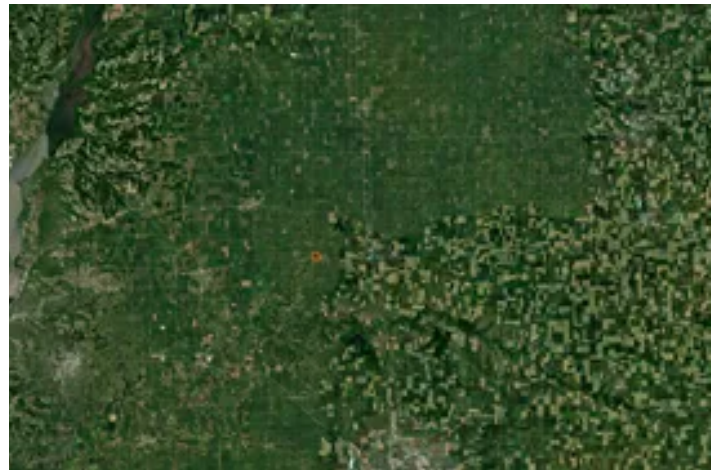


Woodford County, Illinois 169 Acres of Land for Sale
000 US Highway 24
Secor, IL 61771

\$2,030,520
169.21± Acres
Woodford County



Woodford County, Illinois 169 Acres of Land for Sale Secor, IL / Woodford County

SUMMARY

Address

000 US Highway 24

City, State Zip

Secor, IL 61771

County

Woodford County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

40.739514 / -89.106808

Acreage

169.21

Price

\$2,030,520

Property Website

<https://landguys.com/property/woodford-county-illinois-169-acres-of-land-for-sale/woodford/illinois/98763/>



PROPERTY DESCRIPTION

Diverse Woodford county property situated along U.S. Rt 24 with tillable income, pasture, and recreational opportunities near Bloomington-Normal IL.

This diverse Woodford county property is a unique offering situated along U.S. Rt 24 with tillable income, pasture, and recreational opportunities. The 169.21 acre generational family farm, has been designed with a conservation mindset. Tile, terraces, and waterways have all been placed where needed. Evergreen tree plantings have now matured and make ideal thermal cover for the abundant whitetail deer population and loafing areas for livestock. The property has 109 base FSA acres of tillable and is open tenancy for 2026. There is a willing operator interested to work with new ownership, with a long history of farming here. This farm has great access, and potential for infrastructure conjoining a state highway. A natural spring is located on the property and a small pond for wildlife and livestock. The bottomland and upland habitat makes this property ideal for wildlife habitat improvements and is well connected to conjoining wildlife corridors. The farm is located 1 mile east of Secor, IL , 3 miles west of El Paso, IL and 25 minutes north of Bloomington-Normal IL. Large tracts with recreational opportunities are hard to come by in this area. There are many opportunities for this investment property, schedule a showing with Ross Fogle and Andrew Huber.

