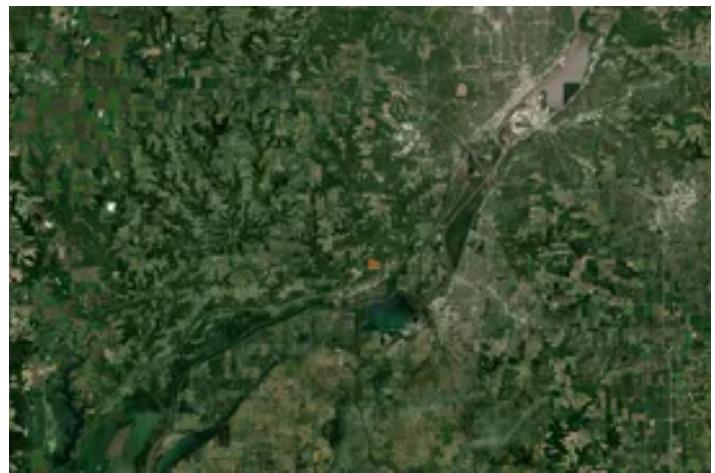


**Peoria County, Illinois 81.5 Acres of Land for Sale**  
9011 S Powell Rd  
Peoria, IL 61607

**\$770,000**  
81.5± Acres  
Peoria County



**MORE INFO ONLINE:**

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

## Peoria County, Illinois 81.5 Acres of Land for Sale

Peoria, IL / Peoria County

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### **SUMMARY**

#### **Address**

9011 S Powell Rd

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

Peoria, IL 61607

#### **County**

Peoria County

#### **Type**

Farms, Hunting Land, Recreational Land, Business Opportunity

#### **Latitude / Longitude**

40.580158 / -89.718186

#### **Acreage**

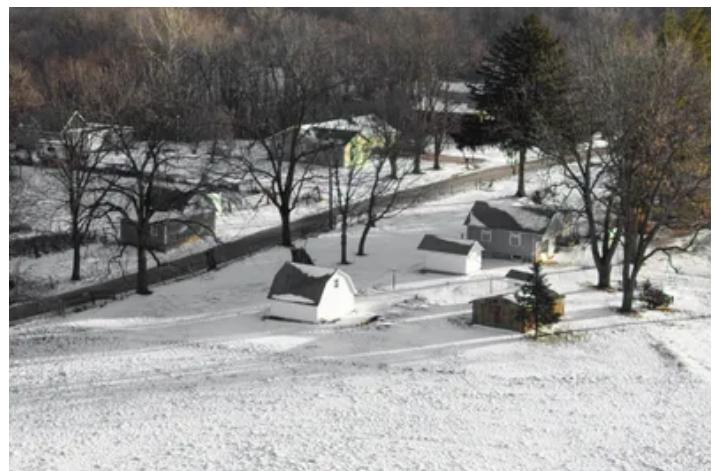
81.5

#### **Price**

\$770,000

#### **Property Website**

<https://landguys.com/property/peoria-county-illinois-81-5-acres-of-land-for-sale/peoria/illinois/98402/>



**MORE INFO ONLINE:**

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## **Peoria County, Illinois 81.5 Acres of Land for Sale**

**Peoria, IL / Peoria County**

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### **PROPERTY DESCRIPTION**

#### **Income, Hunting & Homesite**

LandGuys is excited to offer this gorgeous 81.5± acre Peoria County, Illinois farm. Tracts this close to Peoria with the diversity this property offers simply don't come around often.

This farm has been meticulously cared for over generations and features beautiful, clean timber, 42 tillable acres with a strong 117 P.I., and multiple potential future lake sites. The property includes a substantial number of valuable, mature walnut trees, along with several other hardwood varieties.

The tract adjoins Butler Haynes Park, which serves as a natural refuge for the impressive deer and turkey populations that regularly utilize this farm. Extensive hard road frontage provides excellent access and creates outstanding opportunities for future home sites with scenic views.

A truly unique feature is a portion of the farm planted in giant pine trees in 1953, offering a park-like setting and a character rarely seen in Central Illinois.

The home and buildings on the property are all usable and are being sold as-is.

If you've been in the market for a park-like setting close to Peoria with strong annual income and exceptional hunting opportunities, this is a must-see property.

