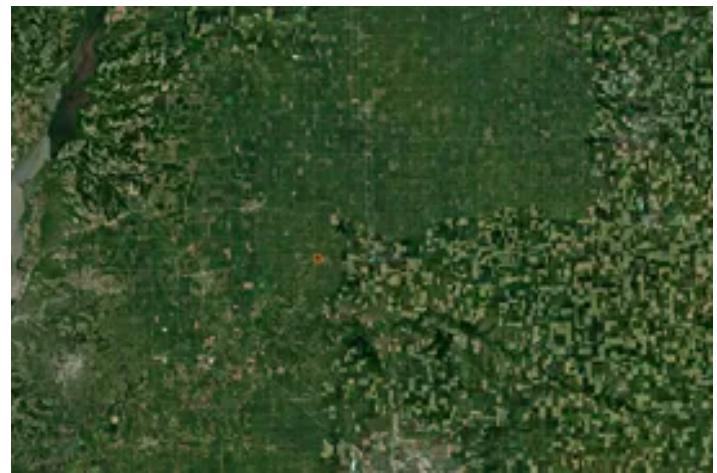


Woodford County, Illinois 169 Acres of Land for Sale
000 US Highway 24
Secor, IL 61771

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



MORE INFO ONLINE:

www.landguys.com

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/>



MORE INFO ONLINE:

www.landguys.com

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

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

MORE INFO ONLINE:

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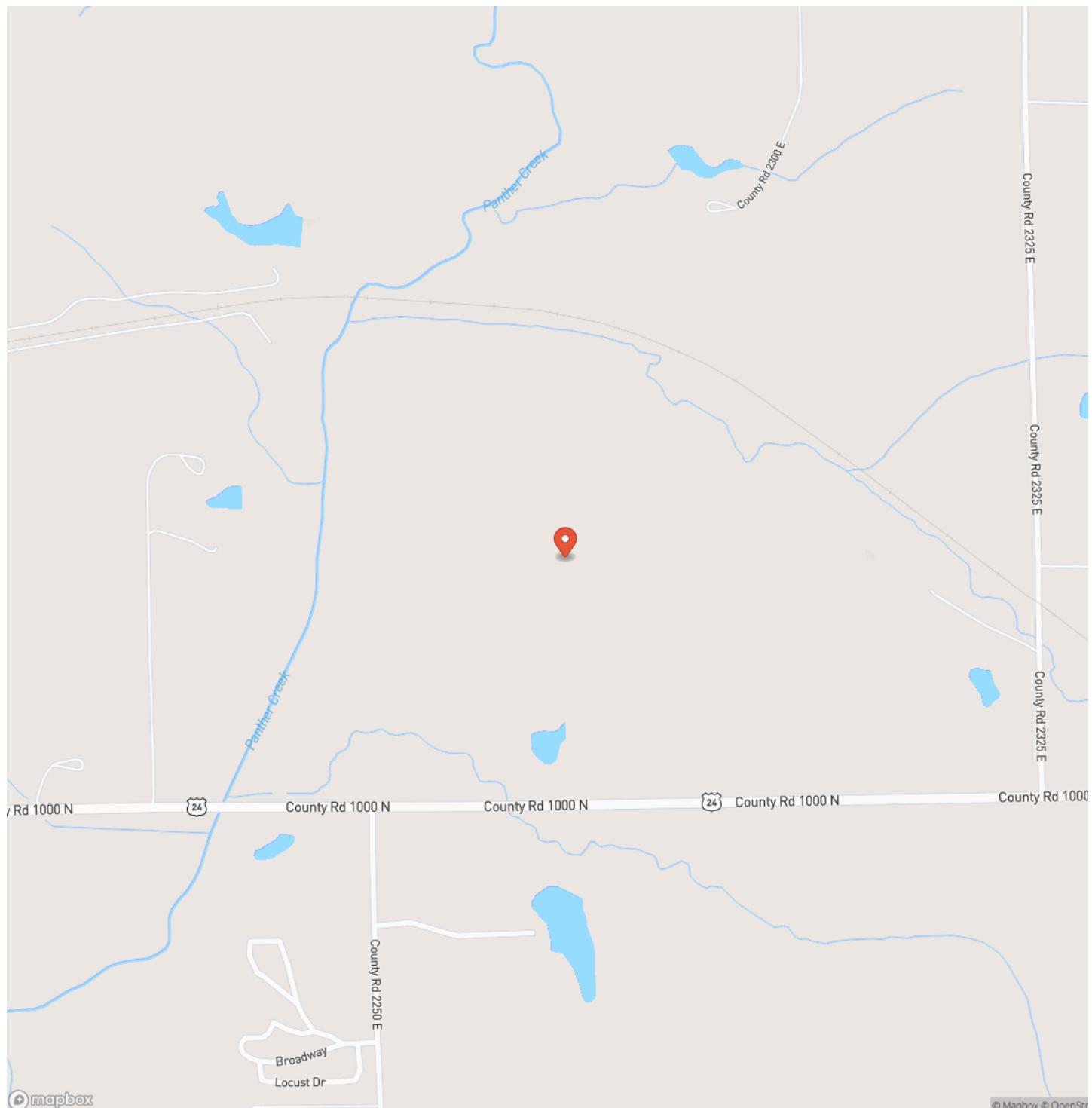
**Woodford County, Illinois 169 Acres of Land for Sale
Secor, IL / Woodford County**



