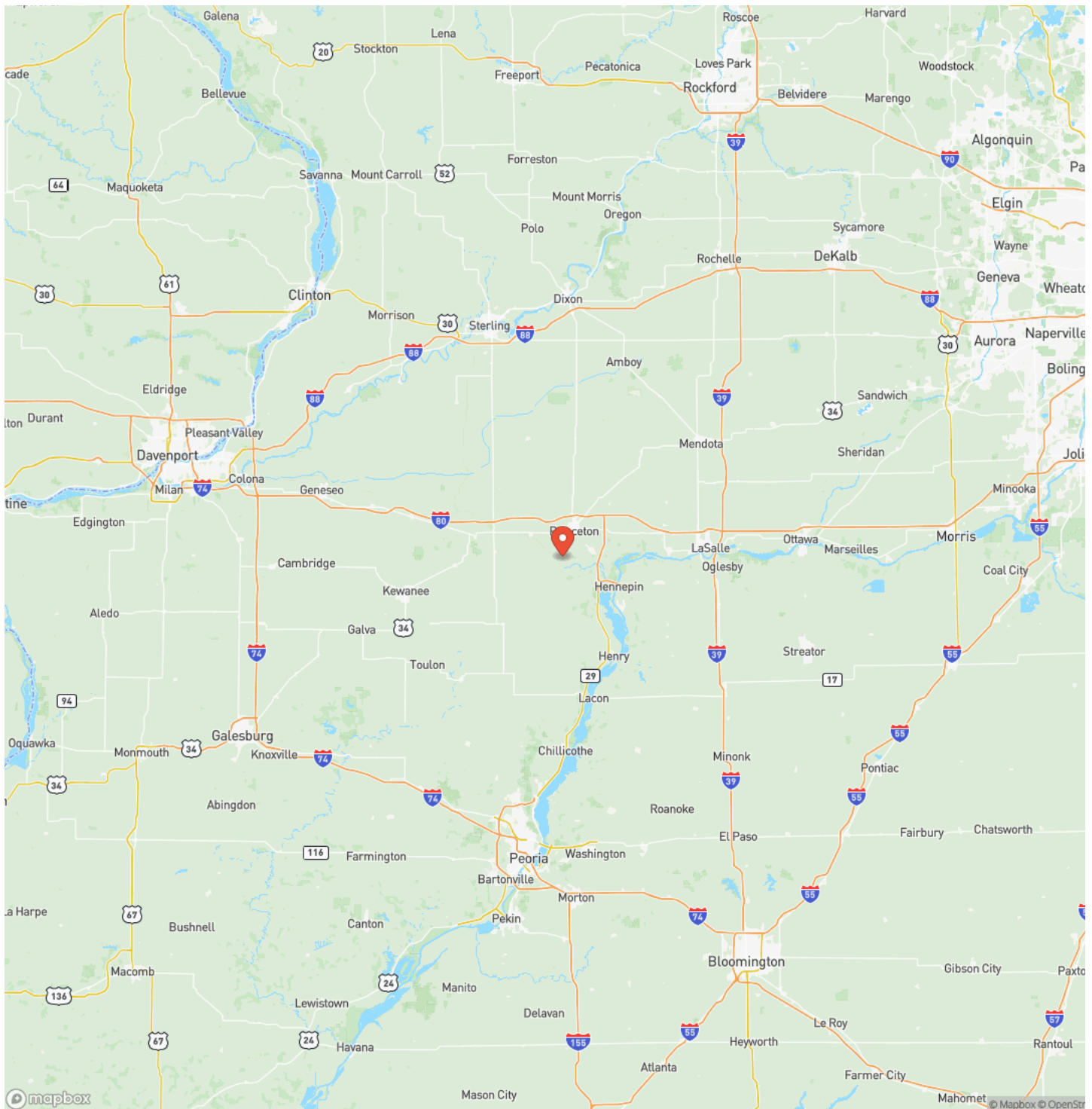
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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

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



## Satellite Map



**MORE INFO ONLINE:**

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

**Bureau County, Illinois 70.5 Acres of Land for Sale**  
**Princeton, IL / Bureau County**

### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Nathan Cumpston

## Mobile

(815) 878-6780

## Email

nathan@landguys.com

**Address**

City / State / Zip

## NOTES

[illegible]



[illegible]

## **DISCLAIMERS**

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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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