This property is co-listed with Brad Belser - IL Farm and Rec Land - Jim Maloof

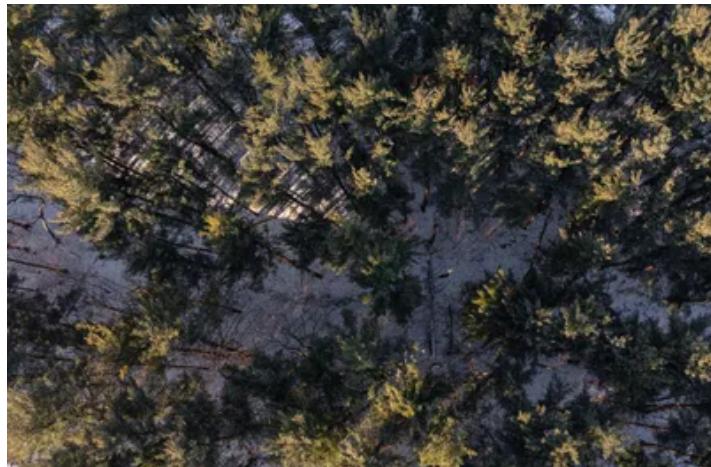
### **KEY FEATURES**

- 42 tillable w/ 117 P.I.
- Ideal homesite
- High harvestable timber value - Big Walnuts
- Adjoins Park District with no hunting allowed Deer refuge!
- Outbuildings

**Peoria County, Illinois 81.5 Acres of Land for Sale**

**Peoria, IL / Peoria County**

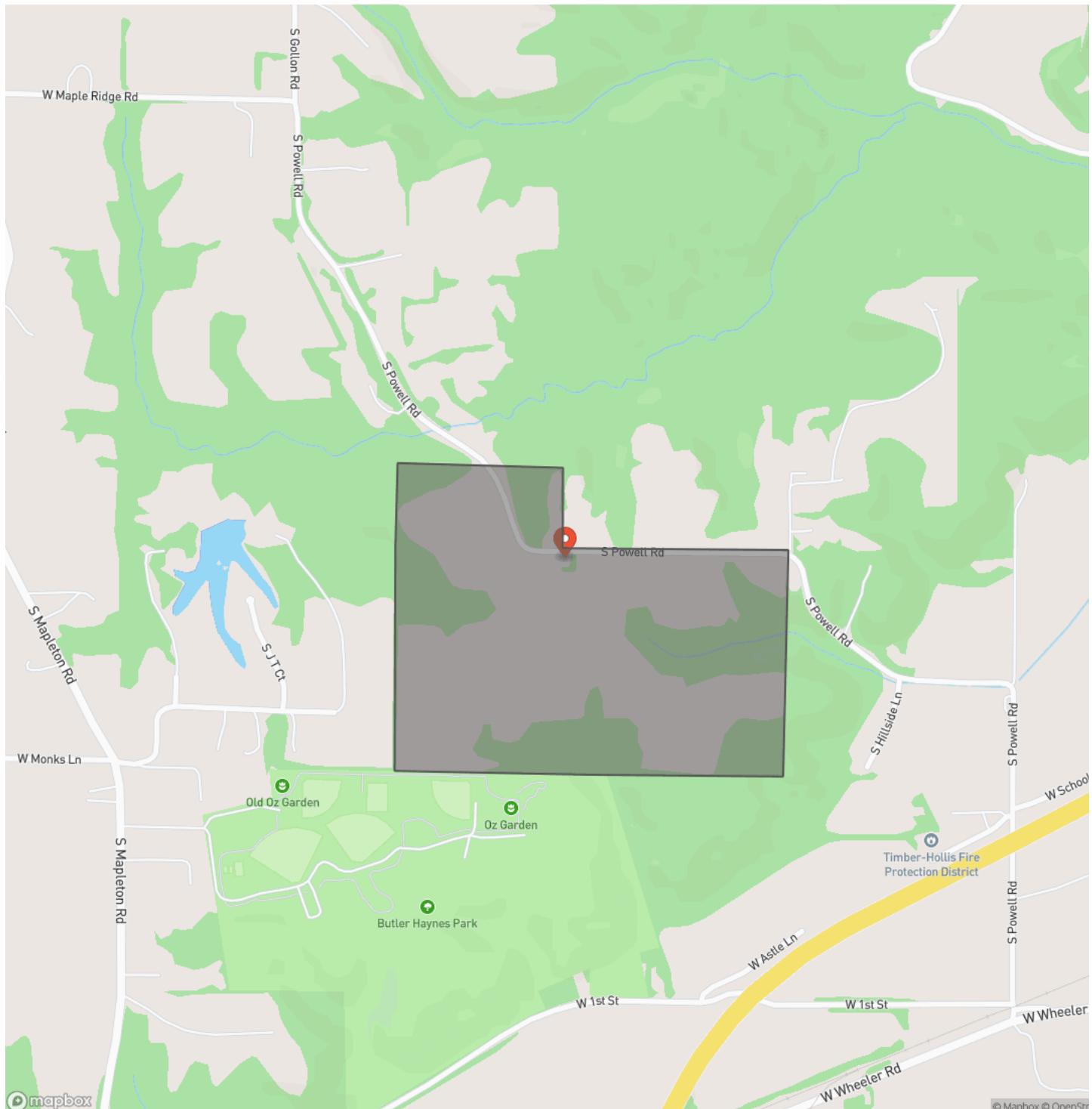
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## Locator Map