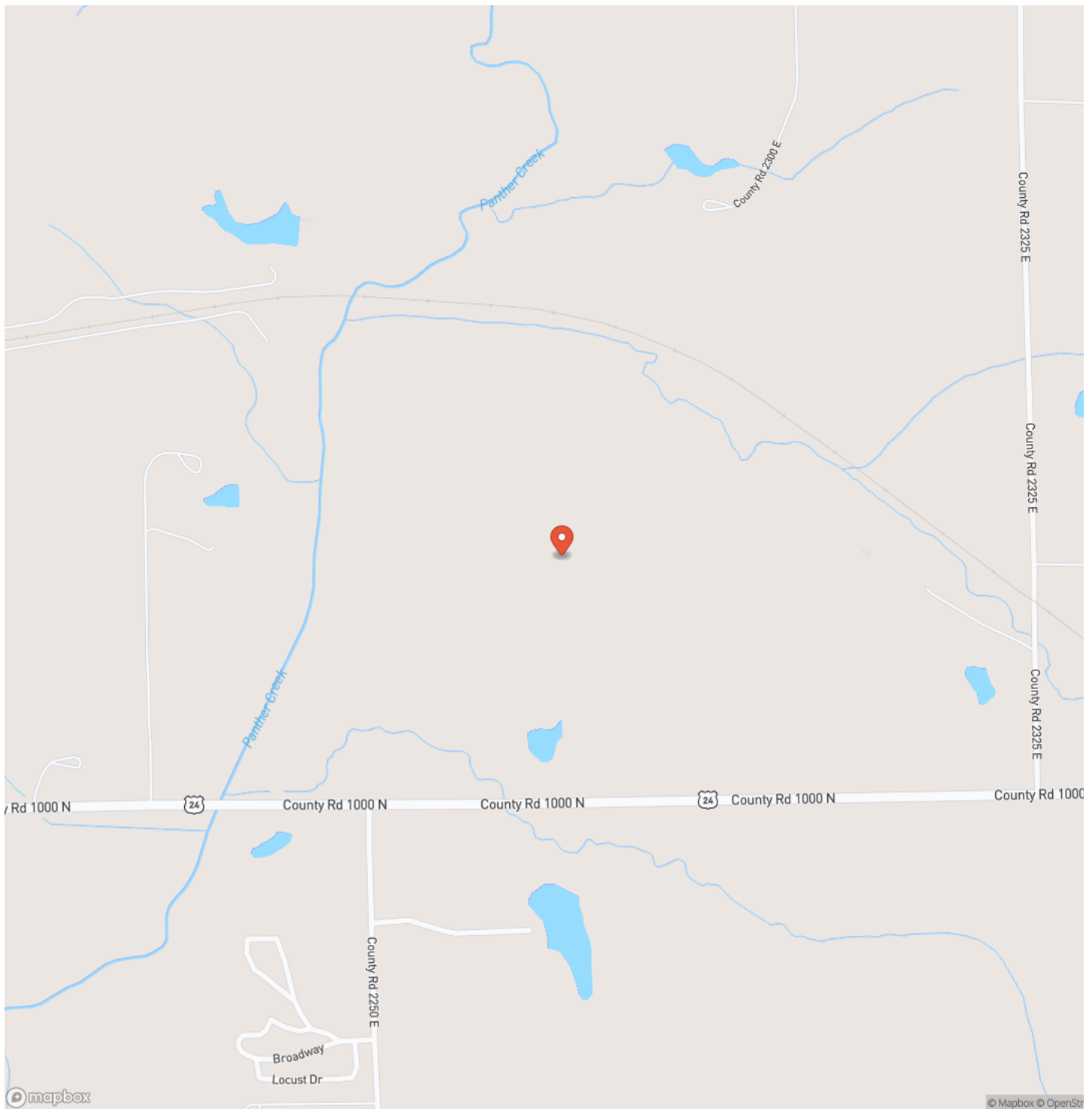
KEY FEATURES

- 169.21 surveyed acres in Woodford County, IL
- 1 mile East of Secor, 3 miles West of El Paso, IL
- 25 minutes North of Bloomington-Normal
- Maintained trail system throughout the property
- 109 tillable FSA base acres with a soil productivity index of 116
- US-24 Highway Access (buyers choice of location)
- Established fences for 40+/- acres of pasture
- Year-round water sources for wildlife and livestock
- Panther Creek conjoins the west property line
- Ideal for hunting, recreation and investment