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Locator Map

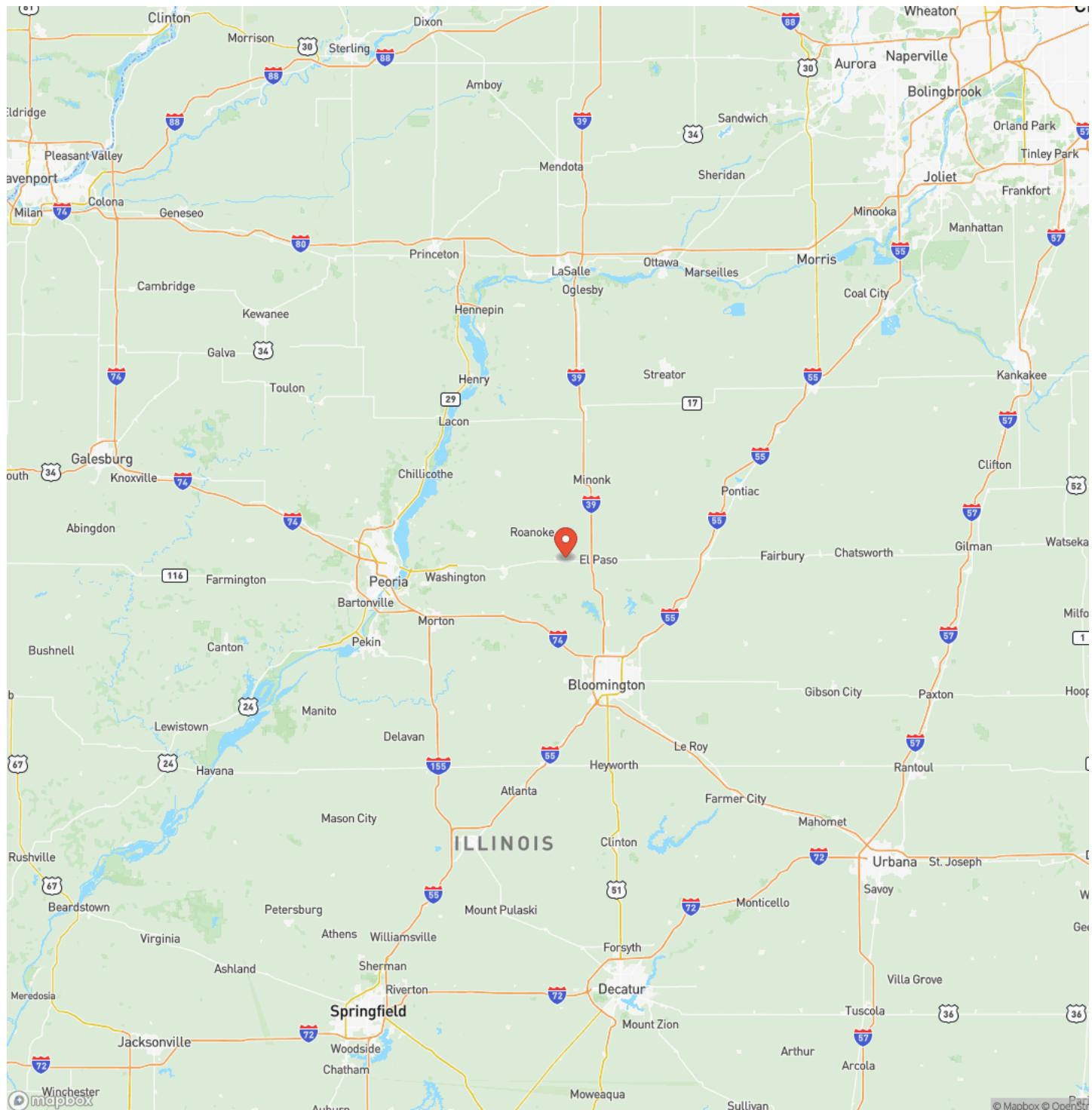


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Woodford County, Illinois 169 Acres of Land for Sale
Secor, IL / Woodford County

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



MORE INFO ONLINE:

www.landguys.com

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

NOTES

MORE INFO ONLINE:

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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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