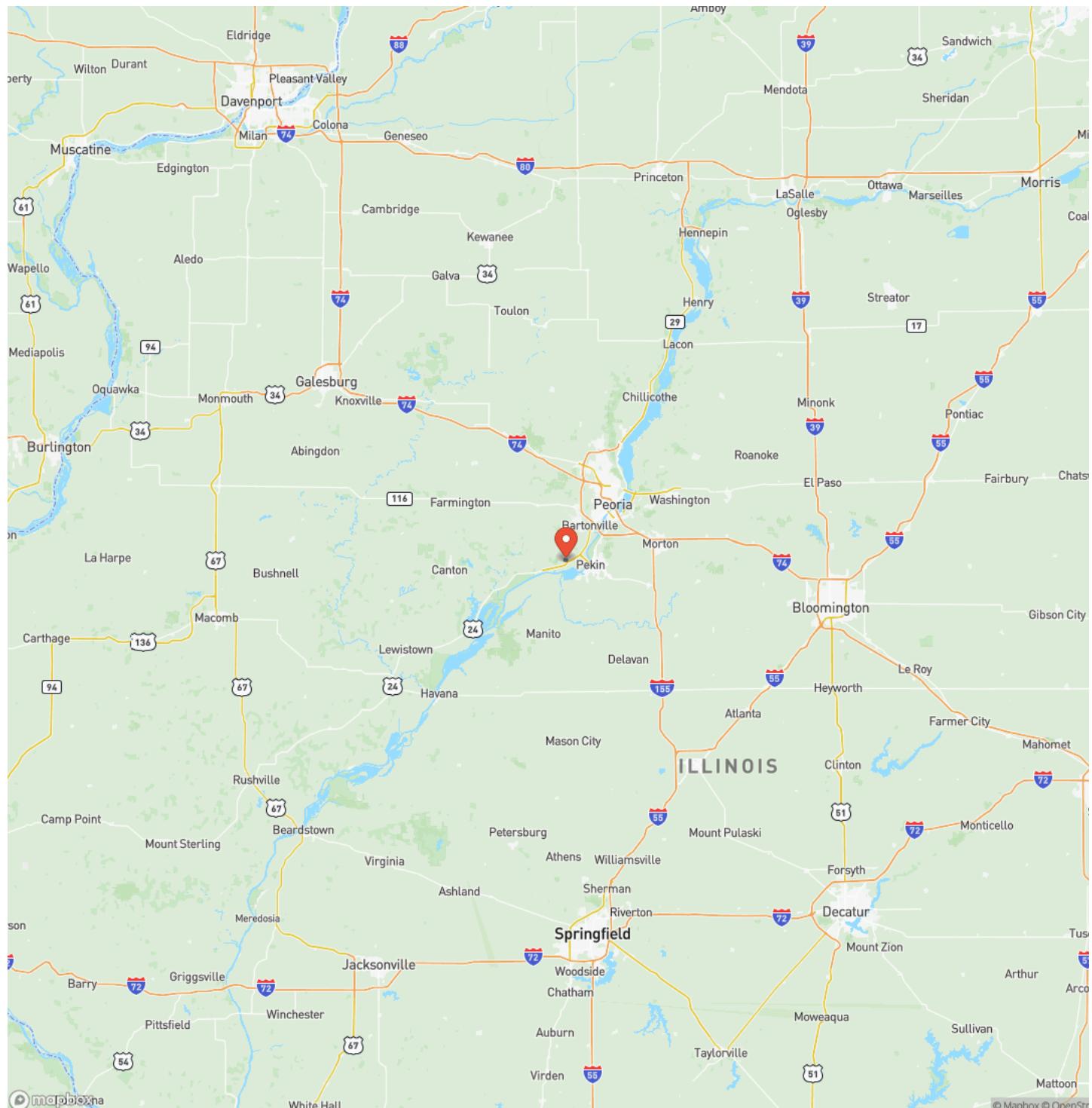
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## Peoria County, Illinois 81.5 Acres of Land for Sale