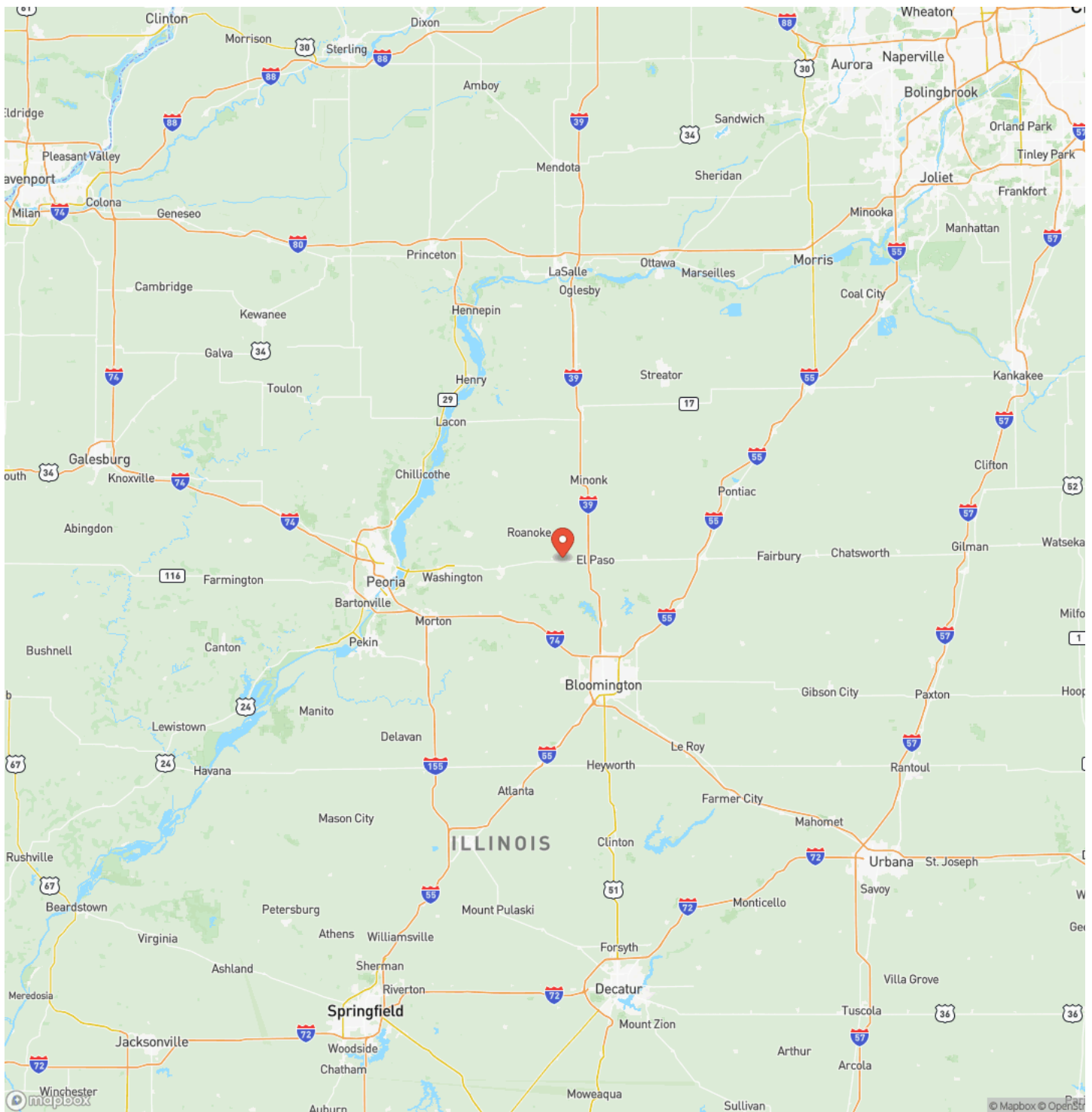
Woodford County, Illinois 169 Acres of Land for Sale
Secor, IL / Woodford County



Locator Map



Locator Map



Satellite Map



Woodford County, Illinois 169 Acres of Land for Sale

Secor, IL / Woodford County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ross Fogle

Mobile

(309) 310-7958

Email

ross.fogle@landguys.com

Address

City / State / Zip

Bloomington, IL 61704

NOTES

This image shows a blank 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.

[illegible]

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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