Peoria, IL / Peoria County

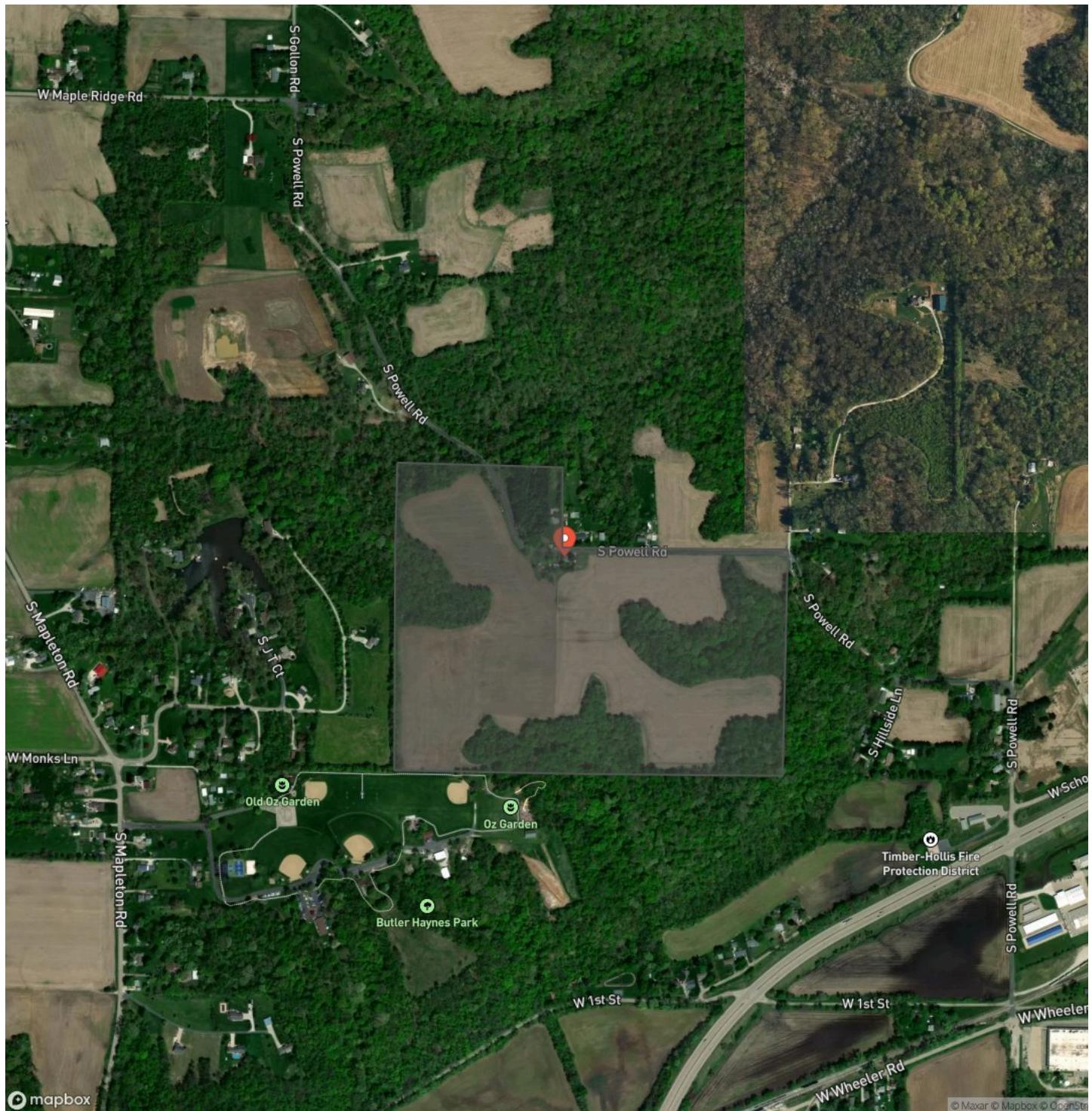
## Locator Map



**MORE INFO ONLINE:**

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## Satellite Map



MORE INFO ONLINE:

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## Peoria County, Illinois 81.5 Acres of Land for Sale

## Peoria, IL / Peoria County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Andrew Huber

## Mobile

(309) 403-1183

## Email

andrew@landguys.com

## Address

**City / State / Zip**

## NOTES

## NOTES

## **MORE INFO ONLINE:**

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

## **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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**LandGuys**  
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